

70,000 SF INDUSTRIAL BUILDING AVAILABLE FOR SALE

1874 S. Pioneer Road, Salt Lake City, Utah 84104

- OPPORTUNITY ZONE -

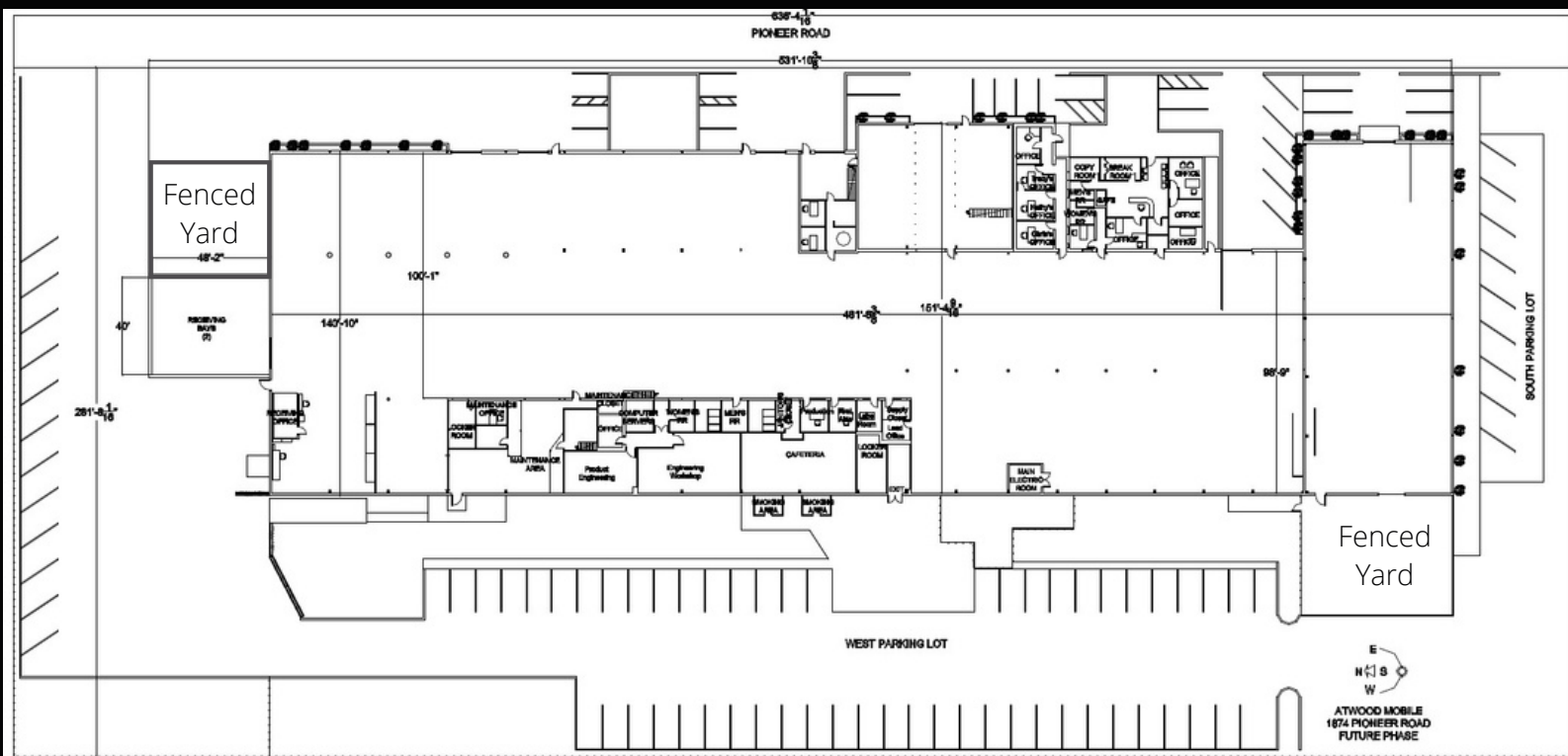
PROPERTY INFORMATION

- 59,200 SF Warehouse/Manufacturing
- 10,800 SF Office
- **70,000 SF Total**
- 2,000 SF Mezzanine (Not Included in Total)
- Site Size: 2.93 Acres
- Zoned: M-1 Industrial
- Clear Height: 14' - 17'
- 19'5" Column Spacing
- Concrete Slab Floors
- T3 Lighting
- (2) 12'x14' GL Doors, (4) 11'x12' GL Doors,
- (2) 12'x10' GL Doors, (1) Air Curtain
- (2) 8'x9' Dock High Doors with Dock Levelers
- 5 Ton Bridge Crane
- 3,000 Amp/ 208/480 Volt Power
- Truck/Trailer Parking
- Water: 2" Into Building
- Sewer: 2" - 4" Laterals Into Building
- 4" IHP Main (35-45 psi); 1-1/4" Still Line
- Easy Access to I-215 and SR 201

PURCHASE PRICE : \$6,700,000.00

COMMERCIAL REAL ESTATE CONSULTANTS

1874 S. Pioneer Road, Salt Lake City, Utah 84104



1874 PIONEER ROAD

**70,000 SQ. FT.
WAREHOUSE/MANUFACTURING
FOR SALE**



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 above information while not guaranteed, was obtained from sources we believe to be reliable.



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