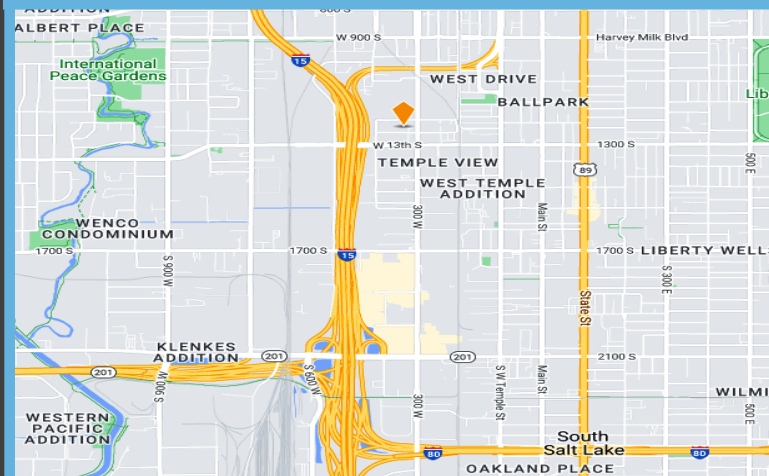


# Salt Lake OFFICE/WAREHOUSE FOR SALE

Purchase Price: \$1,600,000.00



- 4,140 SF Available
- (1) 10'x12' GL Door
- (1) 12'x12' GL Door
- Private Fenced Yard
- 16' Clearance
- Construction: Masonry & Metal
- Multi-Tenancy Opportunity
- New LED lighting throughout office and warehouse
- Brand new membrane roof (2024)
- Year Built: 1984
- Two Double Stacked Conex/Shipping Containers attached to building with separate entrances
- Two (2) 4-Post Vehicle Lifts Available
- Two (2) 2-Post Vehicle Lifts Available
- Racking in Both Warehouse Available
- Powder Coating Machine Available
- 15-12-452-020 - 0.12 Acres
- 15-12-452-019 - 0.12 Acres
- Easy Access to I-15 and Legacy Hwy



**2040 E. Murray Holladay Road**  
**Suite 310**  
**Holladay, UT**  
**801.876.6070**

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