



INDUSTRIAL FOR LEASE OR SALE

2330 W. CALIFORNIA AVE.

SALT LAKE CITY, UT 84104

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Accelerating success.

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±62,422 SF INDUSTRIAL FACILITY

FOR LEASE

\$0.79 / SF, NNN

FOR SALE

Contact Listing Team

PROPERTY FEATURES

- 62,422 SF Industrial/ Manufacturing Facility
- 4.18 Acres
- Secured fenced yard
- 70+/- Parking spaces
- Potential rail access
- Exterior tennis and basketball courts
- Direct access to Interstate-215
- Less than 10 minutes from Salt Lake City International Airport

Building 2

- 4,530 Total SF
- 4 Ground level doors (7' x 10')
- 30' Clear height
- Clerestory light panels
- Wet sprinklered

Building 4

- 2,030 Total SF
- 3 Ground level doors (14' x 16')
- 20' Clear height
- Storage warehouse

Building 1

52,862 Total SF

- 30,565 SF Warehouse
- 17,703 SF Main Level Office
- 4,594 SF Upper Level Office

Office Features:

- Foyer/reception area
- 12 exterior private offices
- Open cube areas
- Large and small conference rooms
- IT/server room
- Mail room/archive room
- Storage areas
- Restrooms

Warehouse Features:

- 3 Ground level doors with 2 high-speed roll ups (14' x 18' and 8' x 10')
- 1 Loading dock with bumper and leveler
- 20' - 22' Clear height
- Mezzanine area
- High efficiency lighting
- Clerestory windows
- Skylights
- Evaporative cooling
- Wet sprinklered
- Gas radiant heat
- Air drops throughout
- Water access points throughout
- Restrooms with lockers and showers
- 3 Dry bulk storage silos

Building 3

- 3,000 Total SF
- 1 Ground level door (14' x 16')
- 23' Clear height
- Tool storage room
- Breakroom
- Restroom



Exterior Photos

VIRTUAL TOUR
CLICK/SCAN



Exterior Photos

VIRTUAL TOUR
CLICK/SCAN



Interior / Office Photos

VIRTUAL TOUR
CLICK/SCAN



Interior / Office Photos

VIRTUAL TOUR
CLICK/SCAN



Warehouse Photos

VIRTUAL TOUR
CLICK/SCAN



Building 2 & 3 Photos

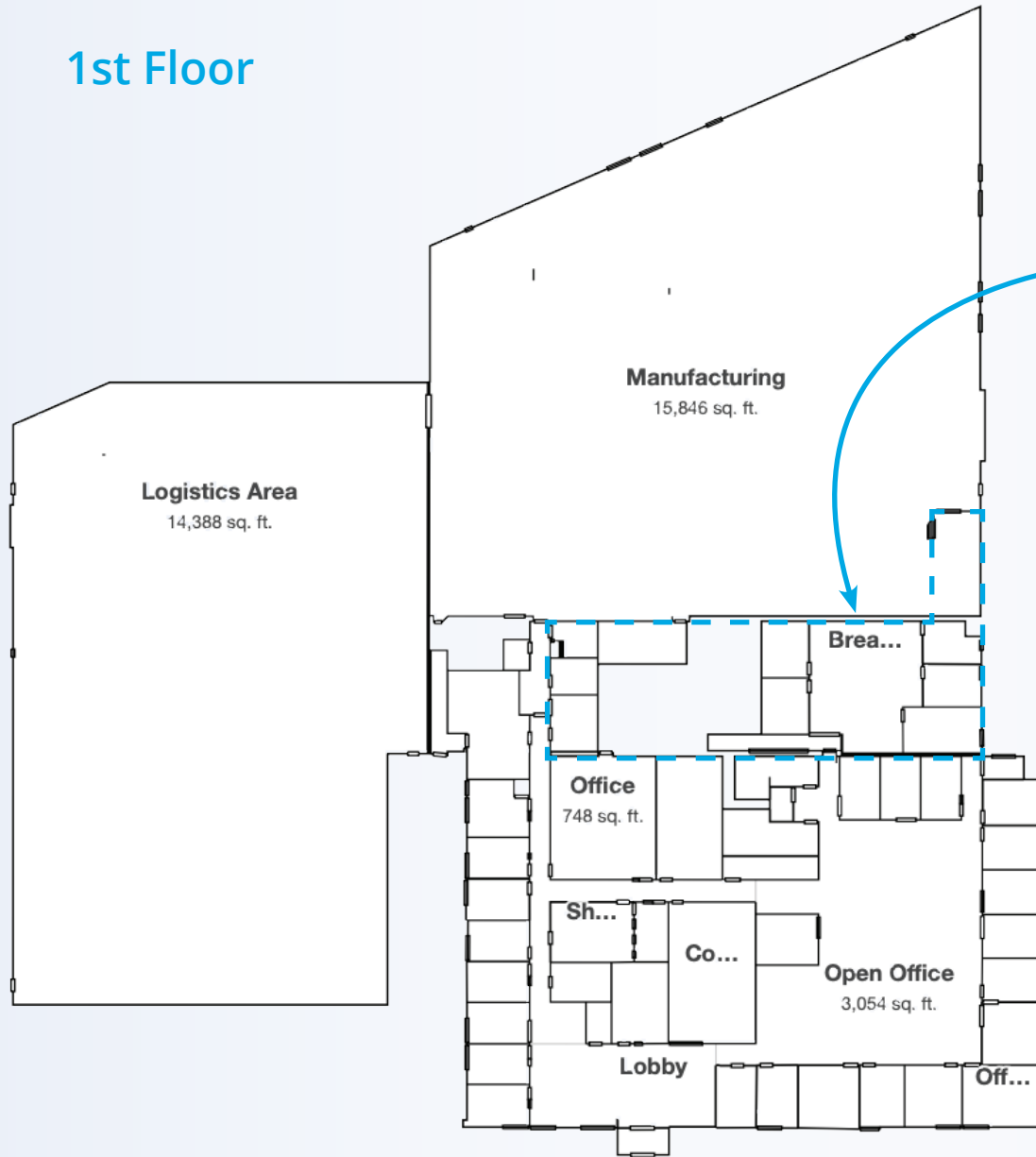
VIRTUAL TOUR
CLICK/SCAN



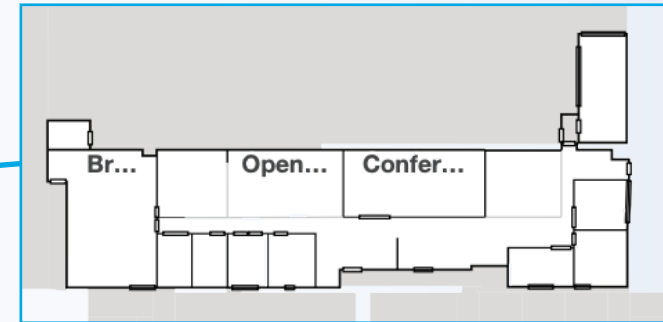


Floor Plans - **Building 1**

1st Floor

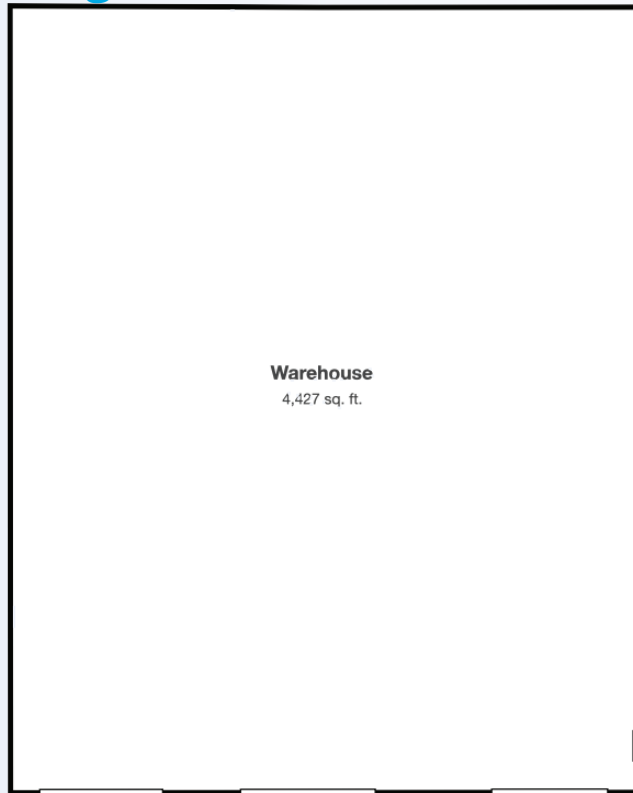


Mezzanine / 2nd Floor

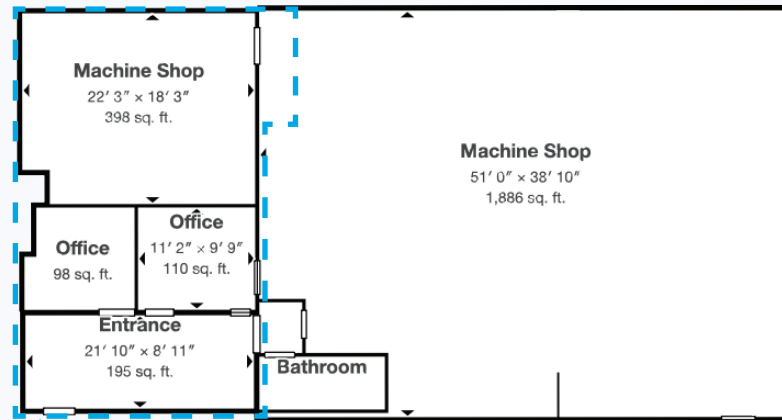


Floor Plans - Building 2 / 3 / 4

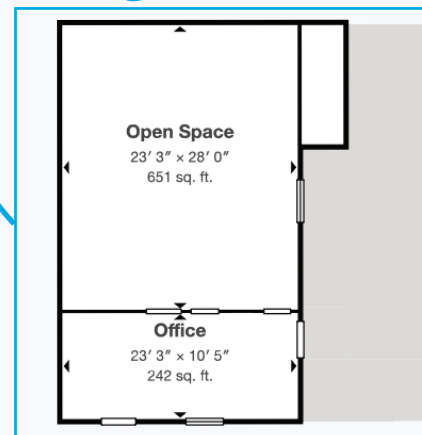
Bldg 2 - Warehouse



Bldg 3 - 1st Floor Machine Shop



Bldg 3 - Mezzanine/2nd Floor



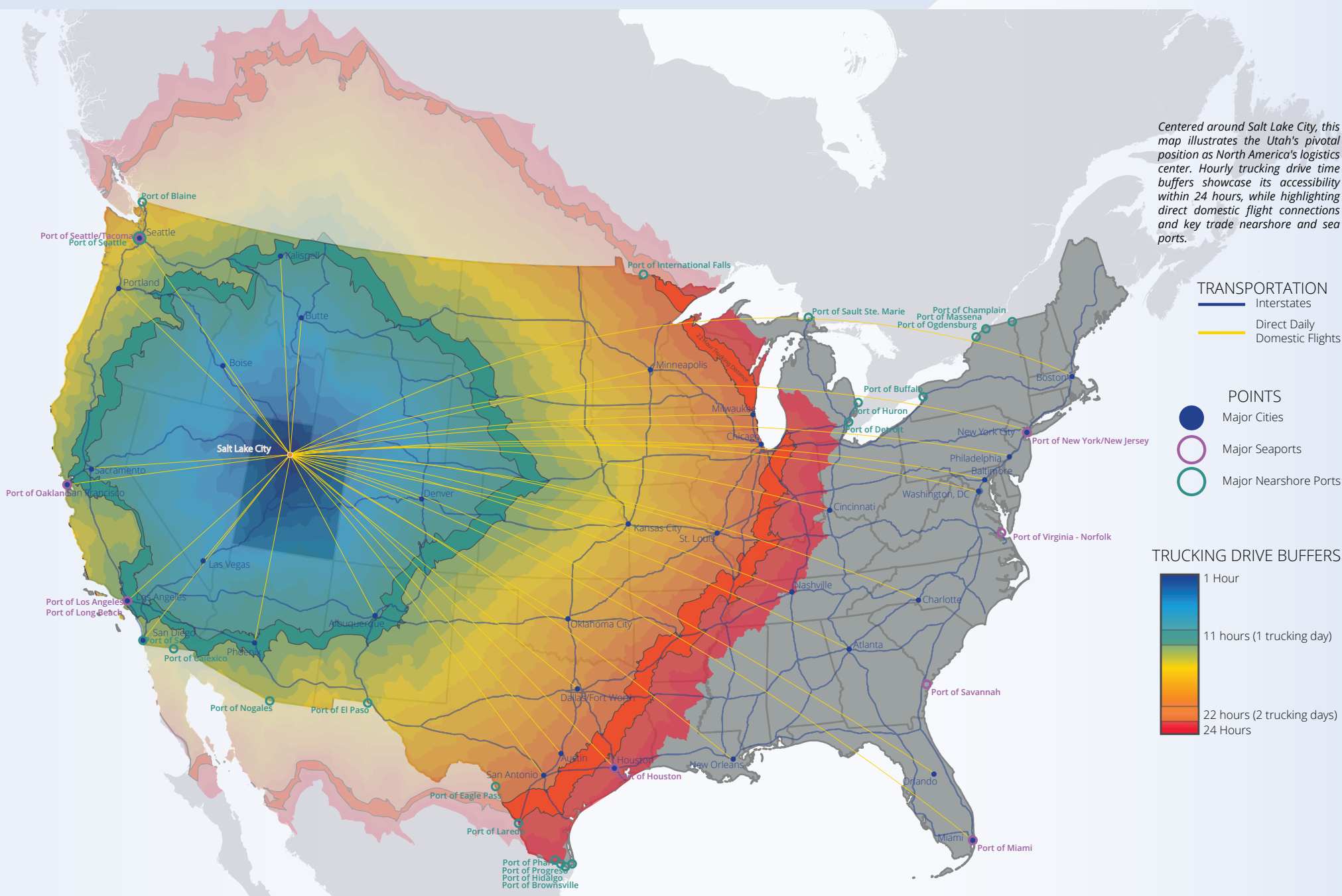
Bldg 4 - Storage



Superior Accessibility



Transportation Logistics



Area Overview

Demographics
Within 5 miles



Population
266,445



2029 Projected
Population
277,746



Median Age
33.2



Average Household
Income
\$97,195



Median Household
Income
\$74,634



STATE OF UTAH



Utah is a national leader in high job growth, low unemployment, low cost of doing business, and talented labor.

Utah regularly ranks among the best states for business, careers, living, health, and quality of life. With an array of employment opportunities in various industries, the state offers residents numerous lifestyle options ranging from quiet rural settings to thriving urban centers.

Utah is a geographically diverse state, world renowned for an abundance of public lands and recreational opportunities from mountain wilderness to desert landscapes. Utah has five national parks, six national forests, and over a dozen ski resorts, some of which will host the 2034 Winter Olympics.

Current population of **3.4+ million people**

Projected population of **3.7+ million people by 2030**

Fastest-growing state in the nation, **23.88% total growth**, or 1.5% annualized growth, 2010-2023

Youngest state in the nation with a median age of 32.5

#2 Best state economy - WalletHub, 2025

#1 Best state for the third consecutive year - U.S. News & World Report, 2025

#1 Best economic outlook for the 18th year in a row - Rich States Poor States, 2025

#3 Best state to start a business - WalletHub, 2025

#3 Top state for business and trade - Schweitzer Engineering Laboratories (SEL), 2025

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