

OFFERING MEMORANDUM

# SMALL BAY INDUSTRIAL INVESTMENT

1899 S REDWOOD RD,  
SALT LAKE CITY, UT



JONAH HORNSBY, CCIM  
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801.580.4945

OWNER  
AGENT

**ALIGN**  
COMPLETE REAL ESTATE SERVICES

ACRESUTAH.COM

# THE OFFERING

Align Real Estate is pleased to present this Industrial Investment opportunity in Salt Lake City's emerging Glendale neighborhood.

Positioned along the Redwood Road with direct access to SR 201 via Redwood Road and 2100 S. Premium connectivity to SLC Airport, Downtown, Sugarhouse, and Park City.

This site is 100% occupied with NNN leases.

PROPERTY ADDRESS	1899 S Redwood Rd, Salt Lake City, UT
SQUARE FEET	39,082
LOT SIZE	2.26 Acres
PARCEL NUMBERS	15-15-400-037-0000
ASKING PRICE	\$8,266,000.00
ZONING	CC (Corridor Commercial)
NOI	\$578,652.00 Annually
CAP RATE	7.0%



# SITE PLAN



# RENT ROLL

Unit	Tenants	Lease Start	Lease End	Sq.Ft.	Rent	Charges	Credits	Total
<b>Rangebball Management, LLC</b>								
A1	Alfonso Gaeta	12/1/2025	11/30/2026	2,000	2,500.00	2,860.00	0.00	2,860.00
A2	Alfonso Gaeta	8/1/2024	7/31/2026	1,500	1,875.00	2,145.00	0.00	2,145.00
A3	Daniel Chávez	9/1/2024	8/31/2026	1,500	2,000.00	2,352.00	0.00	2,352.00
A4, B6, B7, B8, B9	Antonio Cruz	8/1/2024	8/31/2026	8,700	10,875.00	12,441.00	0.00	12,441.00
A5	Carlos Carriso	6/1/2026	5/31/2028	4,400	4,208.00	5,000.00	0.00	5,000.00
A6	Gladys Colmenares	6/17/2025	6/30/2026	2,200	2,750.00	3,146.00	0.00	3,146.00
A7, YARD	Dan Sorensen	10/1/2024	9/30/2028	2,200	4,032.50	4,482.50	0.00	4,482.50
A8	Ana Palomar, Dario Palomar	11/20/2025	11/30/2026	2,200	2,750.00	3,146.00	0.00	3,146.00
A9	Juan Diego Guerrero	10/1/2024	9/30/2026	2,200	3,100.00	3,833.50	0.00	3,833.50
B1	Juan Gonzalez	8/1/2024	7/31/2026	1,800	2,250.00	2,646.00	0.00	2,646.00
B2, B3	Abdulkarim Alhasnawy	8/1/2024	7/31/2029	3,600	4,820.40	5,568.40	0.00	5,568.40
B4	Juan Zamora	8/1/2024	8/31/2027	1,800	2,400.00	2,790.00	0.00	2,790.00
B5	Ryan Flores	8/16/2024	8/31/2026	1,800	2,250.00	2,574.00	0.00	2,574.00
B10	Mauricio Molina	9/1/2024	8/31/2029	1,800	2,410.20	2,806.20	0.00	2,806.20
<b>Total for Rangebball Management, LLC</b>					<b>\$48,221.10</b>	<b>\$55,790.60</b>	<b>\$0.00</b>	<b>\$55,790.60</b>





# AERIAL

I-15

Glendale Golf

SR 201

Subject Property

2100 South

Redwood Road

US Postal Service

Unit Type	Square Feet	# of Units
Building A - Unit 1	2,000 SF	1
Building A - Units 1-4	1,600 SF	3
Building A - Unit 5	5,400 SF	1
Building A - Units 6-9	2,200 SF	4
Building B - 1800 SF	1,800 SF	10
<b>TOTAL SQUARE FOOTAGE</b>	<b>39,000 SF</b>	<b>19</b>



## CONTACT

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# ALIGN

COMPLETE REAL ESTATE SERVICES

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