

FOR LEASE

WAREHOUSE/DISTRIBUTION or FREEZER/COOLER



INDUSTRIAL SPACE

6,964 SF - 16,580 SF

1915 S. 900 West

SALT LAKE CITY, UT 89104

Brandon Benner
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*Dev*UT, LLC

LEASE SUMMARY

STARTING RENT \$1.10/SF NNN

LEASABLE UNITS 6,964 - 16,580 SF

POSSIBLE USES
Warehouse
Distribution
Cooler/Freezer

CAM \$0.31/SF
(\$0.46/SF Cooler/Freezer)

YARD YES - Customizable

LOT SIZE 5.95 Acres

LOADING 5 Dock High Doors
1 Leveler

ZONING M-1





PROPERTY OVERVIEW

- ✓ 24'- 30' Clear Height
- ✓ Multiple Dock High Doors with Levelers
- ✓ 600 V AC and 250 V DC, 200 amps
- ✓ Roof in Excellent Condition
- ✓ Fenced Yard Possible
- ✓ New Asphalt Paving Throughout
- ✓ Parking for Trucks and other Vehicles
- ✓ Convenient Access off SR 201 and I -15

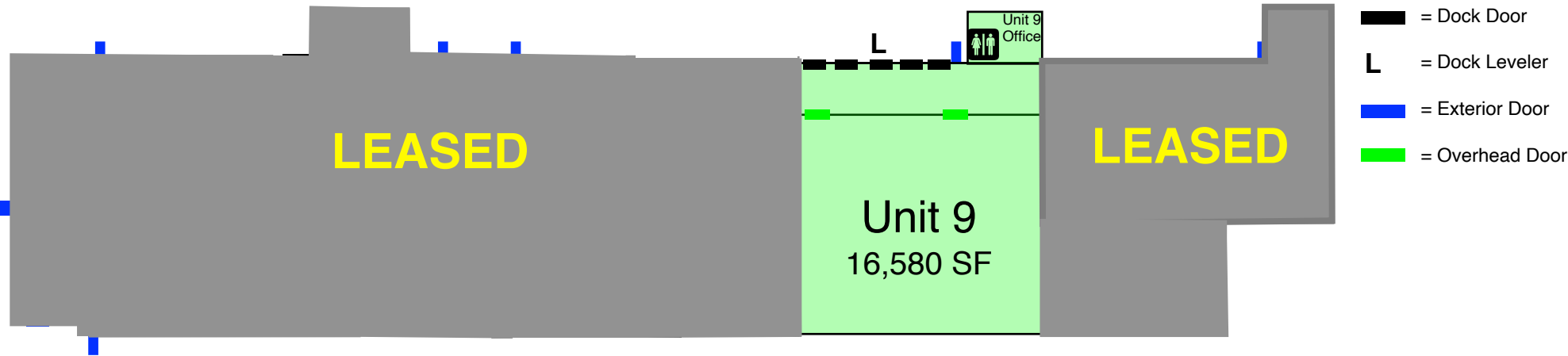
Option Available: Temperature Controlled Divided Freezer and Cooler Storage -20^oF to 37^oF with Freon 404A

IMPORTANT: The information contained herein (on this page and included pages) has been obtained through sources deemed reliable but cannot be guaranteed or relied upon as to its accuracy. Any information should be verified through independent sources by interested parties. All measurements and calculations are approximate. The property may no longer be available for sale or lease, may be withdrawn, its offering price changed, or sold or leased to another party at anytime and without notice. Please do not provide any information deemed private or confidential.

*Dev*UT,LLC

Option 1:

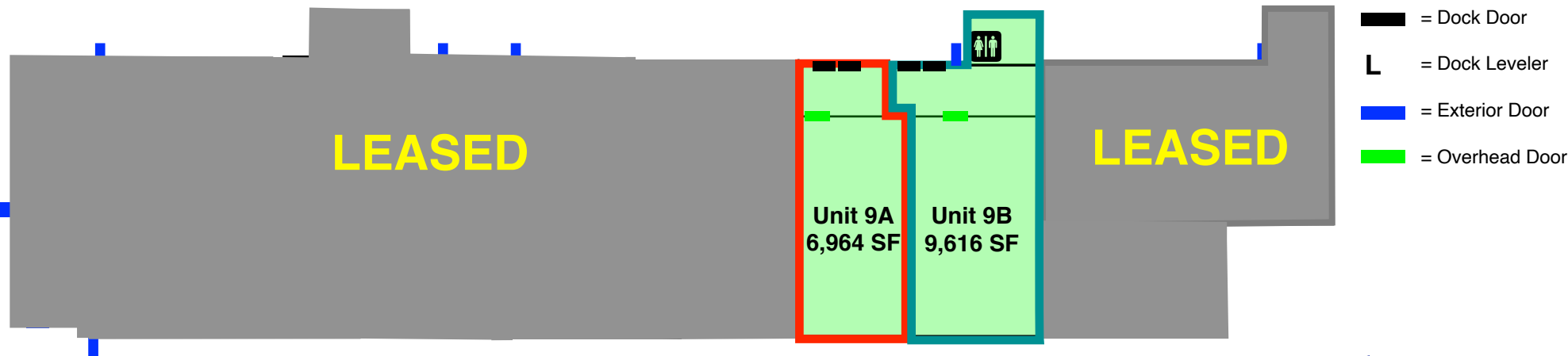
Unit 9: 16,580 SF



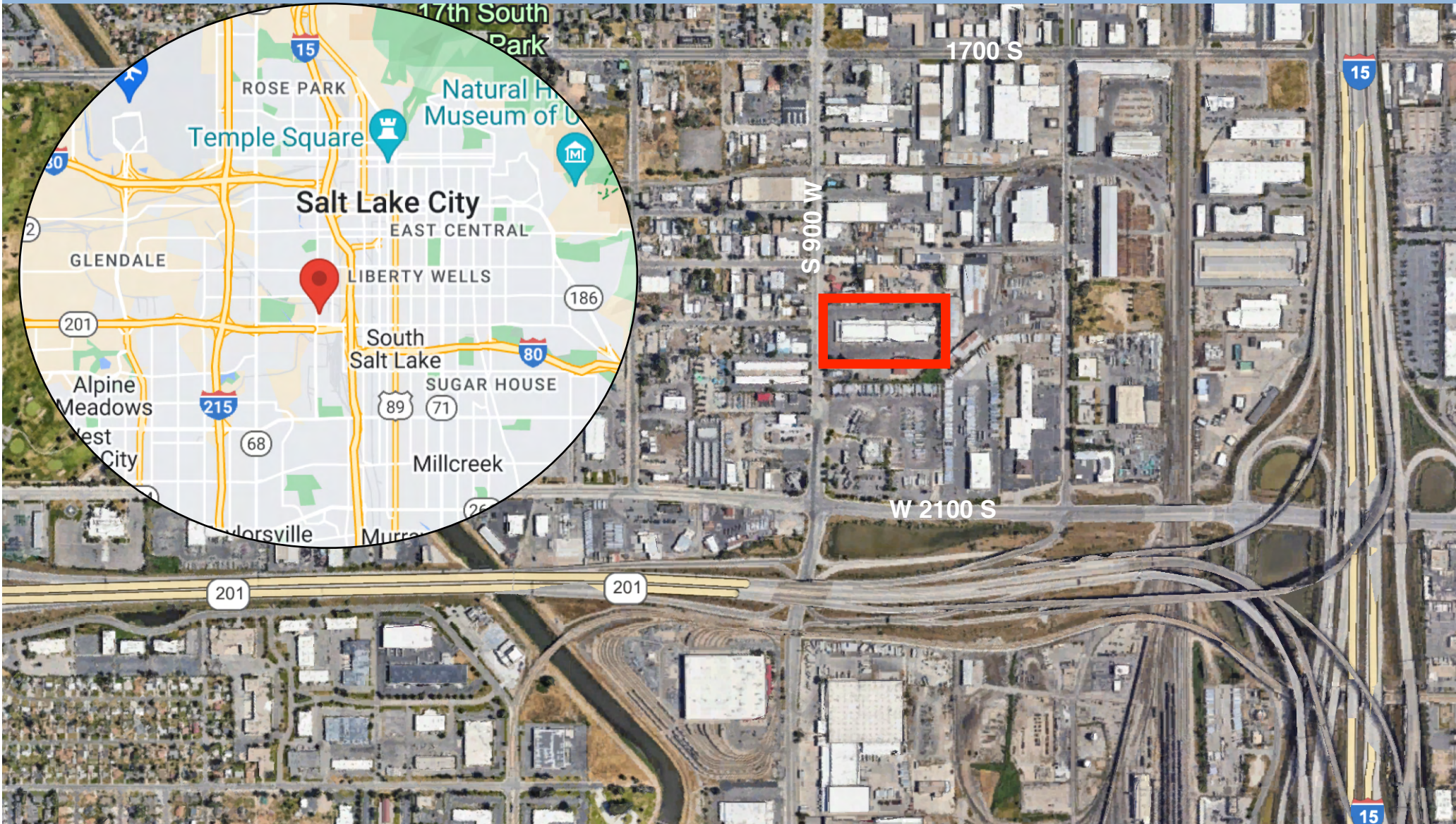
Option 2:

Unit 9A: 6,964 SF

Unit 9B: 9,616 SF



LOCATION



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