

INDUSTRIAL FOR SALE OR LEASE

632 Gladiola Street

Salt Lake City, UT 84104



5.18 AC INDUSTRIAL AVAILABLE

Colliers

6440 S. Millrock Drive | Salt Lake City, UT 84121 | colliers.com/saltlakecity

Industrial For Sale or Lease

632 GLADIOLA ST. | SALT LAKE CITY, UT

PROPERTY HIGHLIGHTS

- 5.18 AC
- 3,840 SF existing building
- Fenced yard
- Utilities on site
- Heavy power
- M-2 Zoning (Heavy Manufacturing)
- Potential rail spur

SUPERIOR ACCESS

- Located in a high-demand industrial corridor adjacent to large Class A industrial centers
- Close proximity to I-215, Bangerter Hwy, I-80 and I-15
- Less than 10 minutes to Salt Lake City International Airport
- Less than 15 minutes to Downtown Salt Lake City





DEMOGRAPHICS - 3 MILE RADIUS



2025 Population

34,319



2030 Projected Pop

35,881



Households

11,579



Med Household Income

\$68,312



Avg Household Income

\$85,360



Median Age

31.9

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