SALT LAKE VERSATILE INDUSTRIAL/FLEX PROPERTY

3767 SOUTH SECORD STREET, SALT LAKE CITY, UTAH 84115

FOR SALE OR LEASE



SALE HIGHLIGHTS

- 7,400 SF Industrial/Flex Building
- 3,400 SF Office Space
- 4,000 SF Warehouse Space
- Site Size: 0.25 Acre
- Excellent Owner-User Opportunity
- Ability to Divide into Two Spaces

LEASE HIGHIGHTS

- 7,400 SF Available for Lease
- Divisible to ±3,700 SF
- Office / Showroom + Warehouse
- Flexible Configuration
- (2) 10' x 12' Ground-Level Doors
- Clear Height: 16'
- 12 Parking Stalls
- CC Zoning

PURCHASE PRICE : $1,700,000.00

RATE REDUCED! : $0.85/SF NNN

CONTACT
801.617.1700

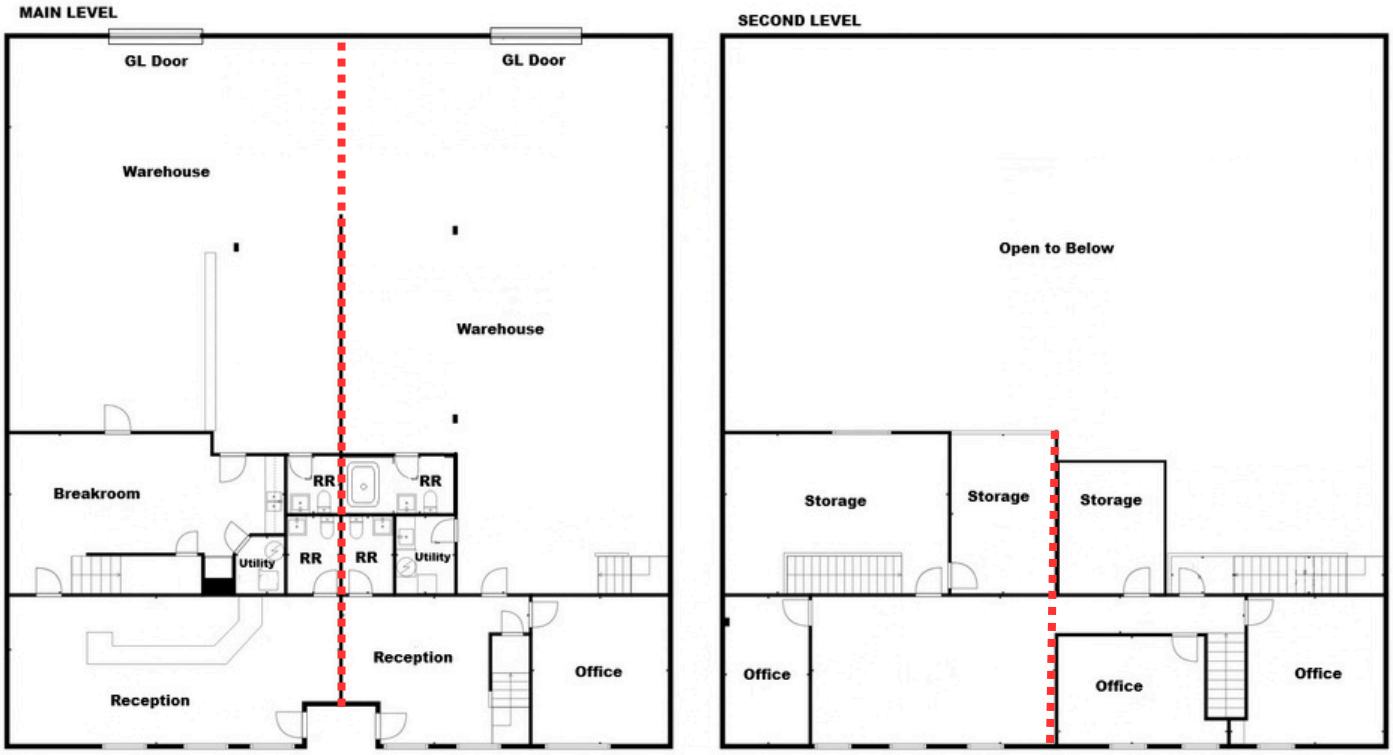
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FLEXIBLE SPACE FOR YOUR BUSINESS

A versatile combination of office, showroom and warehouse space designed to accommodate a wide range of business operations



FUNCTIONAL

Warehouse, showroom and office space under one roof

FLEXIBLE

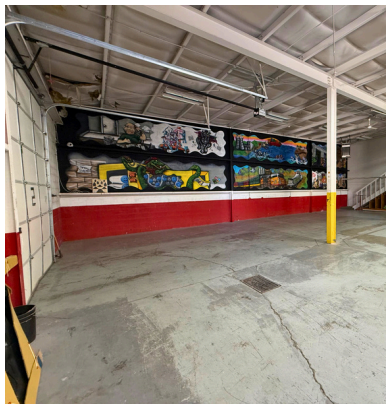
Building can be divided into two separately metered spaces

ACCESSIBLE

Two ground-level loading doors and 12 on-site parking stalls









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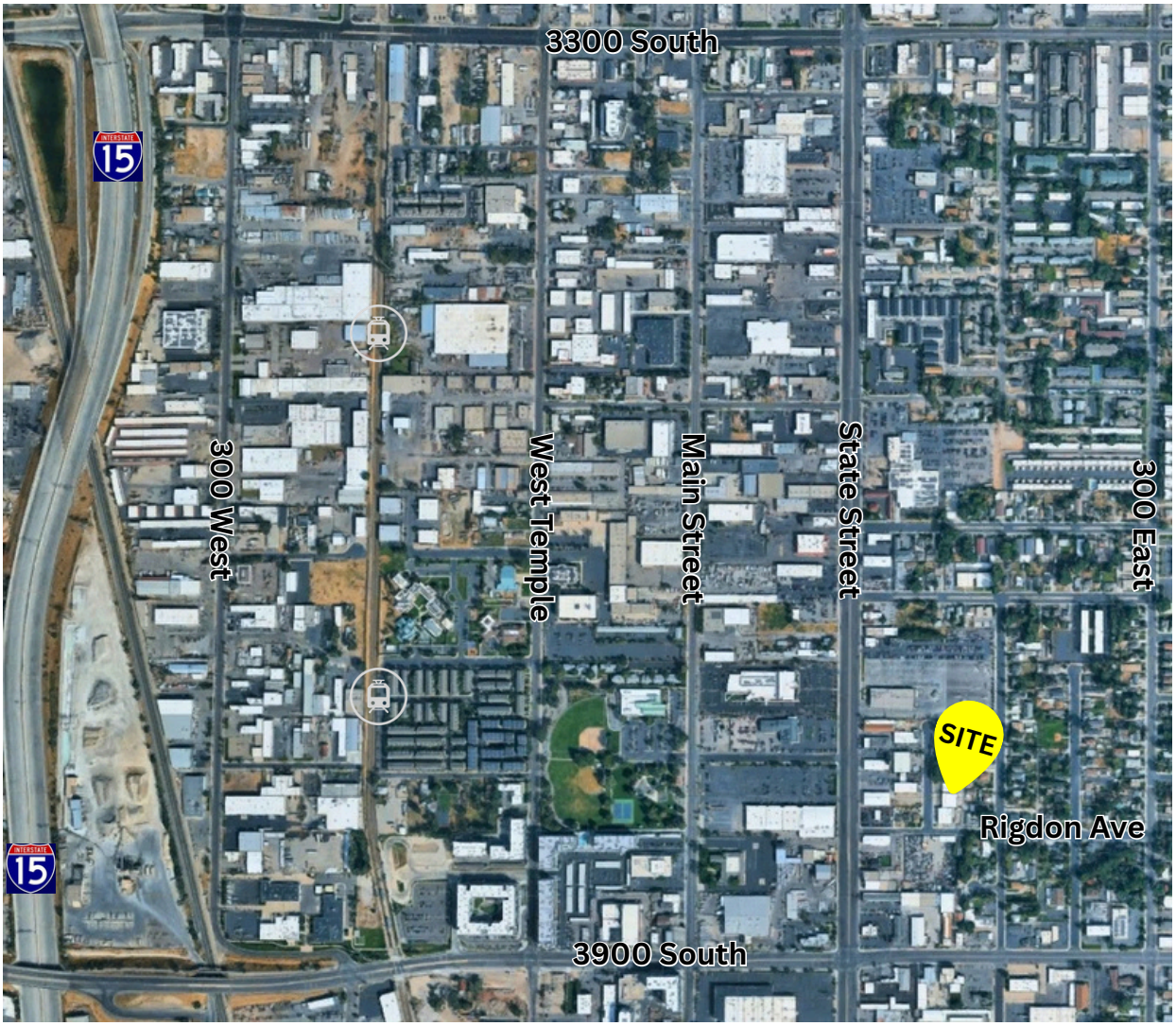
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LOCATION AND PROPERTY OVERVIEW

Building Size:	7,400 SF	Loading:	(2) 10'X12' GL Doors
Office Space:	3,400 SF	Parking:	12 Stalls
Warehouse Space:	4,000 SF	Power:	Single Phase
Lot Size:	0.25 Acres	Zoning:	CC
Clear Height:	16'	Parcel:	16-31-326-002



This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The information while not guaranteed, was obtained from sources we believe to be reliable.

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