



OFFERING MEMORANDUM

INDUSTRIAL - OFFICE - YARD

PROPERTY FOR SALE

520-526 N 400 W - N SALT LAKE, UT 84054

CHRISTIE DAUGHERTY, CCIM

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INDUSTRIAL PROPERTY FOR SALE

526 N 400 W - N SALT LAKE, UT 84054

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Spark Realty LLC in compliance with all applicable fair housing and equal opportunity laws.

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SECTION 1

PROPERTY INFORMATION





INDUSTRIAL/OFFICE PROPERTY FOR SALE

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Property Description

Versatile ±17,812 SF multi-tenant commercial property offering a functional combination of office, warehouse and manufacturing space. Located in the established North Salt Lake industrial corridor with convenient access to I-15, I-215, Legacy Parkway and I-80. The property is approximately 10 minutes from Downtown Salt Lake City and 15–20 minutes from Salt Lake City International Airport, with efficient access to Salt Lake City's industrial hub and the Utah Inland Port's Northwest Quadrant. An attractive opportunity for investors or future owner-users seeking a strategically located commercial asset serving the Salt Lake and Davis County markets.

Information provided as a courtesy.

Summary

Sales Price	\$4,750,000.00
Total Square Feet - Two (2) Properties	+/-17,812 SF
Office SF	+/- 15,124 SF
Warehouse SF	+/-2,688 SF
520 N 400 W	+/-7,093 SF
526 N 400 W	+/-8,007
Parcel	2 acres
Zoning	MD

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Property Highlights

- ±17,812-square-foot, multi-tenant commercial property
- 2 acre parcel
- Fenced & paved yard
- Flexible mix of office, warehouse, manufacturing and service-oriented space
- Established tenant occupancy with multiple income streams
- Functional configuration suited for investors, owner-users and industrial businesses
- Office component includes private offices, reception areas, conference space, breakrooms and restrooms
- Warehouse/industrial areas accommodate production, storage, distribution and contractor-related uses
- Convenient loading and yard functionality
- Located within the established North Salt Lake industrial corridor
- Immediate access to I-15, with efficient connections to I-215, Legacy Parkway and I-80
- Approximately 10 minutes from Downtown Salt Lake City
- Approximately 15–20 minutes from Salt Lake City International Airport, depending on traffic
- Strategic access to Salt Lake City's primary industrial, distribution and logistics hubs
- Convenient proximity to the Utah Inland Port's Northwest Quadrant
- Central Wasatch Front location serving Salt Lake, Davis and Weber counties
- Strong regional connectivity for employees, customers, vendors and freight transportation
- Rare opportunity to acquire a versatile commercial asset immediately north of Salt Lake City





INDUSTRIAL / OFFICE PROPERTY FOR SALE

526 N 400 W - N SALT LAKE, UT 84054

Tenant - Frontline Concrete Contracting, LLC.



Property/Suite Information

Space Size	+/-9,805 SF
Office SF	+/-7,117 SF
Warehouse SF	+/-2,688 SF
Tenant	Frontline Concrete Contracting, LLC
Lease Start Date	December 1, 2021
Lease End Date	December 1, 2027

Cont.

Lease Type	NNN
Lease Rate	\$19.57 SF/YR
NNN	\$3.76 SF/YR
Utilities	Paid by Tenant
Total Monthly Gross	\$17,835.00
Annual - Gross Income	\$214,020.00
Annual Estimated NOI	\$191,880.00

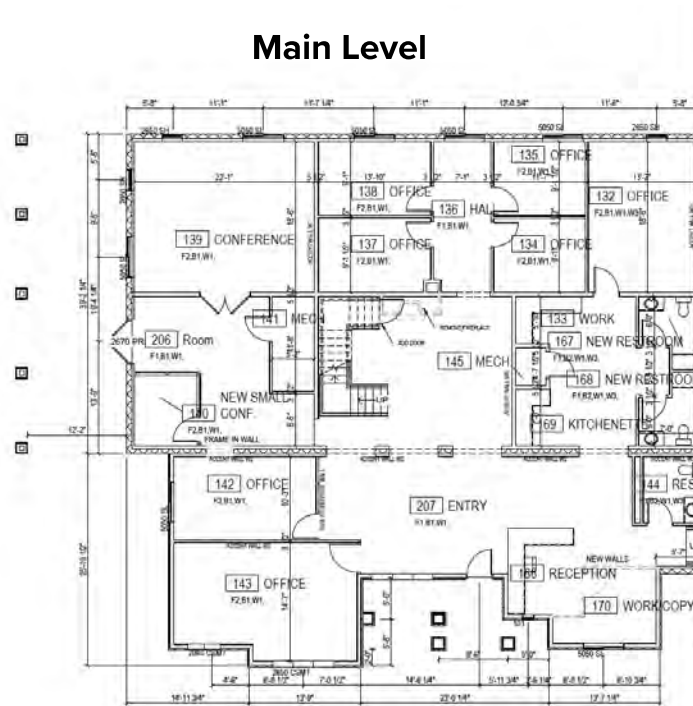
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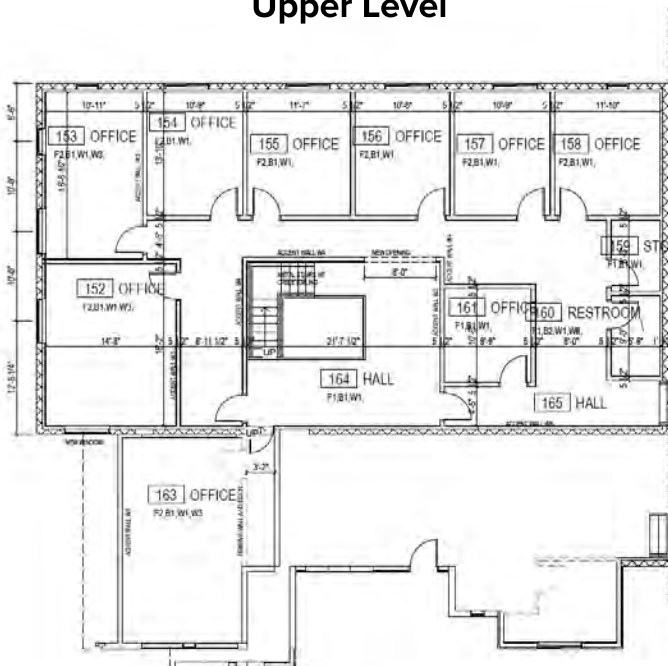
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Main Level



Upper Level





INDUSTRIAL / OFFICE PROPERTY FOR SALE

520 N 400 W - N SALT LAKE, UT 84054

Tenant - Zero Manufacturing



Property/Suite Information

Space Size	+/-7,083 SF
Office SF	+/- 7,083 SF
Warehouse SF	None
Tenant	Zero Manufacturing
Lease Start Date	July 27, 2026
Lease End Date	July 26, 2027

Cont.

Lease Type	Modified Gross
Lease Rate	\$22.00 SF/YR
Utilites	Paid by Tenant
Total Monthly Gross	\$13,004.00
Annual Gross Income	\$156,048.00

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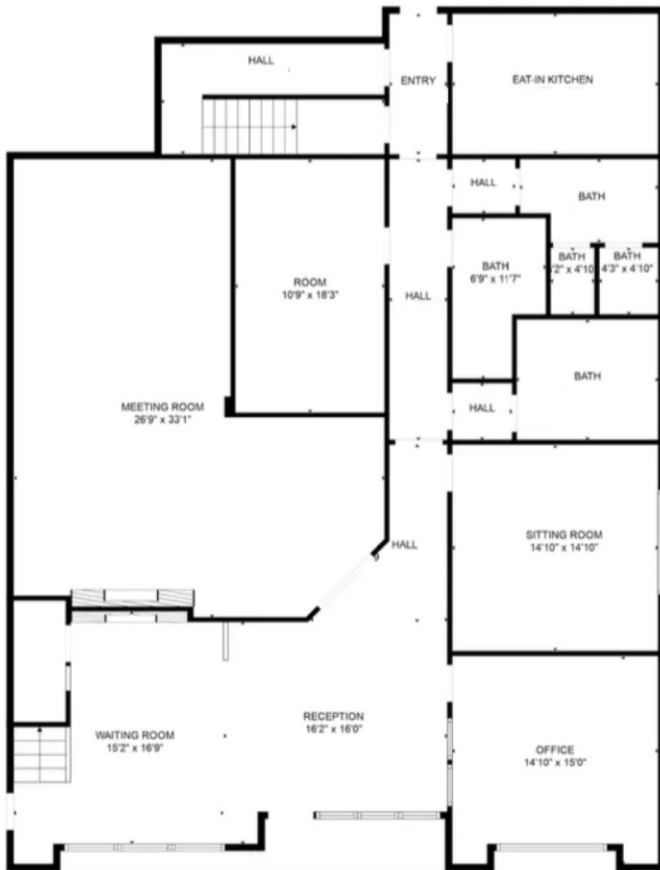
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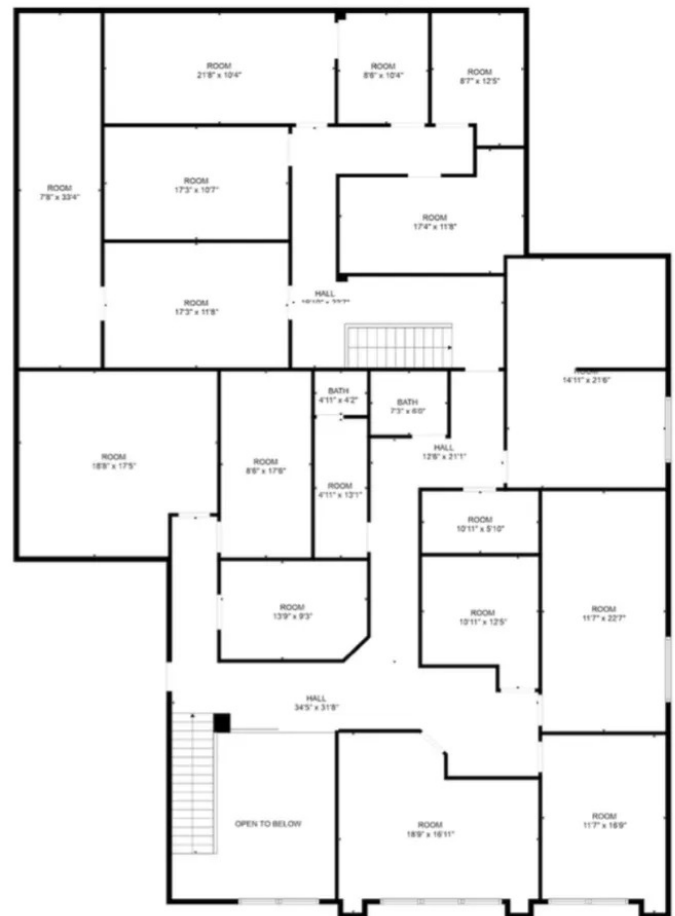


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LOWER LEVEL



UPPER LEVEL



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SECTION 2

LOCATION INFORMATION





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STRATEGIC INDUSTRIAL LOCATION

526 N 400 W · NORTH SALT LAKE, UTAH

Immediate access to the Wasatch Front's primary freight, logistics and employment corridors

LOCATION ADVANTAGES

- Central Davis / Salt Lake County position
- Rapid freeway and freight connectivity
- Established industrial services corridor

FedEx Ground

720 N 400 W · same corridor

SUBJECT PROPERTY

526 N 400 W

North Salt Lake, UT 84054

I-15 Interchange

Direct Wasatch Front connectivity

Utah Inland Port Area

Intermodal + distribution network

Refinery District

Industrial employment base

SLC International Airport

±10 miles · air cargo access

Downtown Salt Lake City

±7 miles · regional business center

Marketing illustration · Distances are approximate and should be independently verified.



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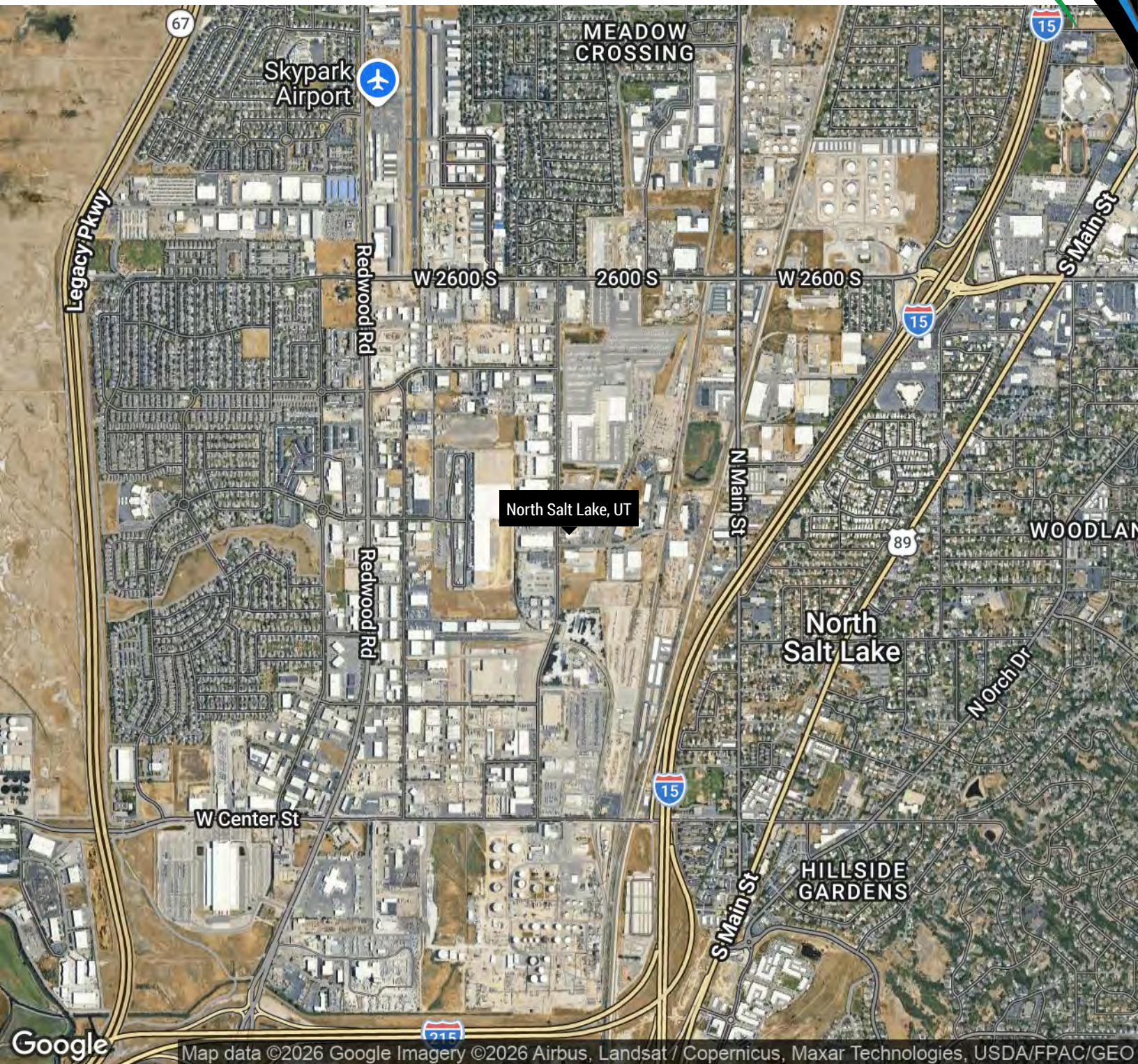
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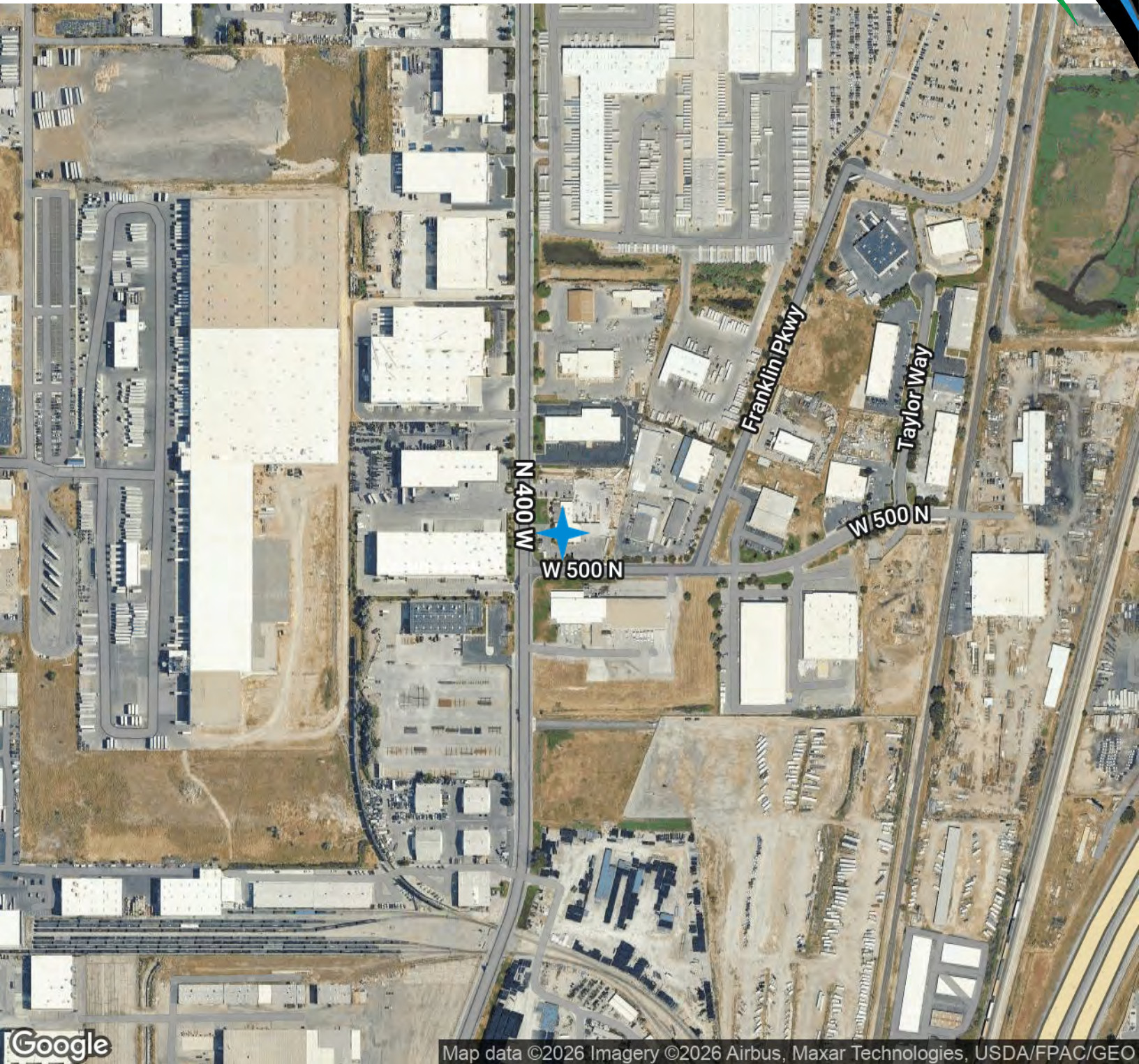
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SECTION 3

FINANCIAL ANALYSIS





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526 North 400 West, North Salt Lake, UT 84054

Investment Overview

Price	\$4,750,000
Price per SF	\$267
CAP Rate	6.88%

Income Summary

Gross Income	\$370,068
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Expense Summary

Expenses (Not Paid by Tenant)	(\$43,409)
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Net Operating Income

Net Operating Income	\$326,659
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SECTION 4

DEMOGRAPHICS

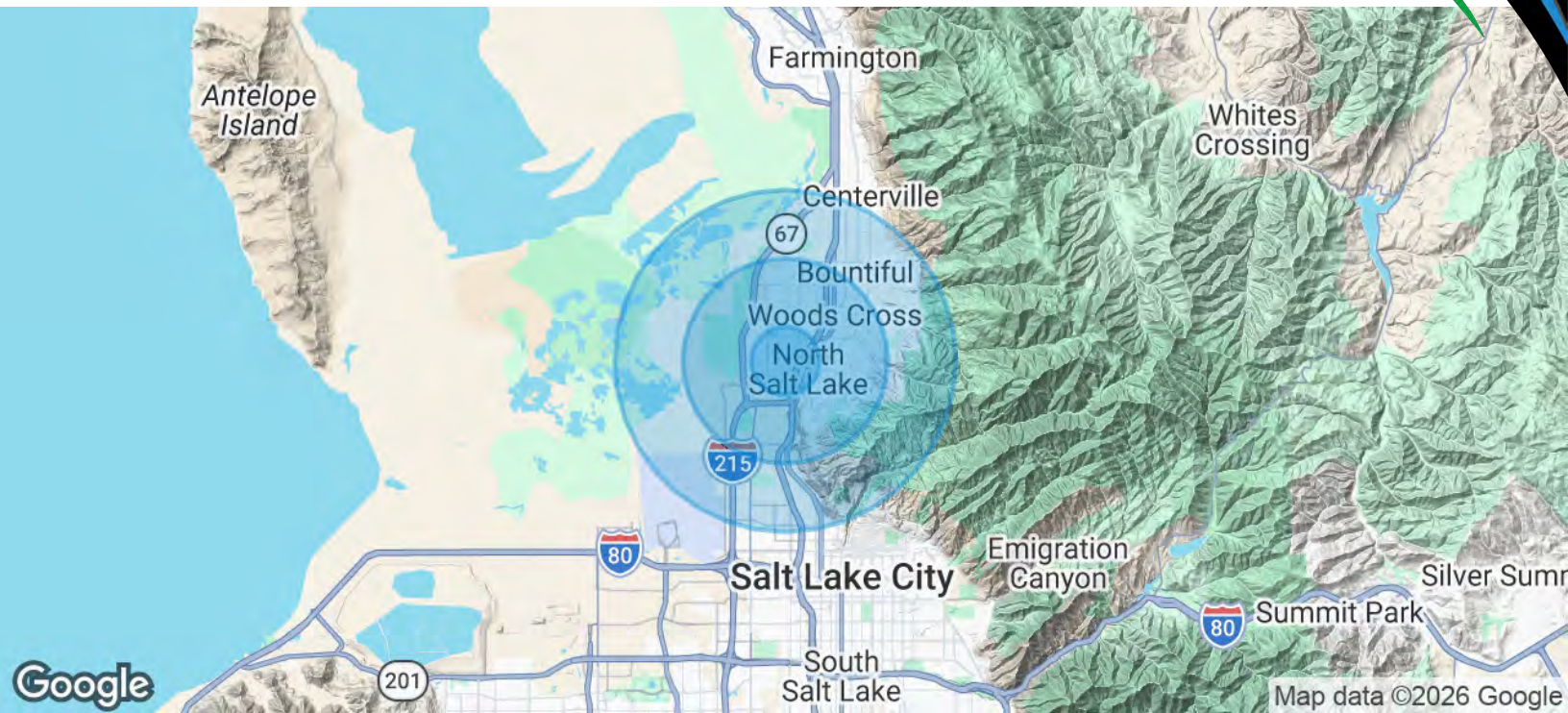




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Population

	1 Mile	3 Miles	5 Miles
Total Population	9,612	54,559	110,650
Average Age	31.9	32.7	33.3
Average Age (Male)	31.1	32.5	33.3
Average Age (Female)	30.9	33.5	33.7

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	3,147	17,871	36,565
# of Persons per HH	3.1	3.1	3.0
Average HH Income	\$117,340	\$125,858	\$122,775
Average House Value	\$419,028	\$501,624	\$497,751

2023 American Community Survey (ACS)

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