

# FOR LEASE

WAREHOUSE/DISTRIBUTION  
or FREEZER/COOLER



## INDUSTRIAL SPACE

2,233 SF – 23,920 SF

1915 S. 900 West  
SALT LAKE CITY, UT 89104

Brandon Benner  
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*Dev*UT,LLC



# LEASE SUMMARY

STARTING RENT

**\$1.10/SF NNN**

LEASABLE UNITS

**2,233 SF - 23,920 SF**

POSSIBLE USES

**Warehouse  
Distribution  
Cooler/Freezer**

CAM

**\$0.28/SF  
(\$0.47/SF Cooler/Freezer)**

YARD

**YES - Customizable**

LOT SIZE

**5.95 Acres**

LOADING

**7 Dock High Doors  
1 Leveler**

ZONING

**M-1**





## PROPERTY OVERVIEW

- ✓ 24'- 30' Clear Height
- ✓ Multiple Dock High Doors with Levelers
- ✓ 600 V AC and 250 V DC, 200 amps
- ✓ Roof in Excellent Condition
- ✓ Fenced Yard Possible
- ✓ New Asphalt Paving Throughout
- ✓ Parking for Trucks and other Vehicles
- ✓ Convenient Access off SR 201 and I-15

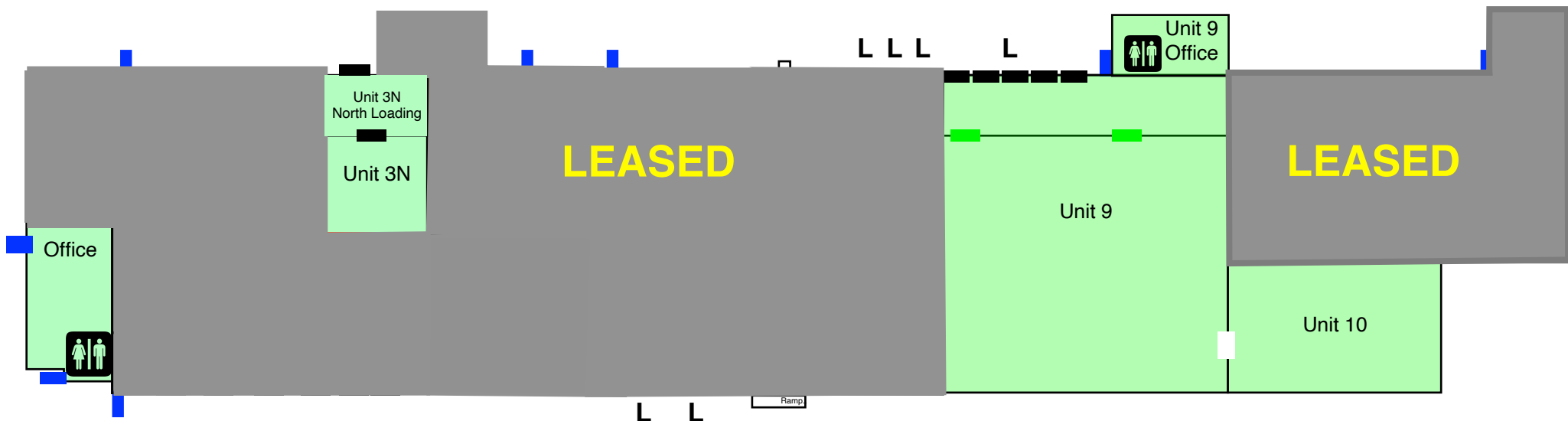
Option Available: Temperature Controlled Divided Freezer and Cooler Storage -20°F to 37°F with Freon 404A

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# Property Site Plan



- = Dock Door
- = Dock Leveler
- = Exterior Door
- = Overhead Door

**Office:** 2,233 SF

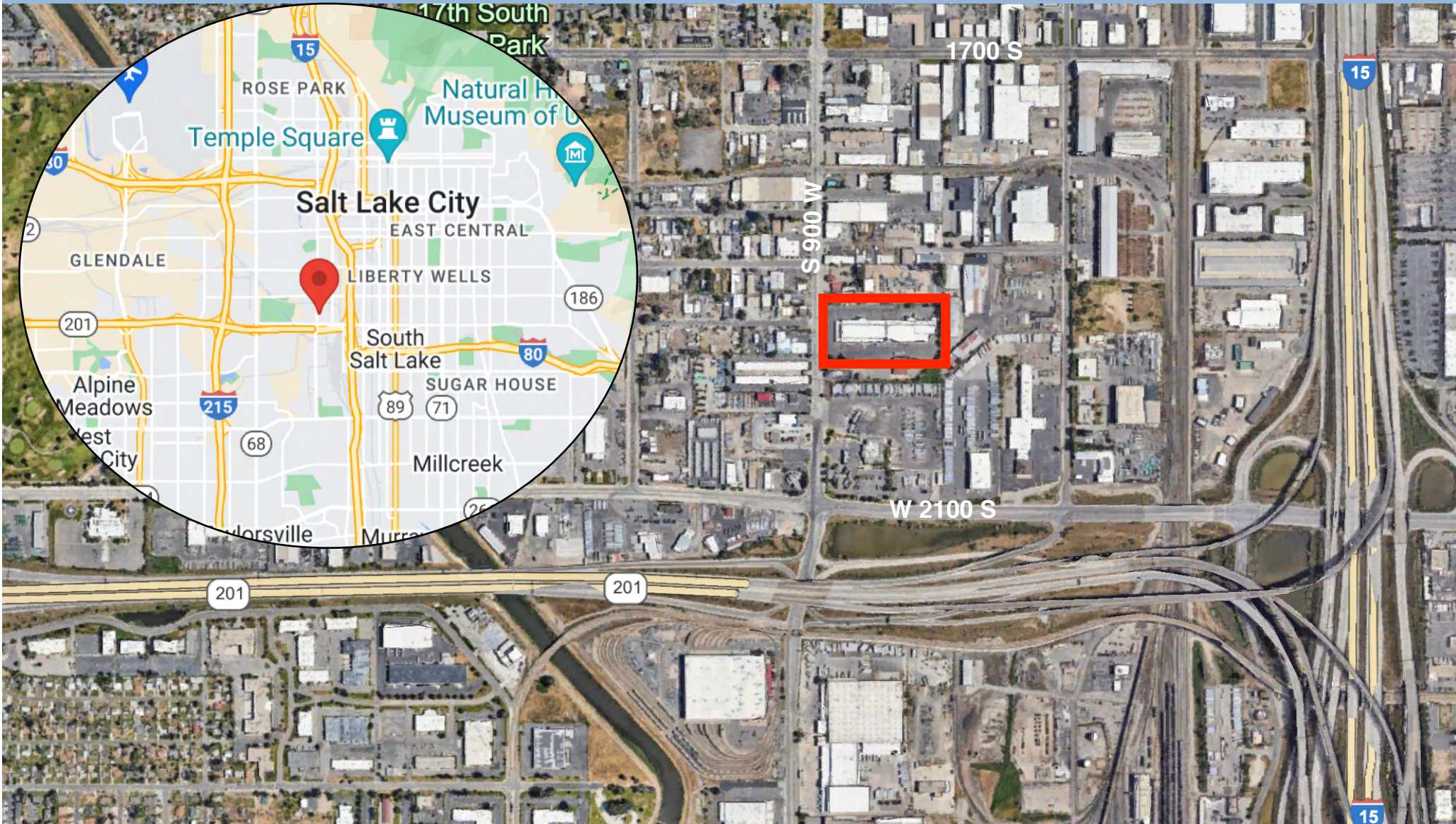
**Unit 3N:** 2,760 SF

**Unit 9:** 16,580 SF

**Unit 10:** 4,730 SF

\*Units can be combined  
\*Bathrooms can be added

# LOCATION



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