

FOR LEASE / OFFICE / INDUSTRIAL

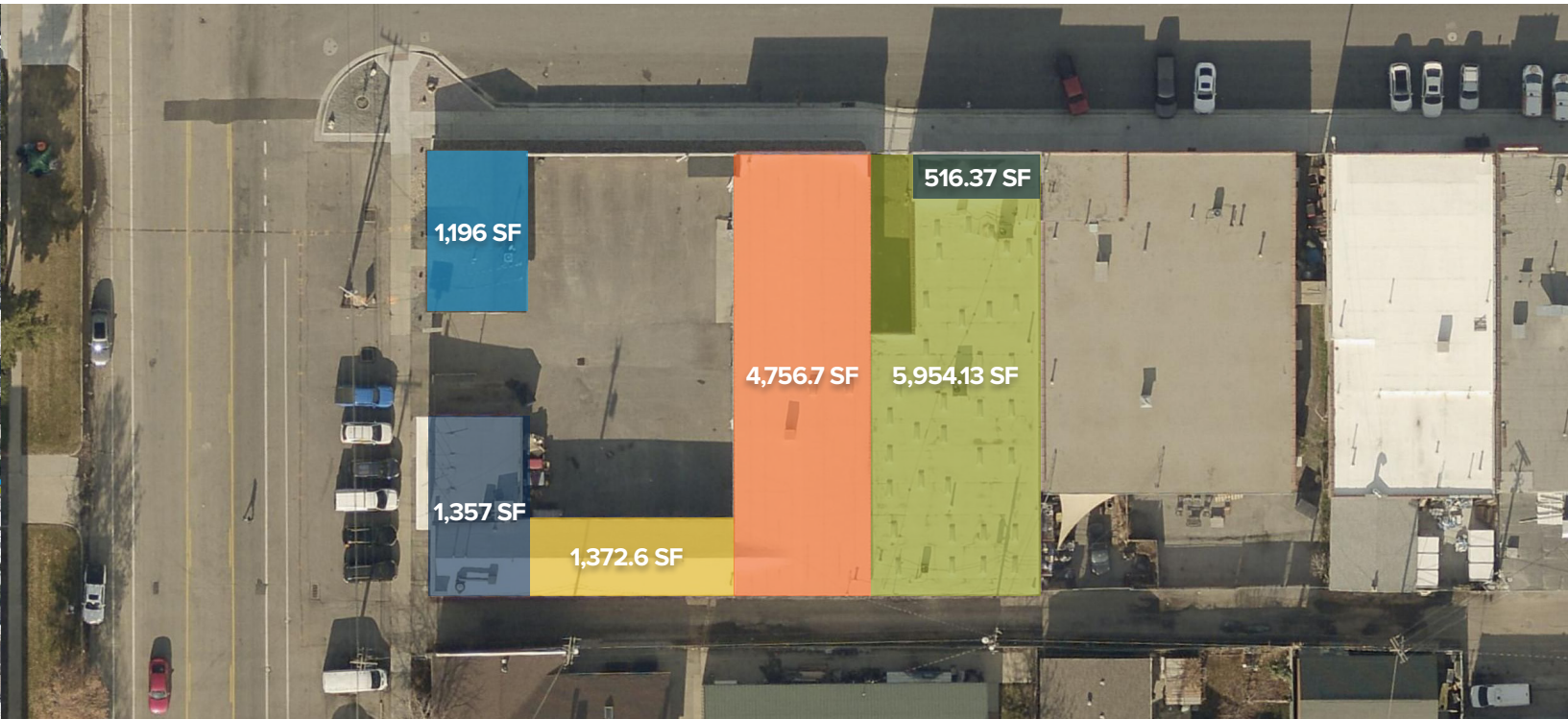
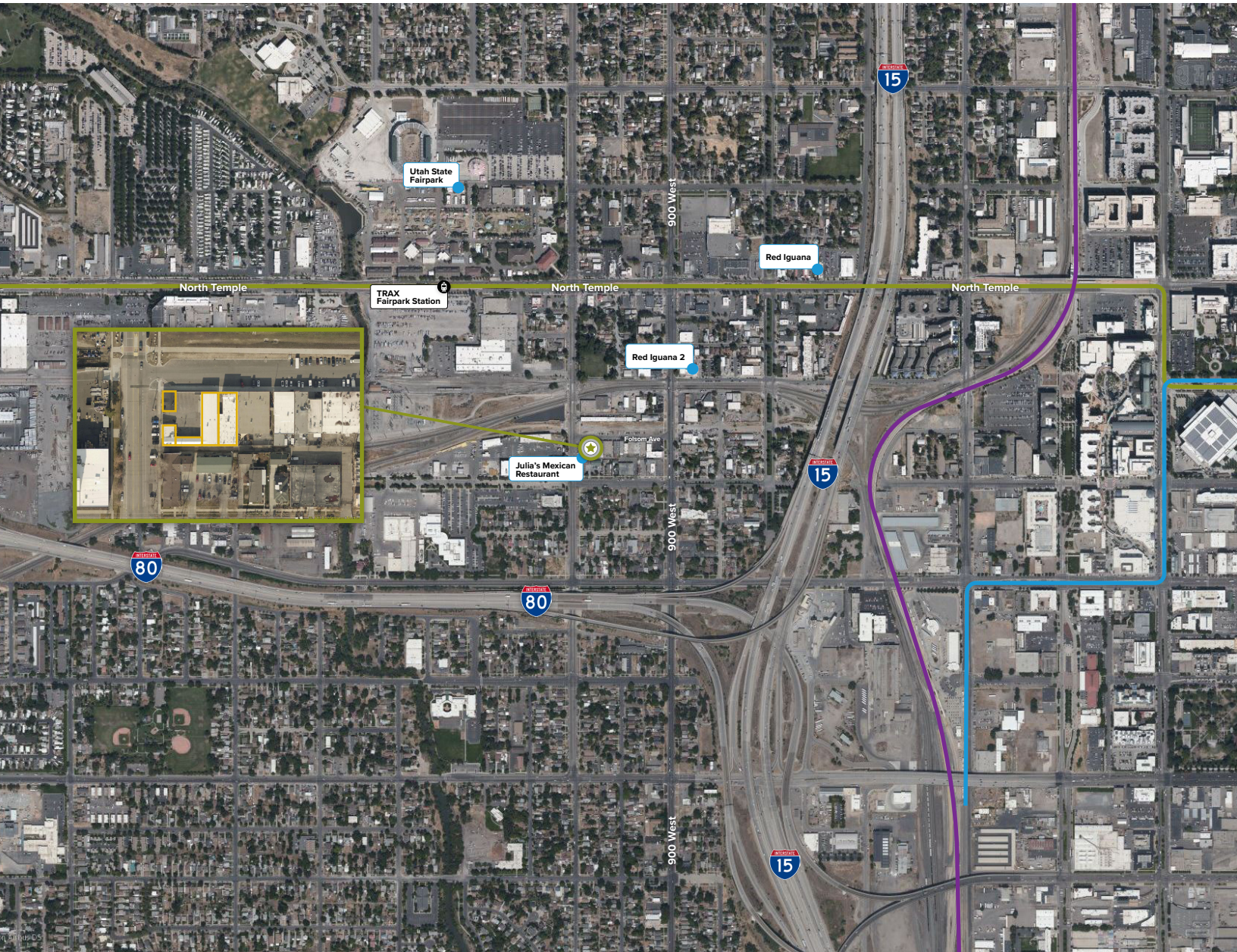
963-965 W Folsom Ave & 47 S 1000 W

Salt Lake City, UT

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Property Description

For Lease - versatile and well-located industrial flex space featuring offices, warehouse production areas, and a paved, gated, and secure off-street yard. Located in the SLC Power District along the Folsom Trail corridor in the West Periphery of downtown Salt Lake City. This 13,794 sf. space consists of 3 buildings, (2 of which are connected), and 6,320 sf. of fenced, secure yard area which can provide storage and off-street parking. The space can be demised to suite many needs.

There are up to 15 individual offices, 2 large conference / training rooms, 2 break rooms, and approximately 4,800 sf. of warehouse space with 13 ft. ceiling clearance in warehouse areas. Space can be utilized for Retail uses as well. Zoning is (TSA-UN-T), Transit Service Area-Urban Neighborhood, which allows for many diverse uses. North Temple Trax line is 1½ blocks walk to the North, and I-15 and I-80 access are 2 minutes drive from the buildings. Remodeled, newly painted and carpeted and ready to occupy.

Property Tours available by request with listing agent.



Contact

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Floor Plans

963-965 W, FOLSOM AVE



Property Highlights

- › **FOR LEASE : 13,794 sf. of warehouse, office, flex space with showroom capabilities & fenced yard.**
- › Demiseable to suit
- › **Located in SLC Folsom Trail & Power District 1 ½ block from No. Temple Trax line.**
- › 6,320 sf. YARD fenced, paved, & secure for off- street parking or materials storage.
- › Zoning: TSA-UN-T
- › Lease Rate and Term Negotiable
- › 2 minutes to access I-15 freeway
- › 13 ft. clearance in Warehouse area. with 4 G.L. doors.
- › 3 phase power
- › Alarm Systems in place
- › See Floor Plan for Details
- › Matterport 3D virtual tour link available
- › **Contact Camron Carpenter – listing agent to schedule property tours**



Property Photos

