



## FOR SALE

### Office/Warehouse

Sale Price:  
**\$7,000,000**

#### CONTACT US

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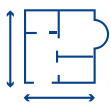
## 3131 W. 2210 S.

Salt Lake City, Utah 84119

#### PROPERTY DETAILS

- **45,519 SF total**
  - 36,834 SF office/showroom space
  - 8,685 SF warehouse space
- 5 acres land that is fenced and paved
- Zoned Manufacturing
- 1,800 amp, 208V, 3-phase power
- Less than 1 minute from the Highway 201 entrance/exit
- Priced significantly below replacement cost

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45,519 SF  
36,834 SF Office/Showroom  
8,685 SF Warehouse



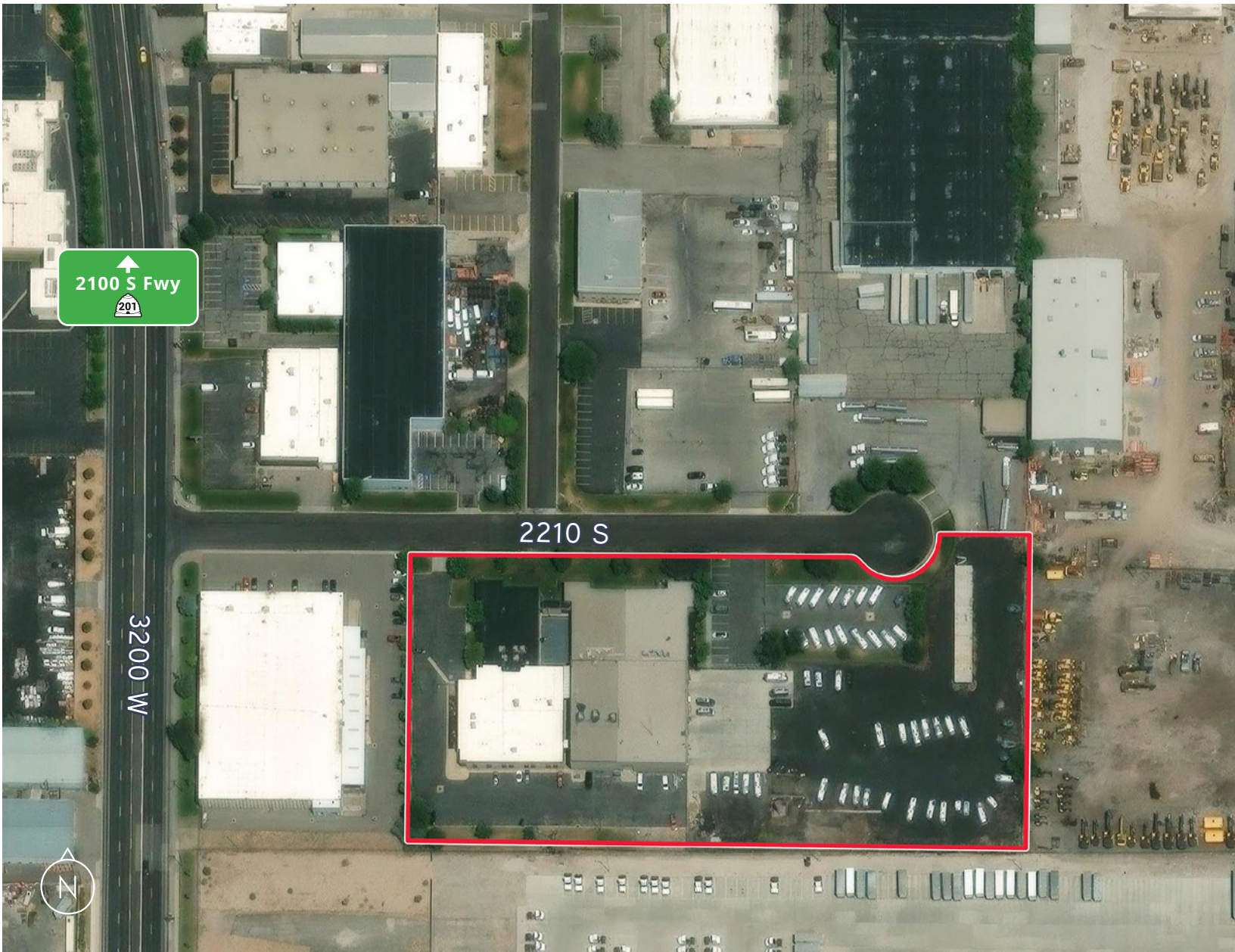
Zoned  
Manufacturing

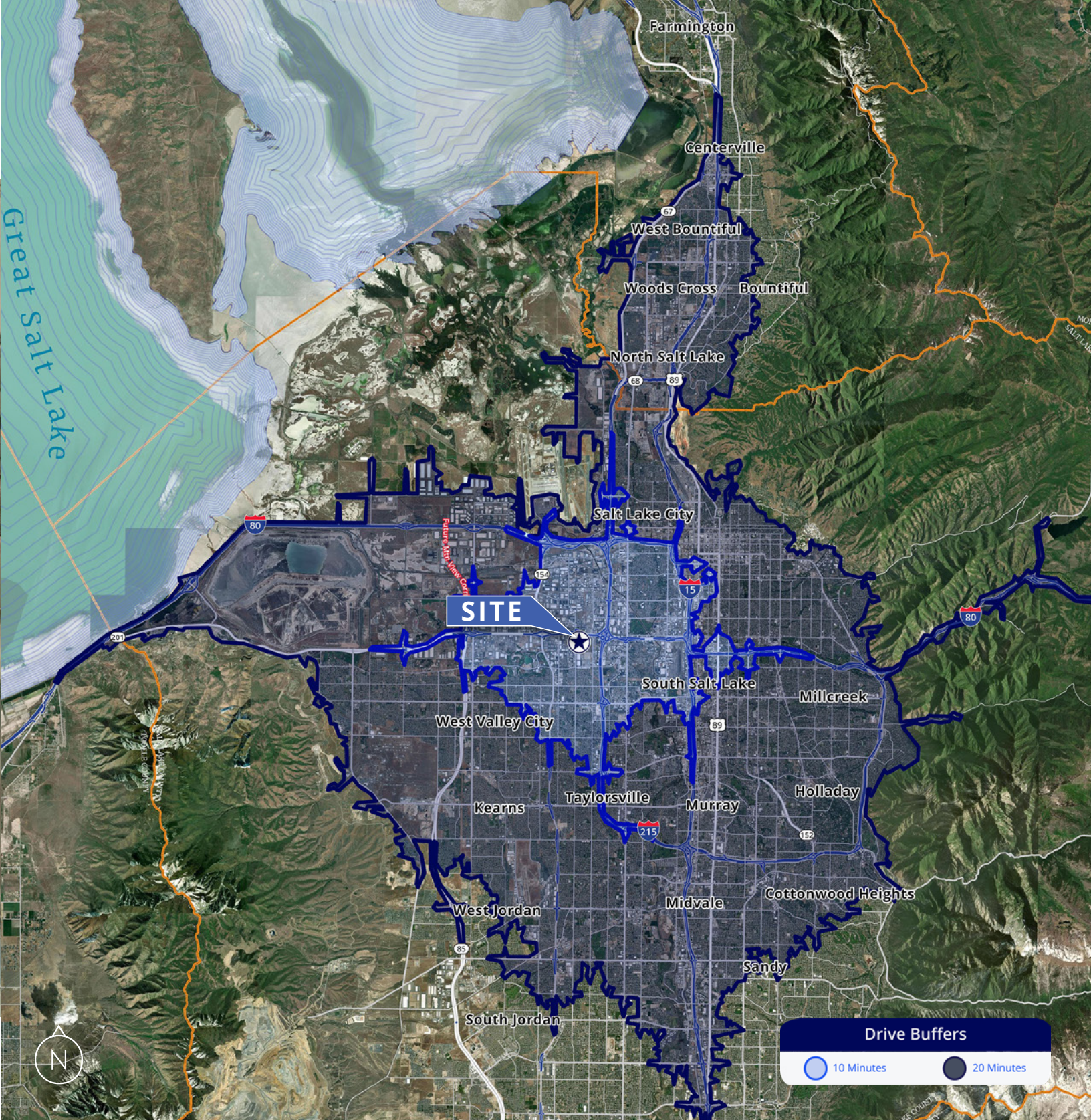


1,800 amp  
208 Volt, 3 Phase

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