



CENTRALLY LOCATED SLC WAREHOUSE SPACE

754 W. 1700 S
SALT LAKE CITY, UT 84104

Chet Barber
Managing Director
O: 801.783.2064
chet.barber@svn.com

Tia Shim, Esq.
Managing Partner
O: 801.508.2881
tia.shim@svn.com

Property Summary



OFFERING SUMMARY

Available SF:	5,382 SF
Lease Rate:	\$0.75 SF/month (MG)
Lot Size:	0.53 Acres
Year Built:	1966
Building Size:	9,505 SF
Renovated:	2000

PROPERTY OVERVIEW

SVN | ALTA COMMERCIAL is proud to present this highly desirable office warehouse space. The office and warehouse spaces are clean and well maintained. There are 2 office spaces (totaling 2,040 SF) which are equally divided between first floor & mezzanine (1,020 SF on each level). There is an additional 682 SF of storage area on the mezzanine level. The warehouse is 2660 SF.

With its central location and secured yard, the space is very ideal for a small business. Its central location offers easy access to all of Salt Lake County from Interstate 15, California Avenue and Highway 201. The office space has been recently updated and includes new lighting. It also has a kitchenette and break room.

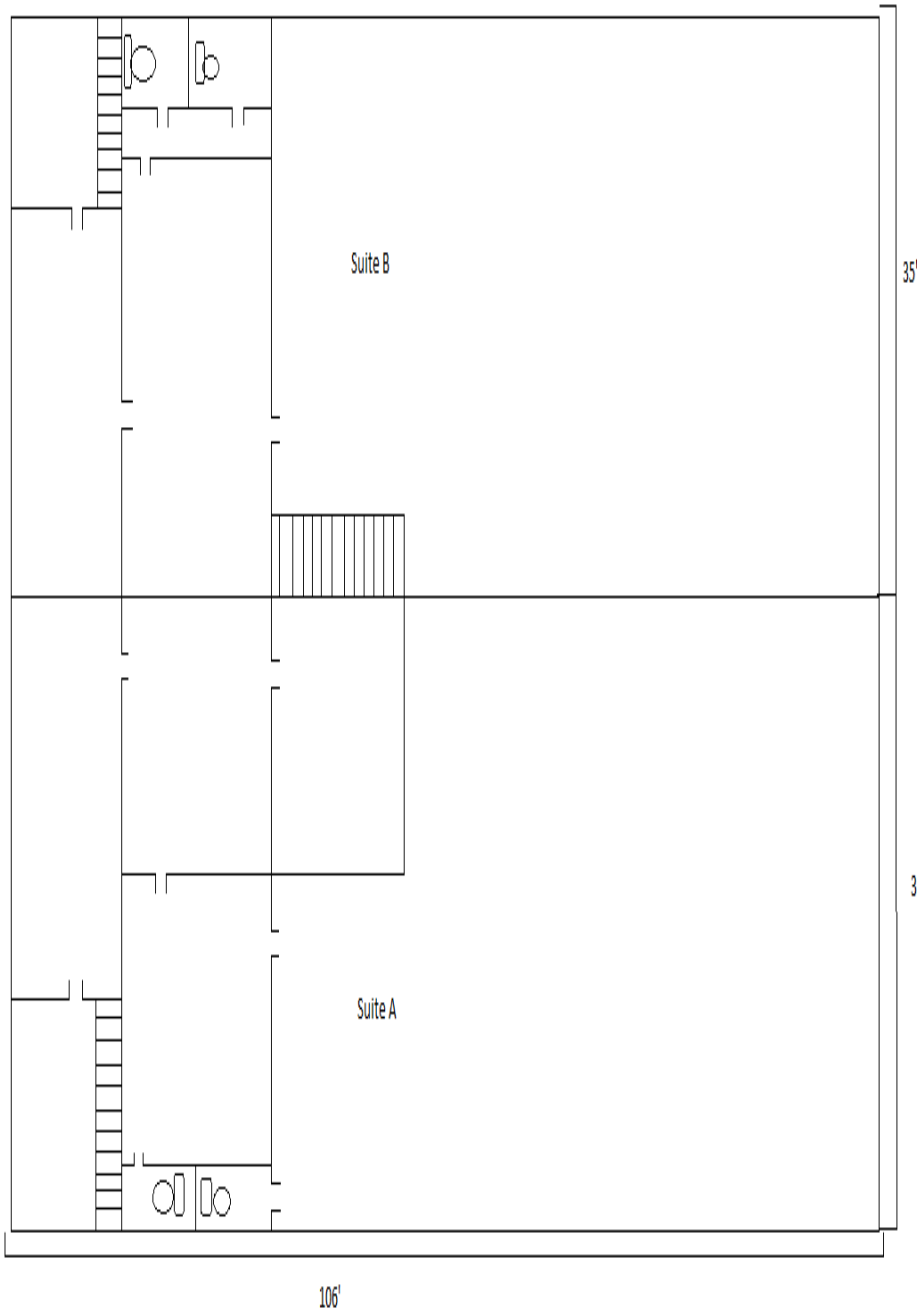
Suite B \$4,036 Per Month Modified Gross

PROPERTY HIGHLIGHTS

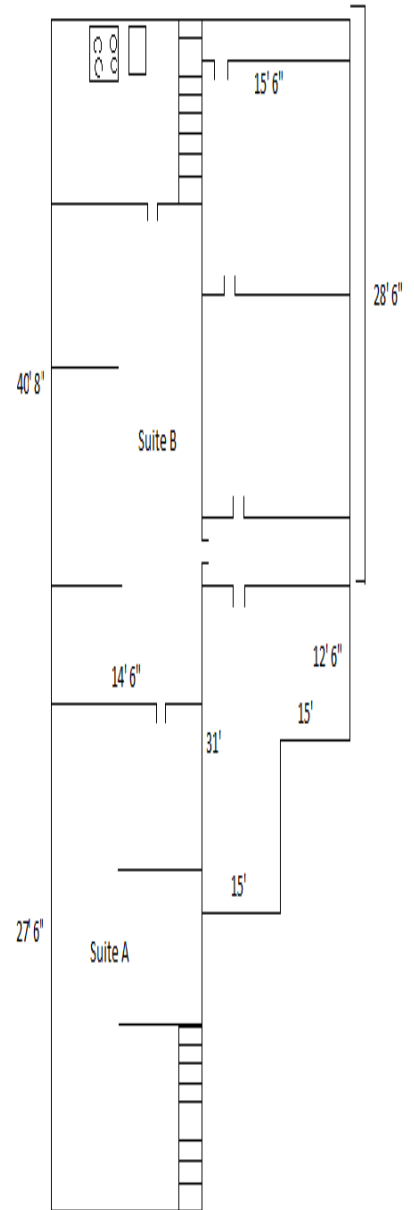
- Small Yard Space Included
- Central Location
- 14' Overhead Door
- Easy Access onto I-15 from 1300 South Ramp

Additional Photos

Main Floor



Mezzanine



Location Maps

