

# Temp Controlled Manufacturing- Heavy Power

864 South 500 West, Salt Lake City, Ut



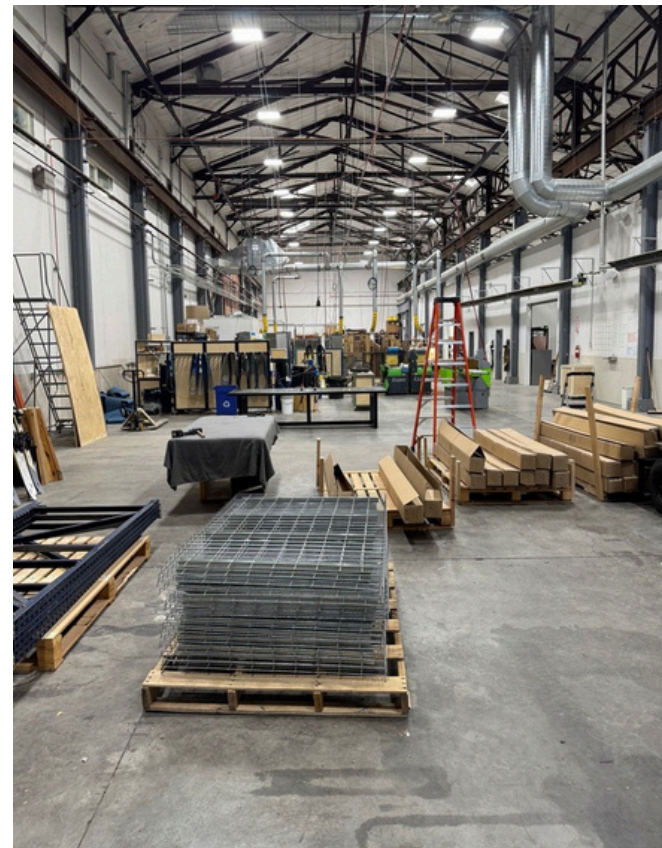
## Salt Lake Granary District

**LEASE RATE \$.95 PSF, NNN**

### Property Details

TotalSize:	20,378 SF
Office:	1,275 SF
Warehouse:	19,103 SF
Doors:	(1) 14'x15' Ground Level (1) 14'x14' Ground Level (1) 10'x10' Ground Level
Ceiling:	12'-29' Clear
<b>Power:</b>	<b>600-1,000 A, 480 V, 3 Phase</b>

- HVAC throughout entire space
- Industrial grade dust collection system with silo
- Air lines ran throughout the space
- Warehouse drains throughout
- Partitioned warehouse space for printing, metalwork, textile, and washing
- Attractive office with ample glass providing abundant natural light
- Fire Sprinkled
- 2,400 SF of temp controlled mezzanine (not in SF)
- Great location with freeway access within less than one minute of the site



Bob Mills

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Riley Mills

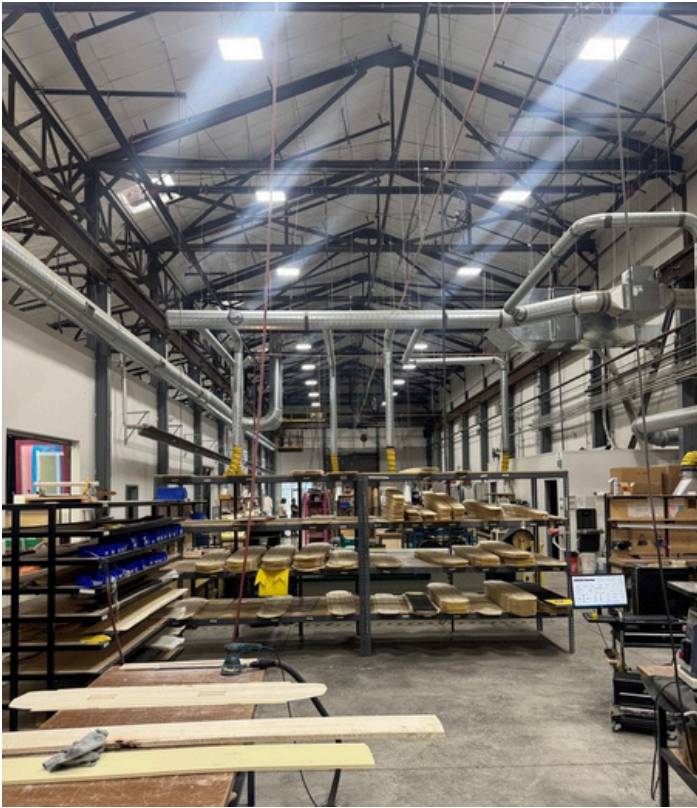
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Advent Property Advisors: 5284 S. Commerce Drive, #C-274, Murray, Ut

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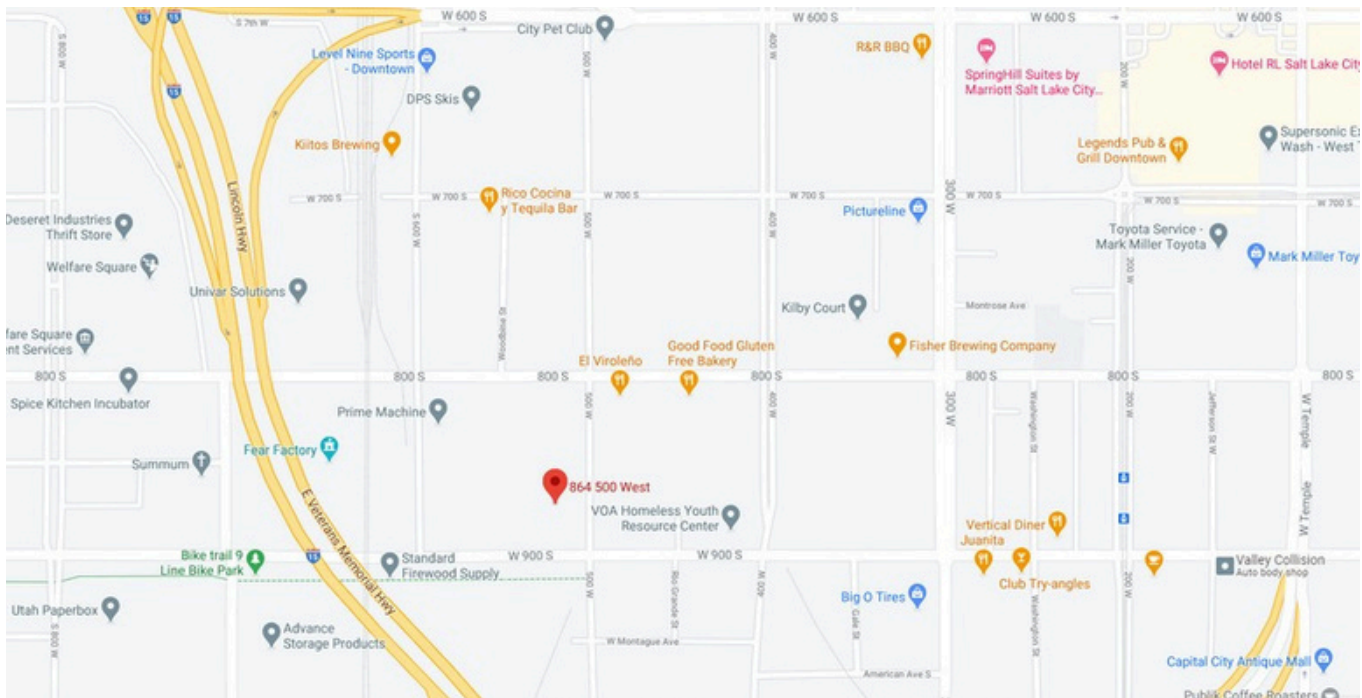
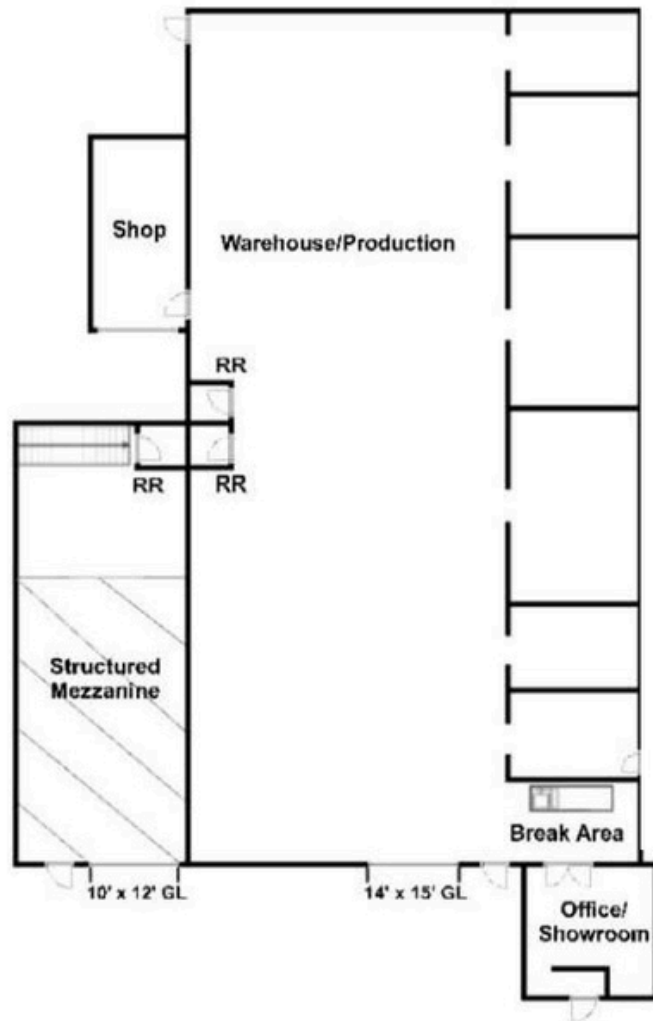


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