



INDUSTRIAL/FLEX **FOR LEASE**

Lease Rate:

\$1.05/SF MG

Available:

3,200 SF

Office: 961 SF

Warehouse: 2,239 SF

CONTACT US

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220 W. 2950 S.

South Salt Lake, Utah 84115

Highly functional 3,200 SF flex/warehouse opportunity located less than one minute from the 3300 South freeway interchange on the east side of the freeway. Designed for a variety of industrial and light manufacturing users, the space features a 9' x 10' grade-level roll-up door, 12' clear height, and multiple restrooms. Ideal for distribution, assembly, fabrication, storage, and other light industrial operations. Immediate occupancy available, offering an efficient office-to-warehouse ratio and excellent freeway access.

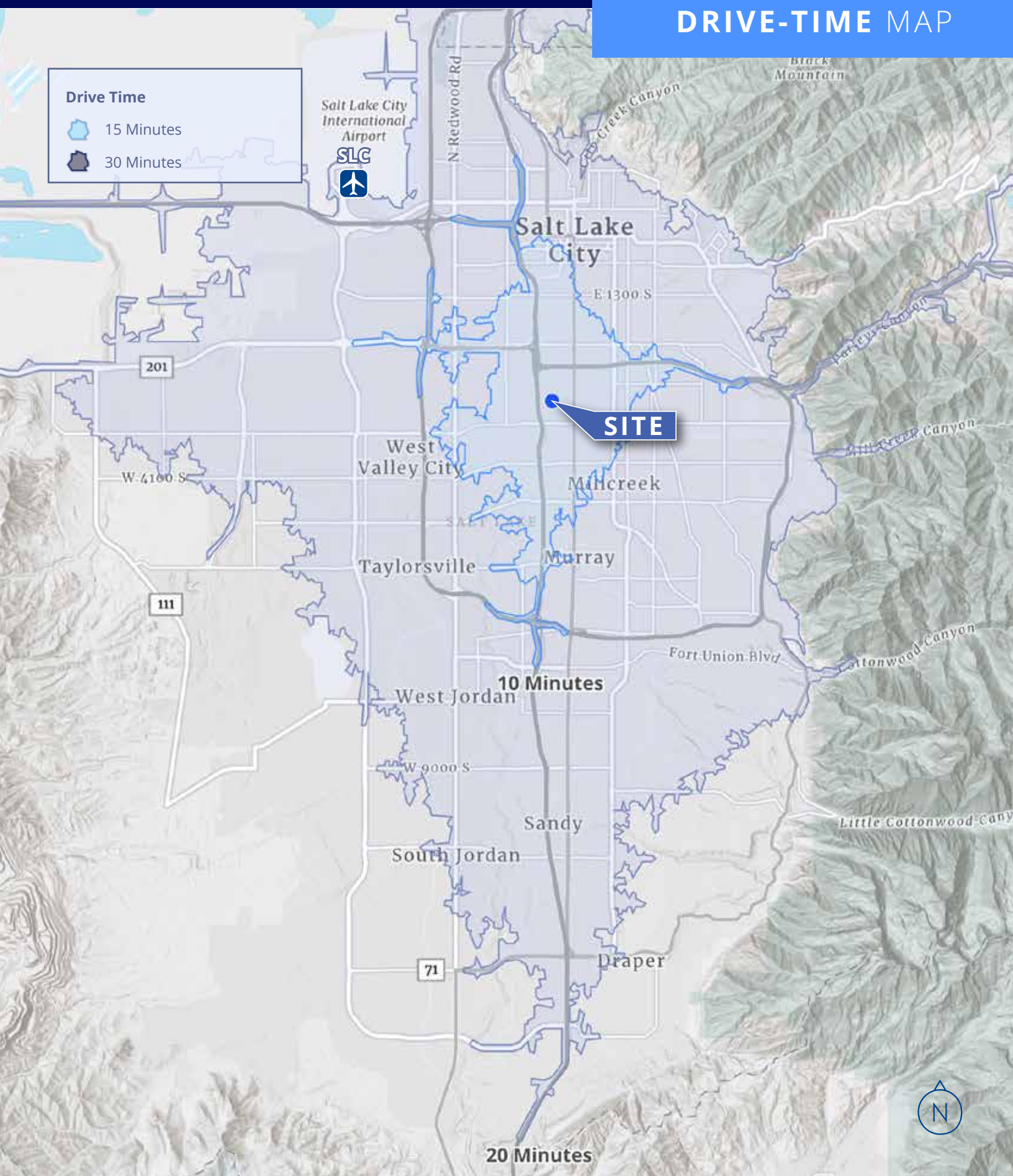
PROPERTY HIGHLIGHTS

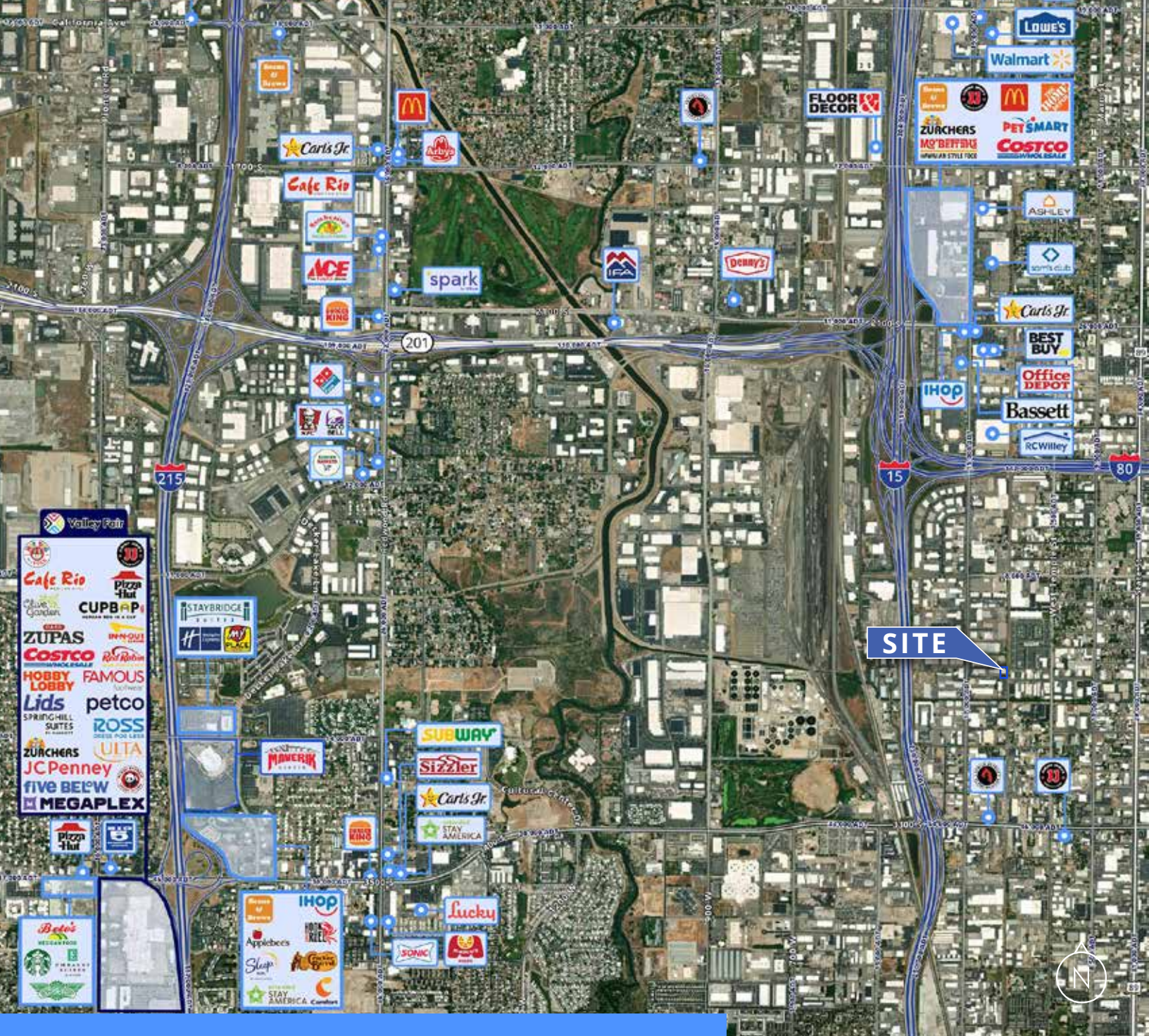
- 9' x 10' Grade-Level Roll-Up Door
- 12' Clear Warehouse Height
- Power: three-phase available
- Multiple Restrooms
- Less than 1 Minute to the 3300 South I-15 Interchange
- Excellent East-Side Freeway Location
- Immediate Occupancy Available

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220 W. 2950 S.



DRIVE-TIME MAP





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