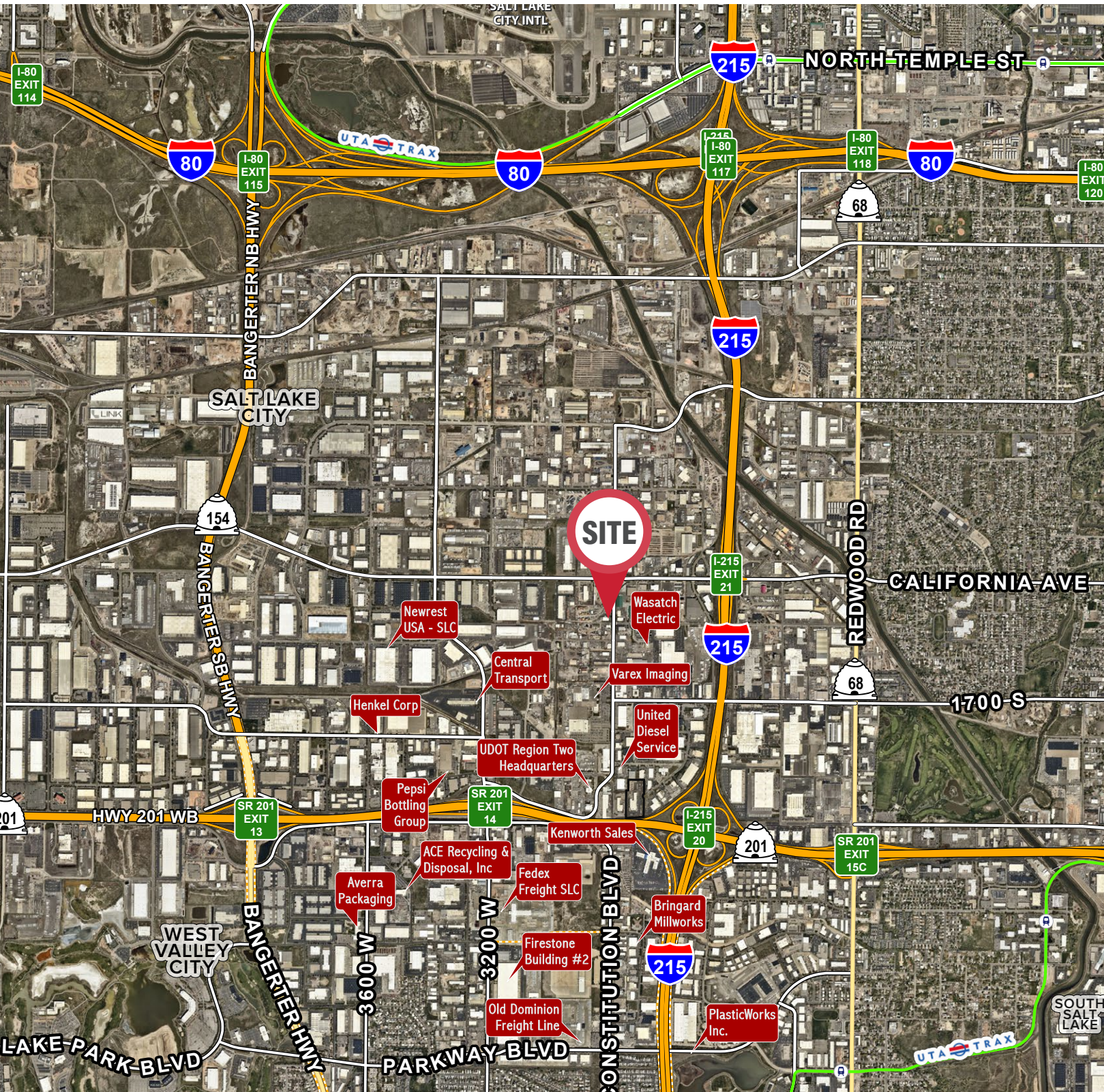


# HIGHLAND DISTRIBUTION BUILDING

1480 South Pioneer Road | Salt Lake City, UT 84104

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## FOR LEASE

\$1.15/PSF NNN

## Property Highlights

- Total SF: 9,750
- Office SF: 3,750
- Warehouse SF: 6,000
- Clear Height: 20'
- Loading:
  - One (1) 10'x10' Grade Level Door
  - Four (4) 10'x9' Dock Doors
- 450 Amps/208 V 3-Phase 4-Wire
- Column Spacing: 17'x39'
- T8 High Bay Lighting
- Fenced Loading Area
- Three (3) Private Offices
- Break Room
- Bullpen Conference Room
- Server Room
- Two (2) Points Of Access
- Exterior Lighting
- Security Cameras: Interior/Exterior
- Construction Type: Block/Masonry
- Zoning: M-1
- Year Built: 1998
- Location: Highly Desirable Salt Lake Submarket With Access From California Avenue Exit On I-215

### Contact

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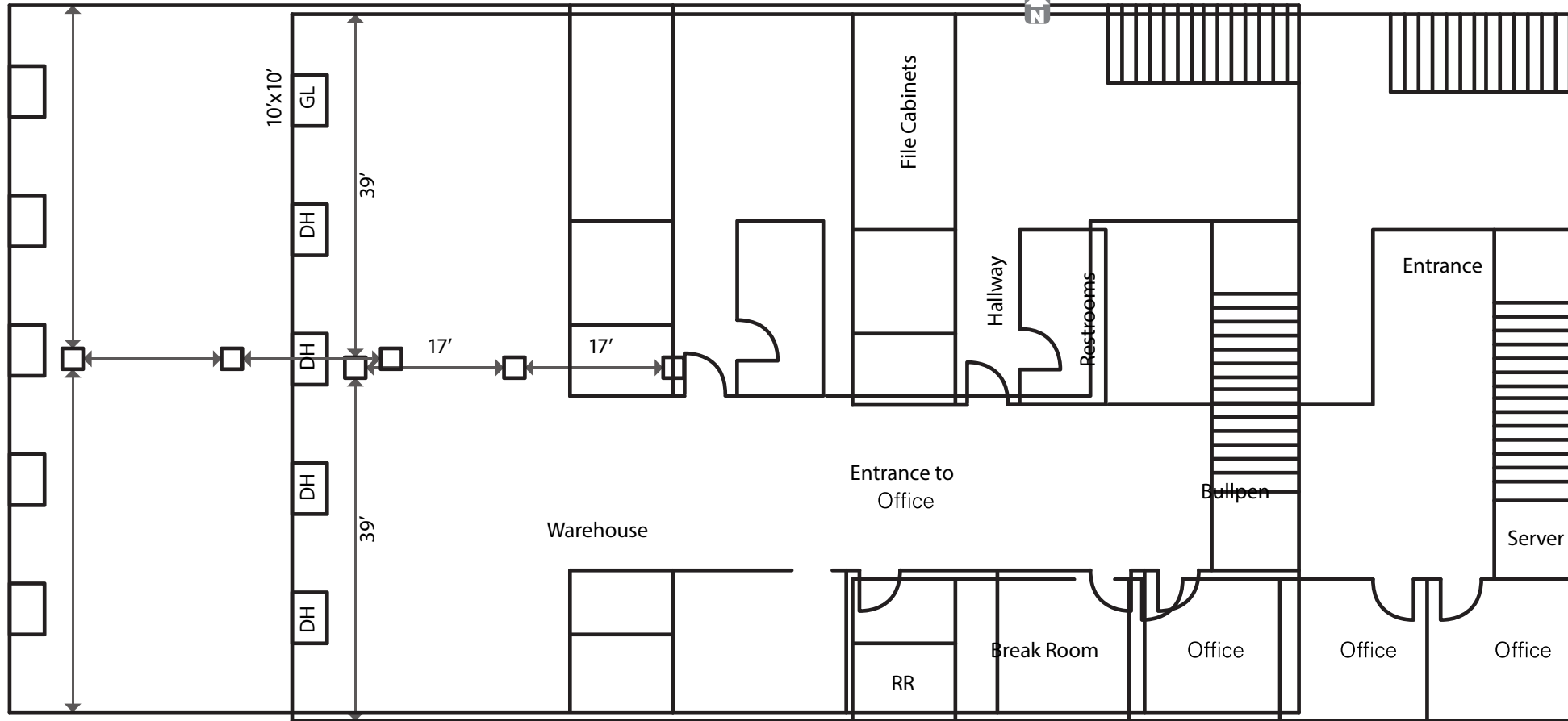
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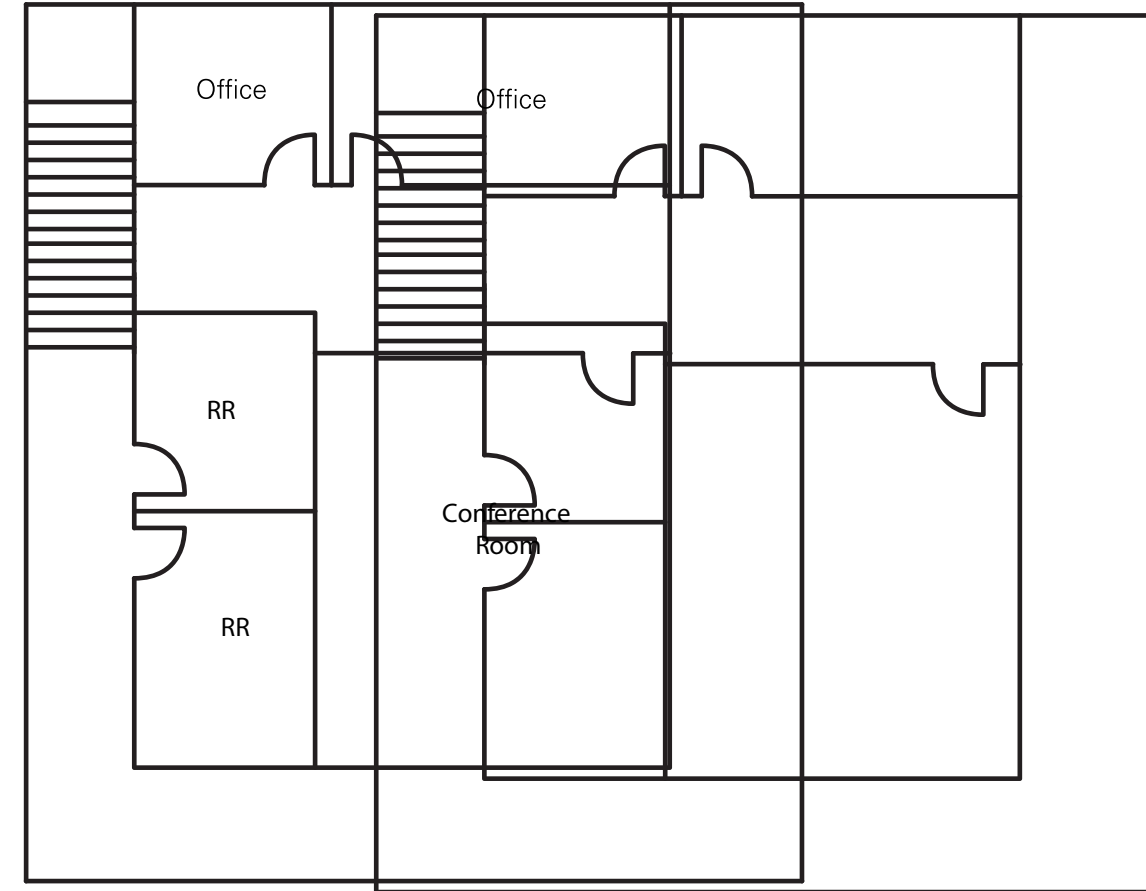
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MAIN FLOOR



SECOND FLOOR



\* Plans not drawn to scale

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