FOR LEASE
INDUSTRIAL

1701 S 5350 W SUITE A

1701 South 5350 West, Salt Lake City, UT 84104

- 18,000 SF Warehouse with Office Space
- 7 Dock-high Doors
- Massive 12' x 16' GL Door
- Secure and Gated Yard Space
- 24' Clear Heights
- Situated in Salt Lake City's Industrial Hub

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Each Office Independently Owned and Operated

PRESENTED BY:

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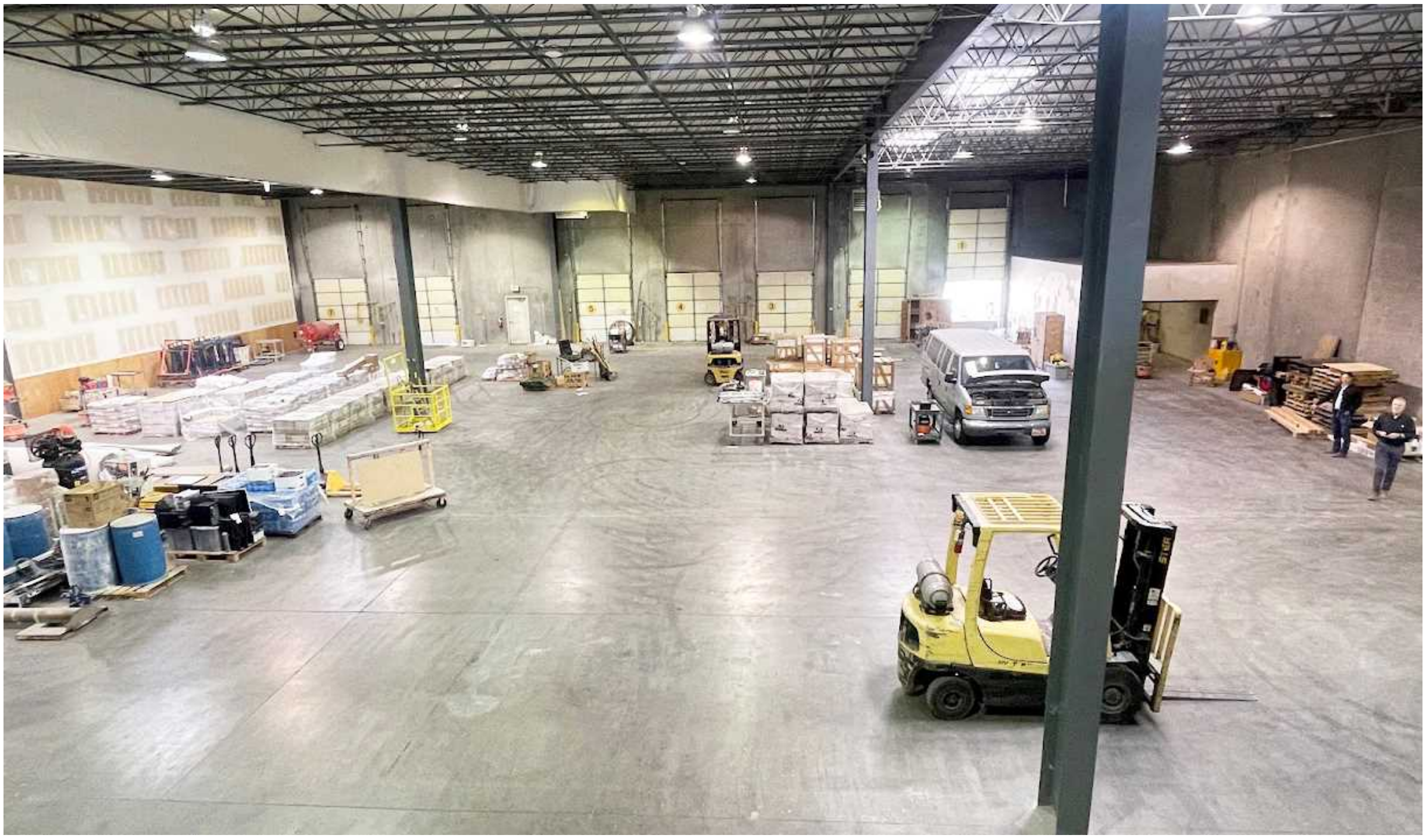


Property Summary for Leasing

Office SF:	3,600
Warehouse SF:	14,400
Lease Rate:	$1.15(SF/mo) $13.80(SF/yr)
Lot Size:	3.5 Acres
Parking:	75
Year Built:	1997
Zoning:	M-1 (Industrial)
Dock High Doors:	7
GL Door (14'x 16'):	1
Clearance Height:	24
Yard Space SF:	approx. 13,200
Monthly CAM Expenses:	$4,453.08
Annual Insurance:	$3,754.00
Annual Repairs/ Maintenance:	$8,760.00
Annual Property Taxes:	$34,679.00
Annual Utilities, Water:	$6,244.00
Total Annual CAM Expenses:	$53,437.00

Property Overview

This 18,000 SF industrial and office space is located in Salt Lake City's California Avenue industrial corridor, an established hub for logistics and manufacturing. Section A of this facility includes 14,400 SF of high-clear warehouse space and 3,600 SF of climate-controlled office space, 3,600 SF of mezzanine storage space, as well as approximately 1,600 SF of yard space, making it an ideal solution for businesses needing warehouse, distribution, or light manufacturing space.

The warehouse features 24-foot clear heights, 7 dock-high doors, and 1 oversized GL door for smooth loading and unloading operations. The reinforced concrete construction and wet sprinkler system enhance durability and safety.

The office space includes private offices, conference rooms, and open work areas with natural light from skylights. The fully fenced lot offers secured yard storage and 24/7 access, ensuring convenience and security for operations.

Location Overview

Situated in Salt Lake City's industrial hub, 1701 S 5350 W is strategically positioned near major transportation routes, including Interstate 80, I-215, and State Route 201, facilitating efficient movement of goods.

Salt Lake City International Airport (5.1 miles, 10 min) – Direct access to global freight routes.

North Temple Frontrunner Station (8.2 miles, 17 min) – Easy workforce commuting.

Interstate 80 & I-215 – Quick access to regional and national distribution channels.

California Avenue & 5600 West – A high-traffic corridor supporting industrial operations.

This location is surrounded by major logistics, manufacturing, and distribution companies, reinforcing its strategic value for tenants looking for accessibility and efficiency.

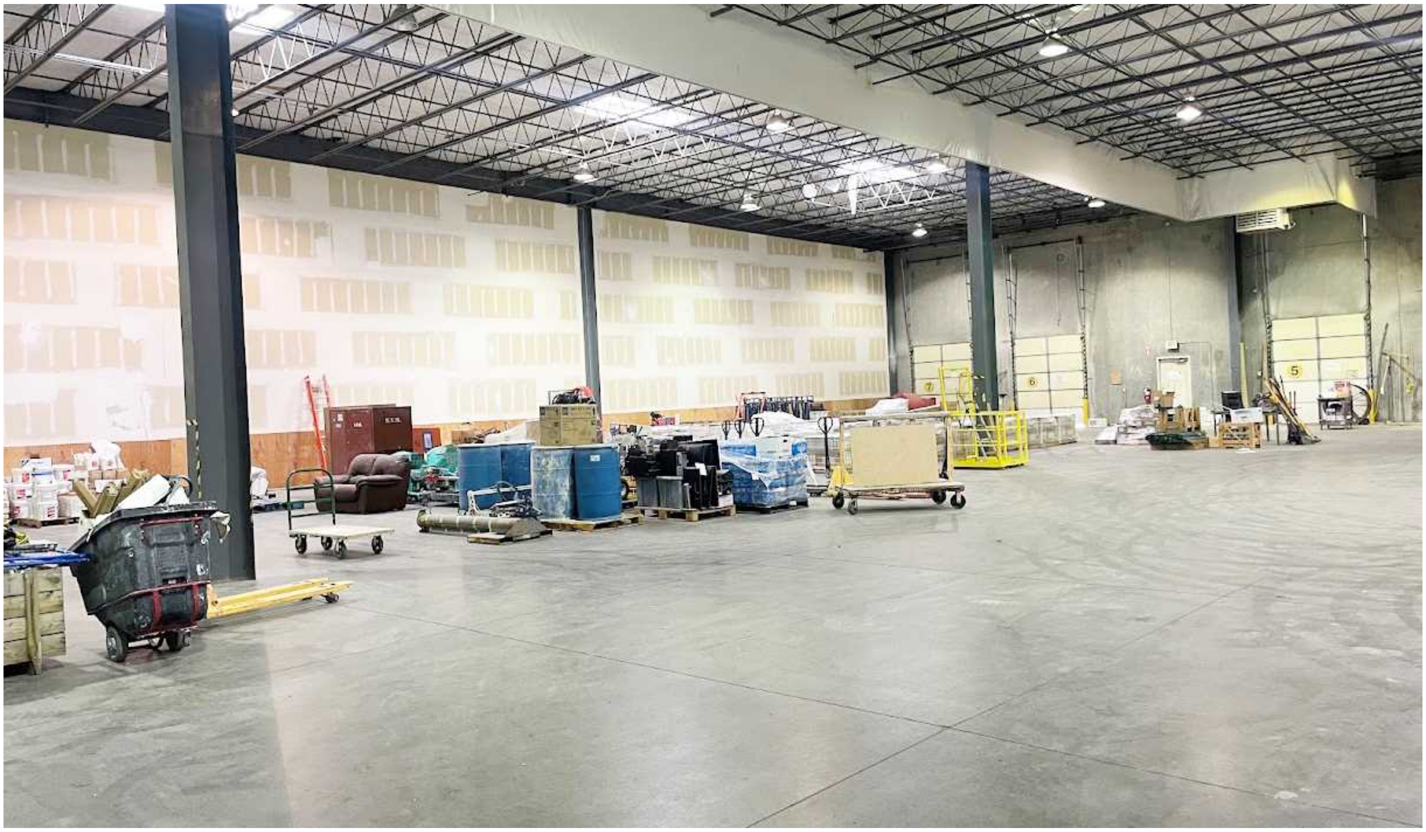
Perfectly Sized Industrial Building

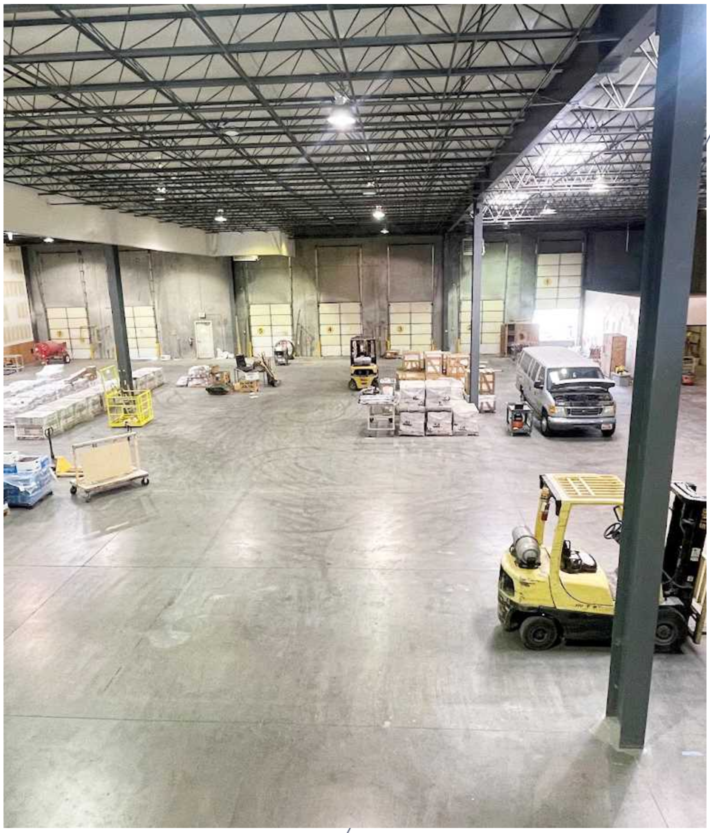
This single-story industrial building, constructed in 1997, offers 18,000 SF of leasable space, split between warehouse and office areas. Reinforced concrete construction provides long-term durability, while a wet sprinkler system ensures safety compliance.

Warehouse Features:
- 14,400 SF with 24' clear heights
- 7 dock-high doors (8'W x 10' H), 1 oversized drive-in door (12’ W x 16’ H)
- 40’ x 50’ column spacing for optimized storage

Office Features:
- 3,600 SF with private offices, a conference room, and open workspaces
- Climate-controlled environment with natural lighting
- Break area for employees

Site Features:
- Fully fenced 3.50-acre lot (152,460 SF) with gated yard storage
- 75 surface parking spaces (2.5 per 1,000 SF)
- 24/7 secure access for flexibility
- This well-positioned industrial property offers tenants a secure and efficient space with excellent transportation links and operational flexibility.






EXIT

FLOOR PLAN

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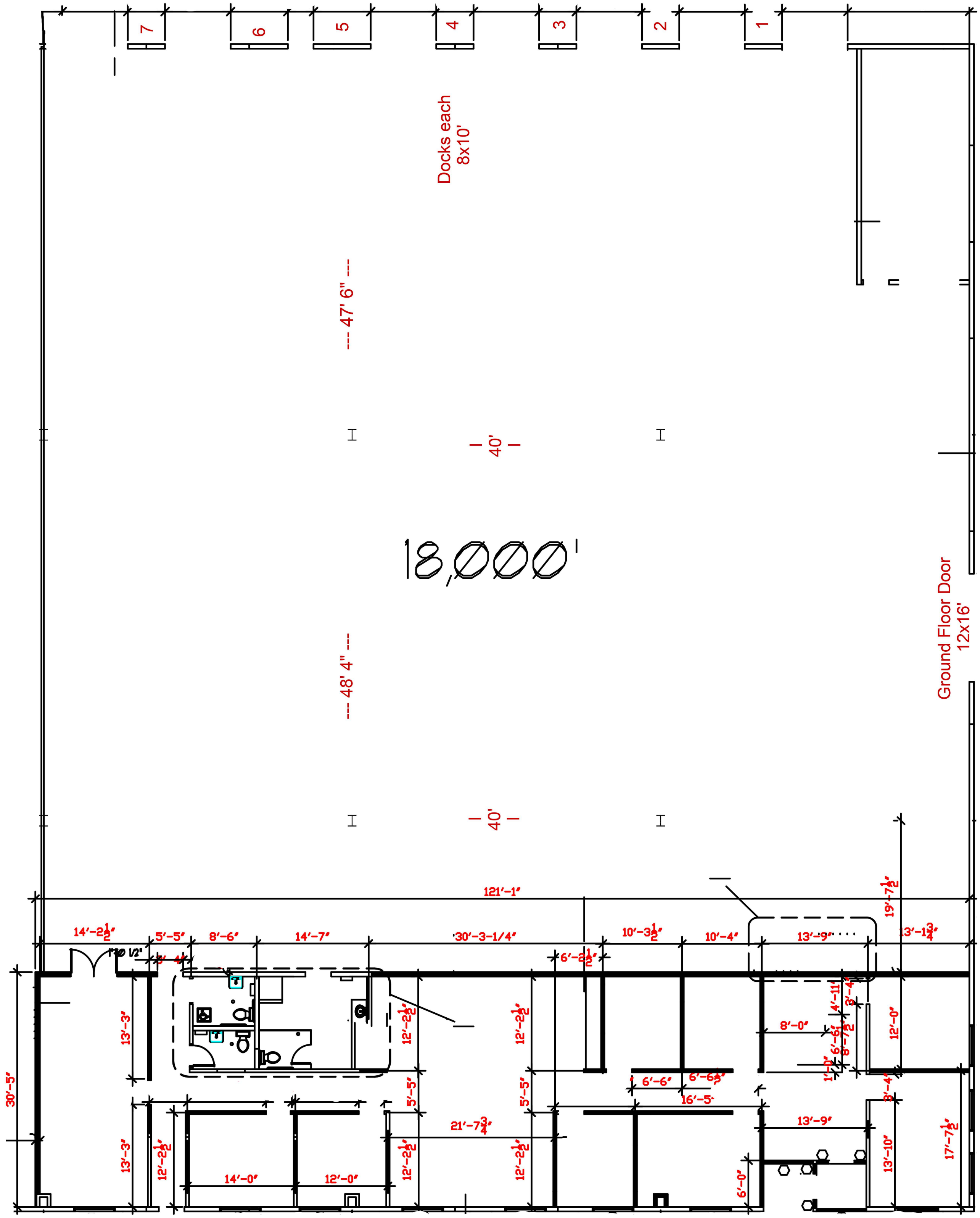

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LEASE SITE PLAN

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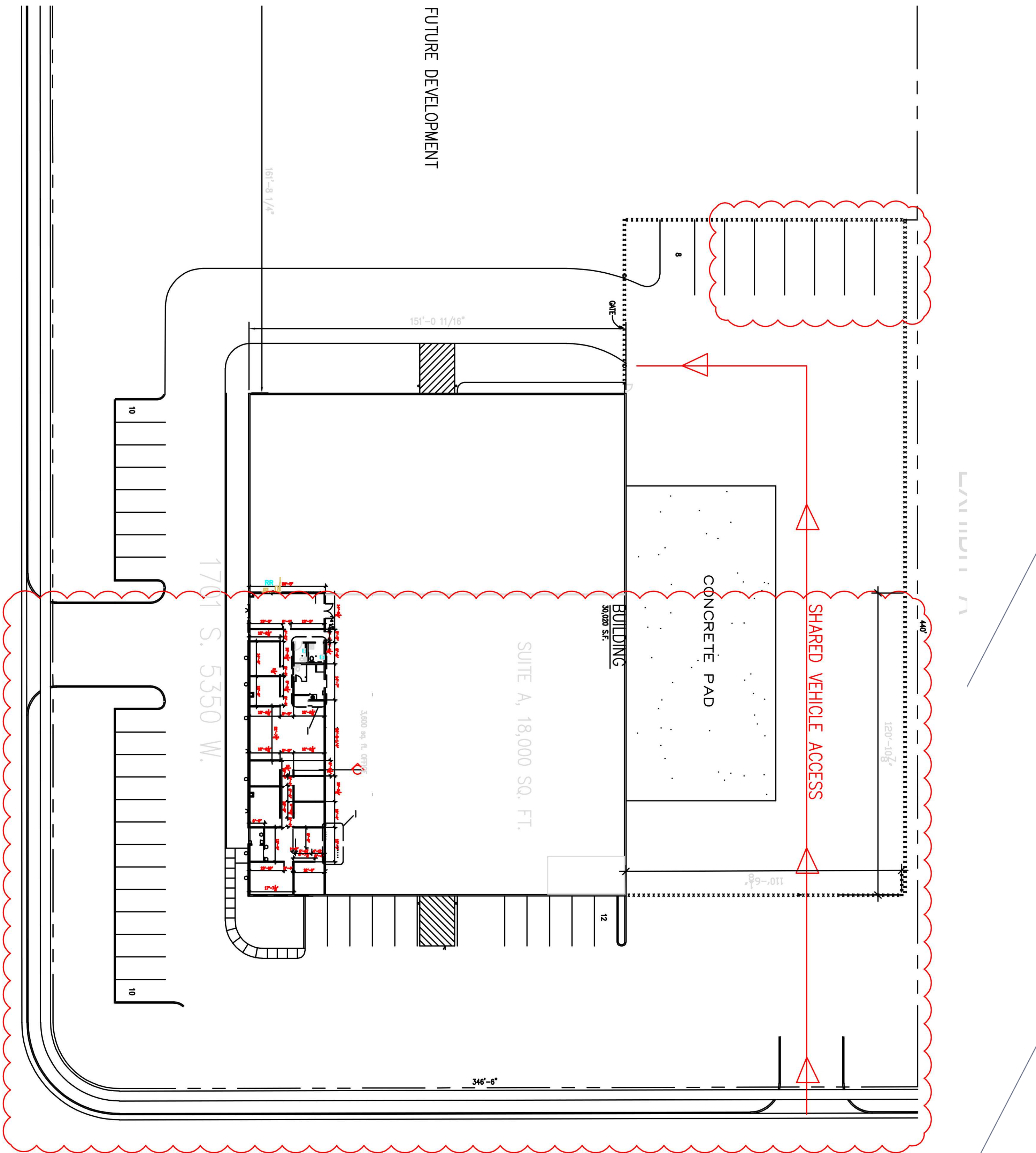

GATED AMPLE YARD SPACE

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Approximately 13,200 SF of yard space, making it an ideal solution for businesses needing warehouse, distribution, or light manufacturing space.

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Location Advantages

• Proximity to Utah Inland Port: The property is situated near the Utah Inland Port, a significant logistics hub enhancing regional and international trade capabilities. This proximity offers potential tenants efficient access to global markets, reducing transportation costs and improving supply chain efficiency.
• Robust Economic Growth: Salt Lake City boasts a rapidly growing economy, driven by a diverse mix of industries, including technology, finance, healthcare, and manufacturing. The city's strategic location at the crossroads of the western United States makes it a logistics hub, enhancing its appeal for businesses and investors alike.
• Emerging Tech Hub: The region, known as the Silicon Slopes, has rapidly evolved into a significant tech hub, attracting over 1,000 tech companies. This growth fosters a vibrant business environment, increasing demand for industrial and office spaces.
Infrastructure Development: Recent infrastructure investments, such as the $4 billion expansion of the Salt Lake International Airport and the development of the Utah Inland Port, enhance the city's logistics capabilities, making it more attractive for businesses reliant on efficient transportation networks.
• Favorable Business Environment: Utah consistently ranks as one of the best states for business, thanks to its low taxes, pro-business policies, and robust infrastructure. Salt Lake City, as the state's capital, benefits directly from these favorable conditions, making it an attractive destination for commercial real estate investments.
These factors contribute to the property's strong potential, offering tenants strategic advantages in a thriving economic landscape.

California Avenue Industrial Submarket

The California Avenue Submarket has the largest share of industrial inventory in the metropolitan area and a number of projects are in the pipeline. The vacancy rate in the submarket is 6.1%, compared to its historical average of 4.4%. Vacancy has risen considerably in the past 12 months, as net absorption equated to about-220,000 square feet while inventory increased by 45,000 square feet.

The average asking rent in the submarket is about $11.00. Rents have changed by 4.5% from the previous year and rent growth typically averages about 5.1% annually.

Leasing & Demand Drivers

Salt Lake City remains a critical inland port for national distribution networks, driven by:

Growing E-Commerce & Supply Chain Expansion – Major national retailers continue to seek warehouse space in key logistics hubs, pushing rental rates higher.

Prime Geographic Location – Positioned along Interstate 80, Salt Lake City bridges West Coast ports and Midwest markets, reducing shipping costs.

Strong Labor Market & Business Climate – Utah's pro-business policies and cost-effective workforce make it a top market for industrial expansion.

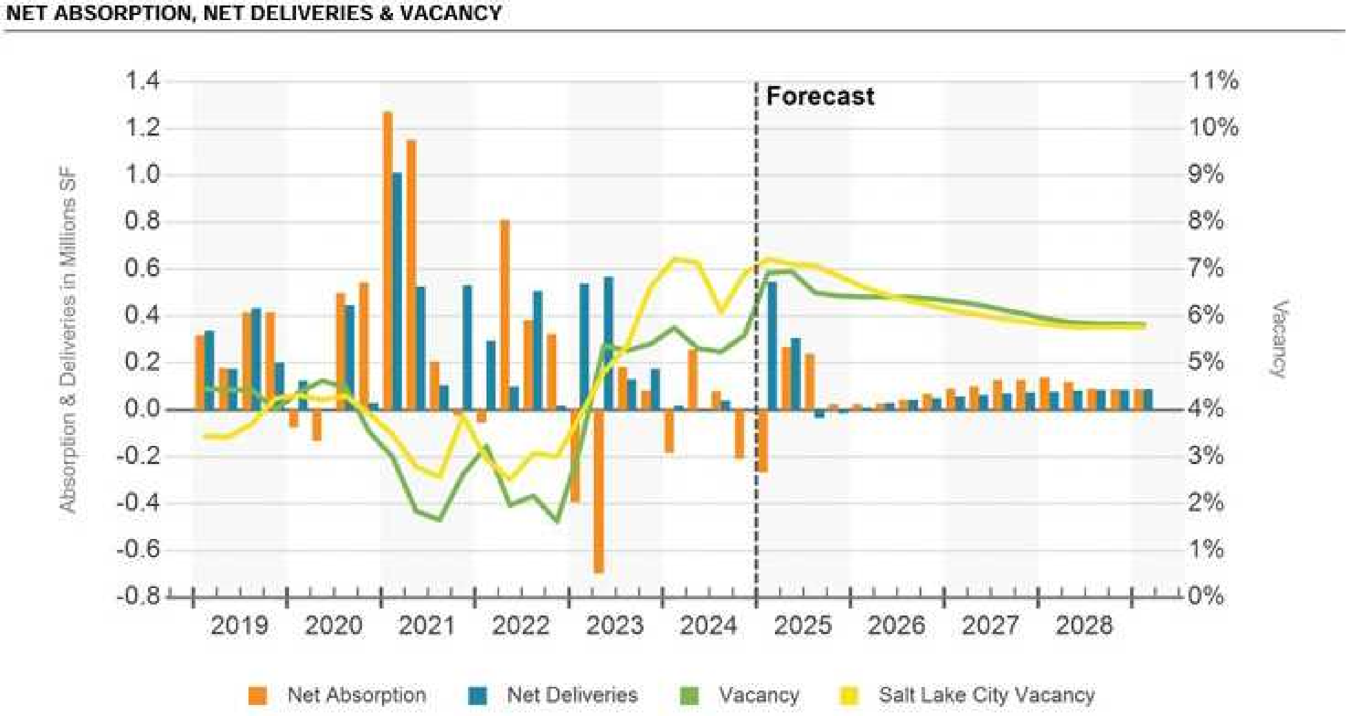
Limited Industrial Vacancy – With a 4.7% vacancy rate, available space is becoming increasingly competitive for tenants seeking Class A industrial assets.

Salt Lake City vs. Competing Markets

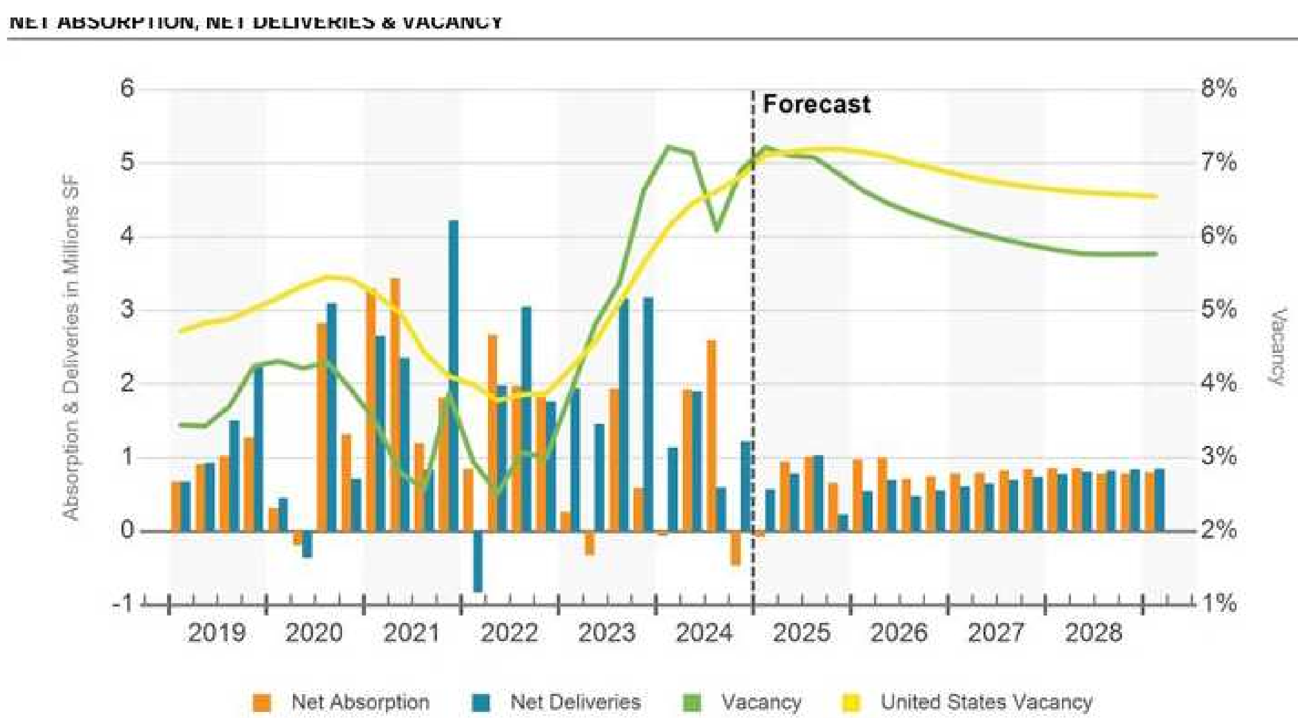
Salt Lake City remains an affordable alternative to larger West Coast markets with lower occupancy costs and comparable logistics advantages.

Market	Vacancy Rate	Avg. Asking Rent (NNN)	12-Month Rent Growth
Salt Lake City	4.7%	$11.50/SF	5.2%
Denver	5.3%	$12.25/SF	4.8%
Phoenix	6.1%	$13.50/SF	6.0%

California Avenue Submarket Summary



Salt Lake City Market Summary



LOCATION MAPS

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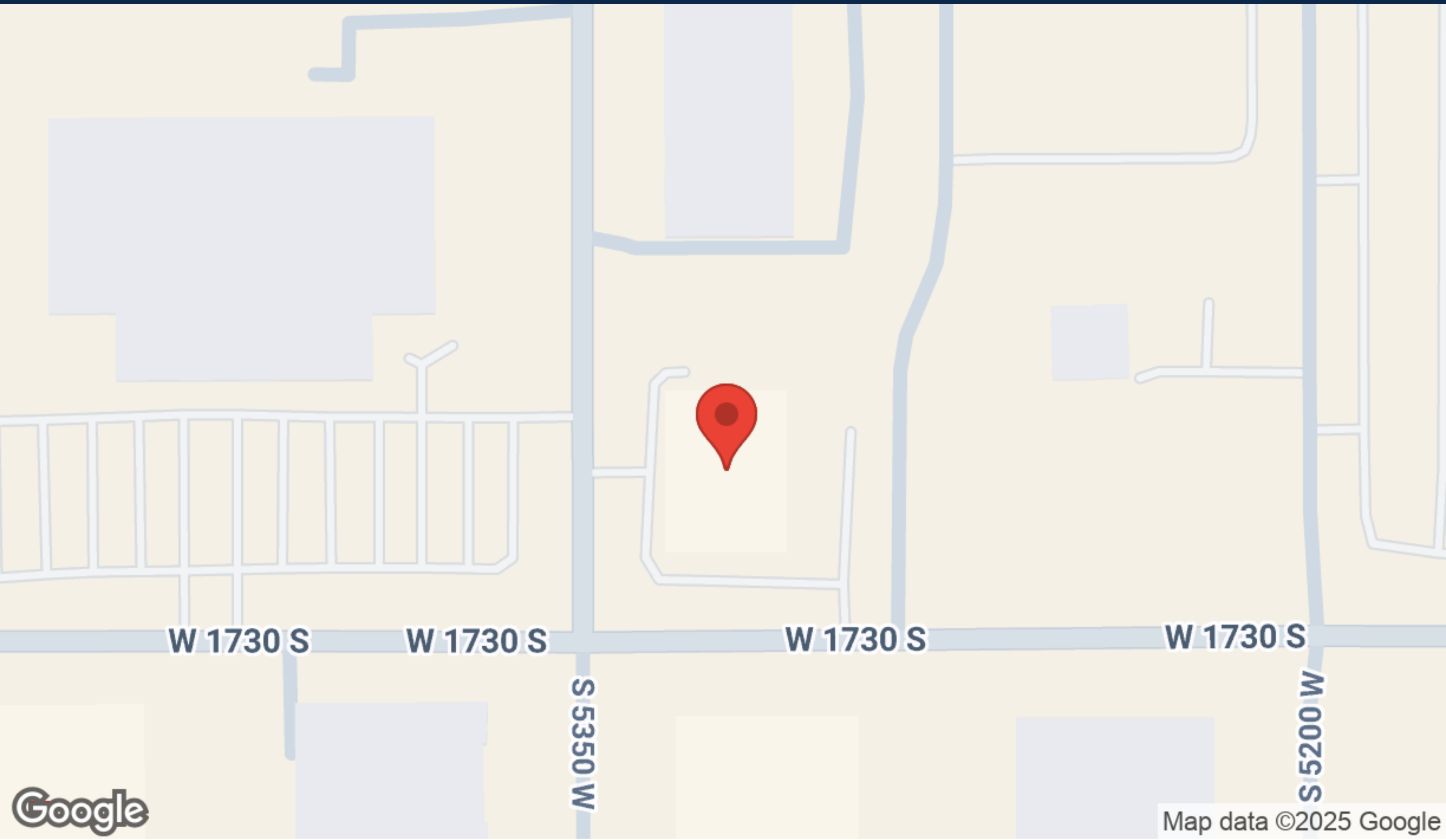

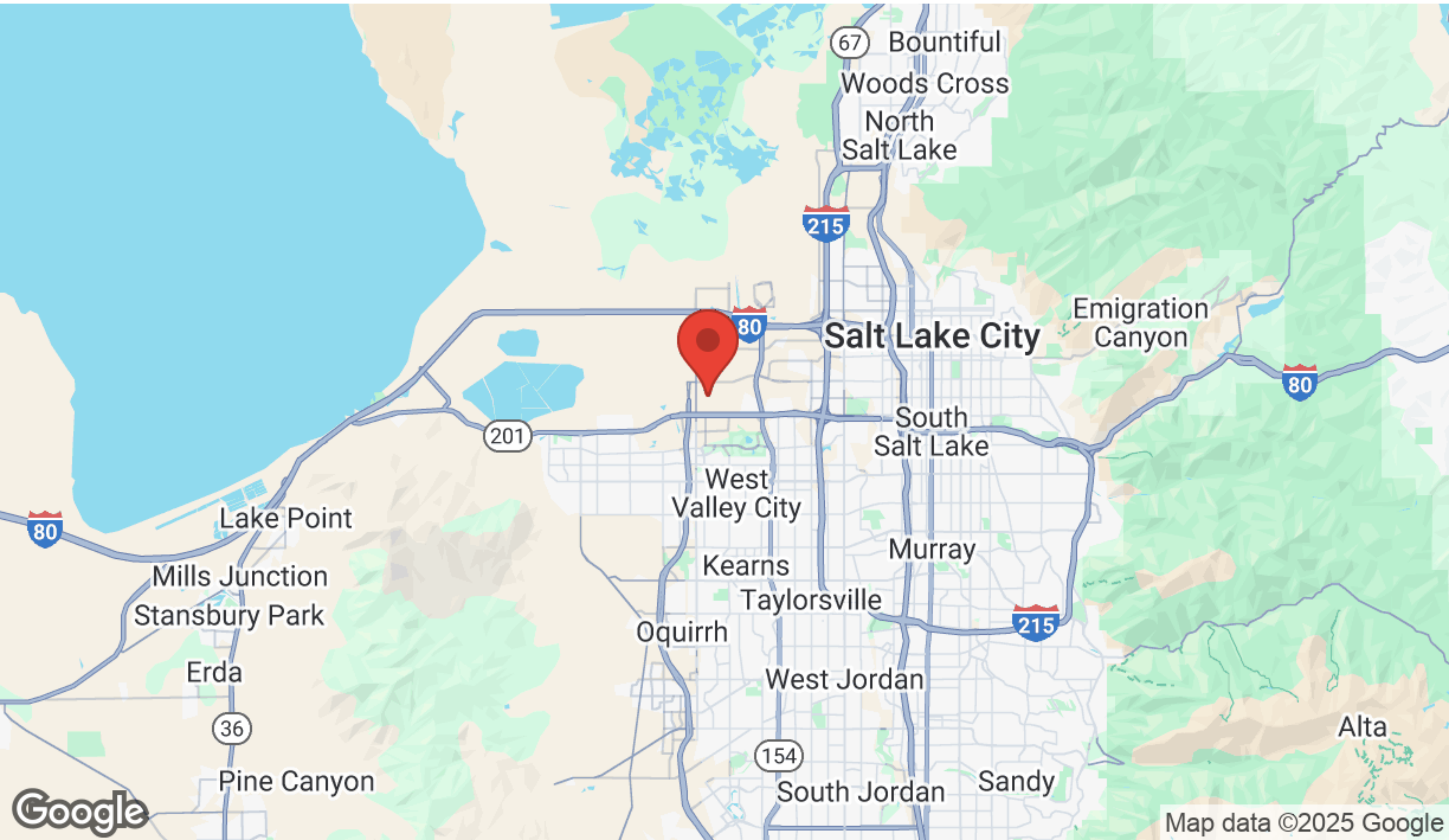

REGIONAL MAP

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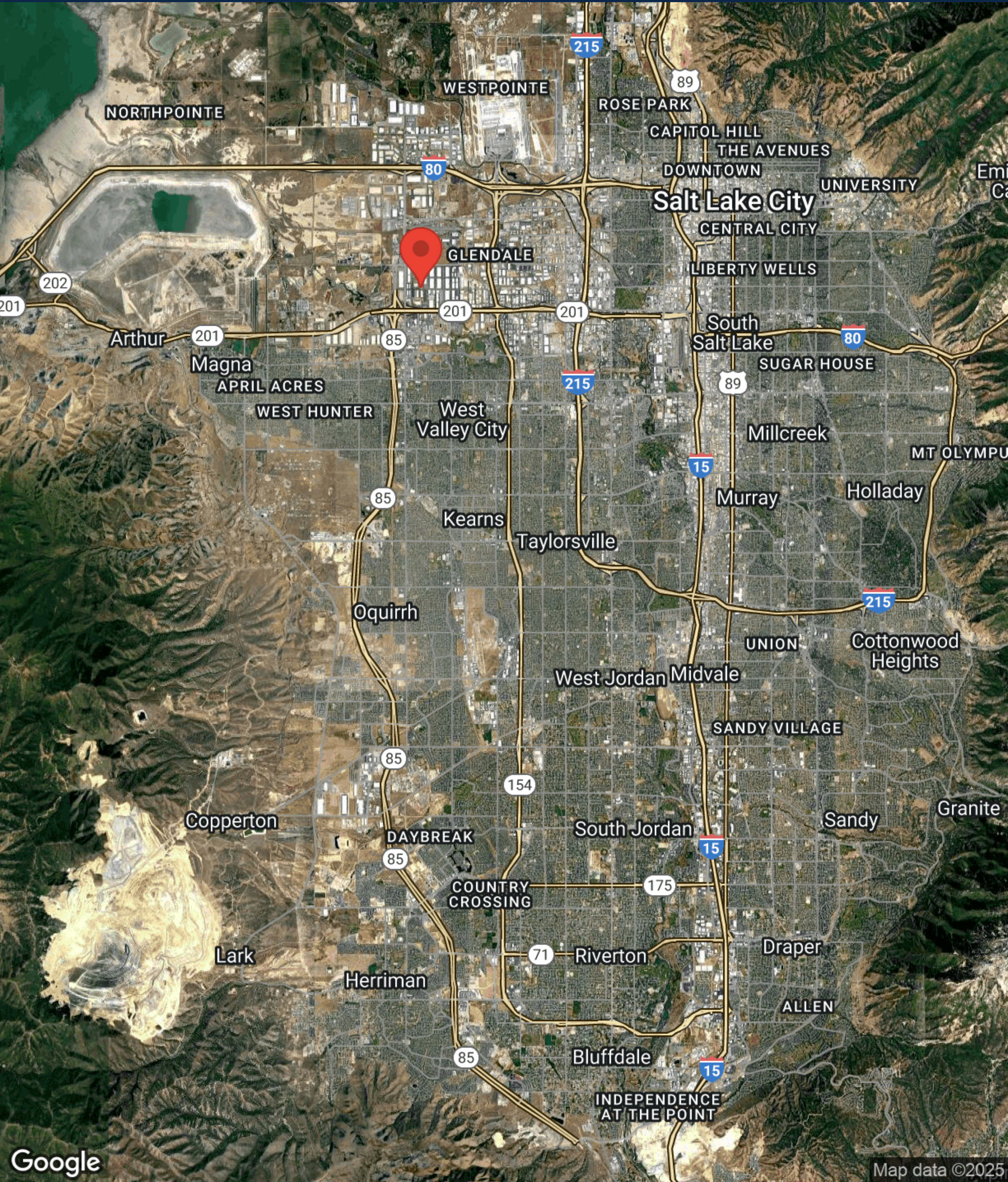

AERIAL MAP

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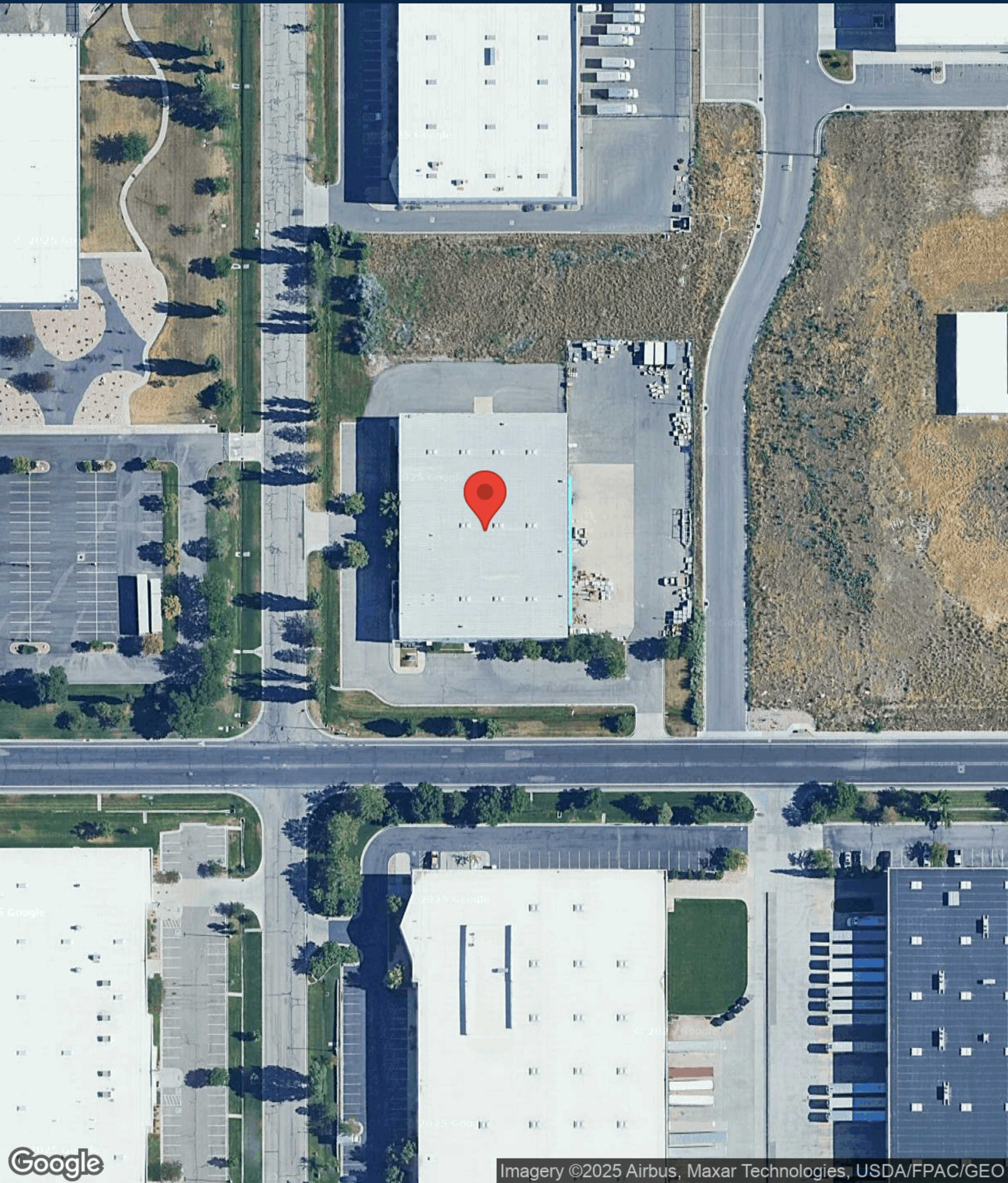

BUSINESS MAP

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DEMOGRAPHICS

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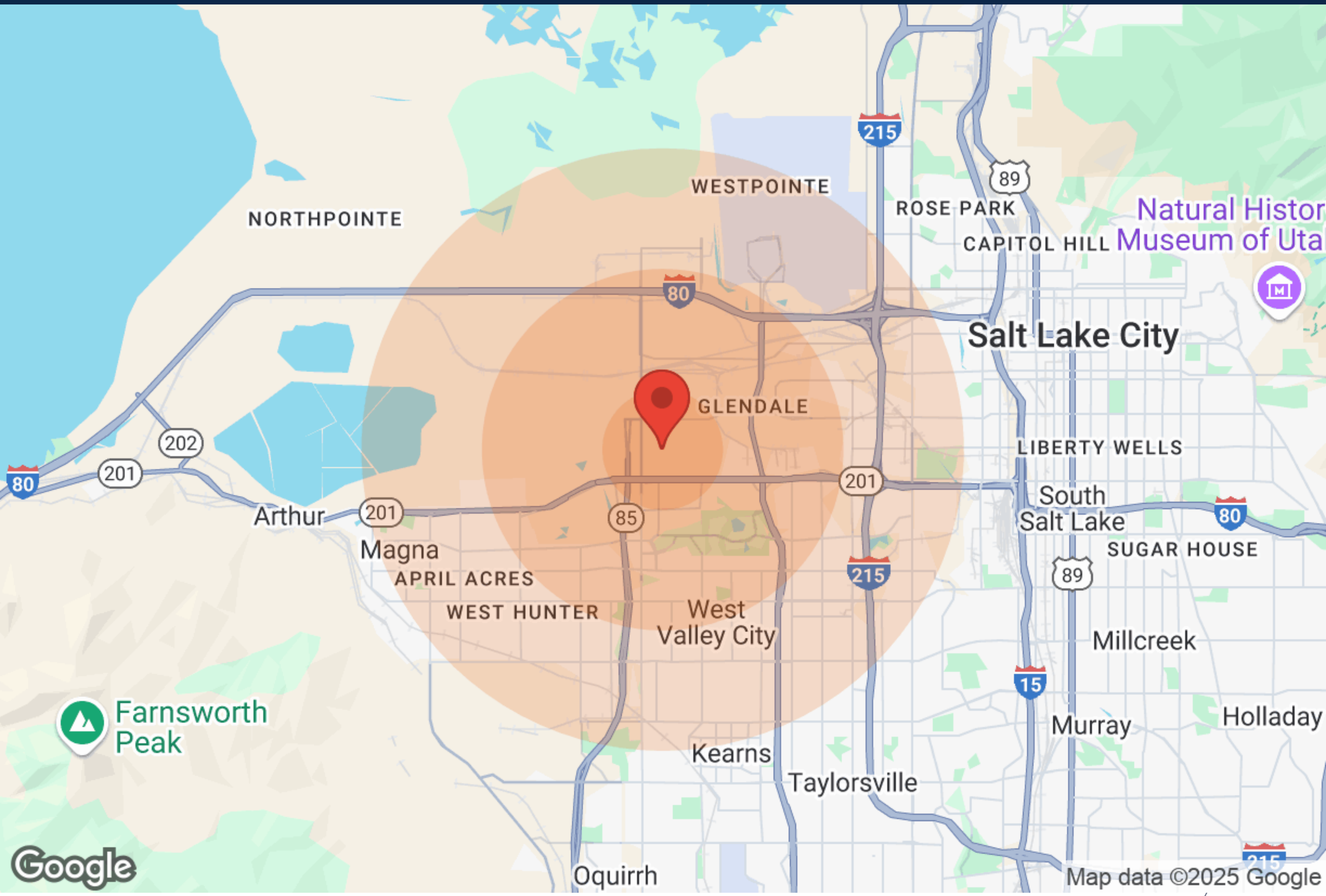


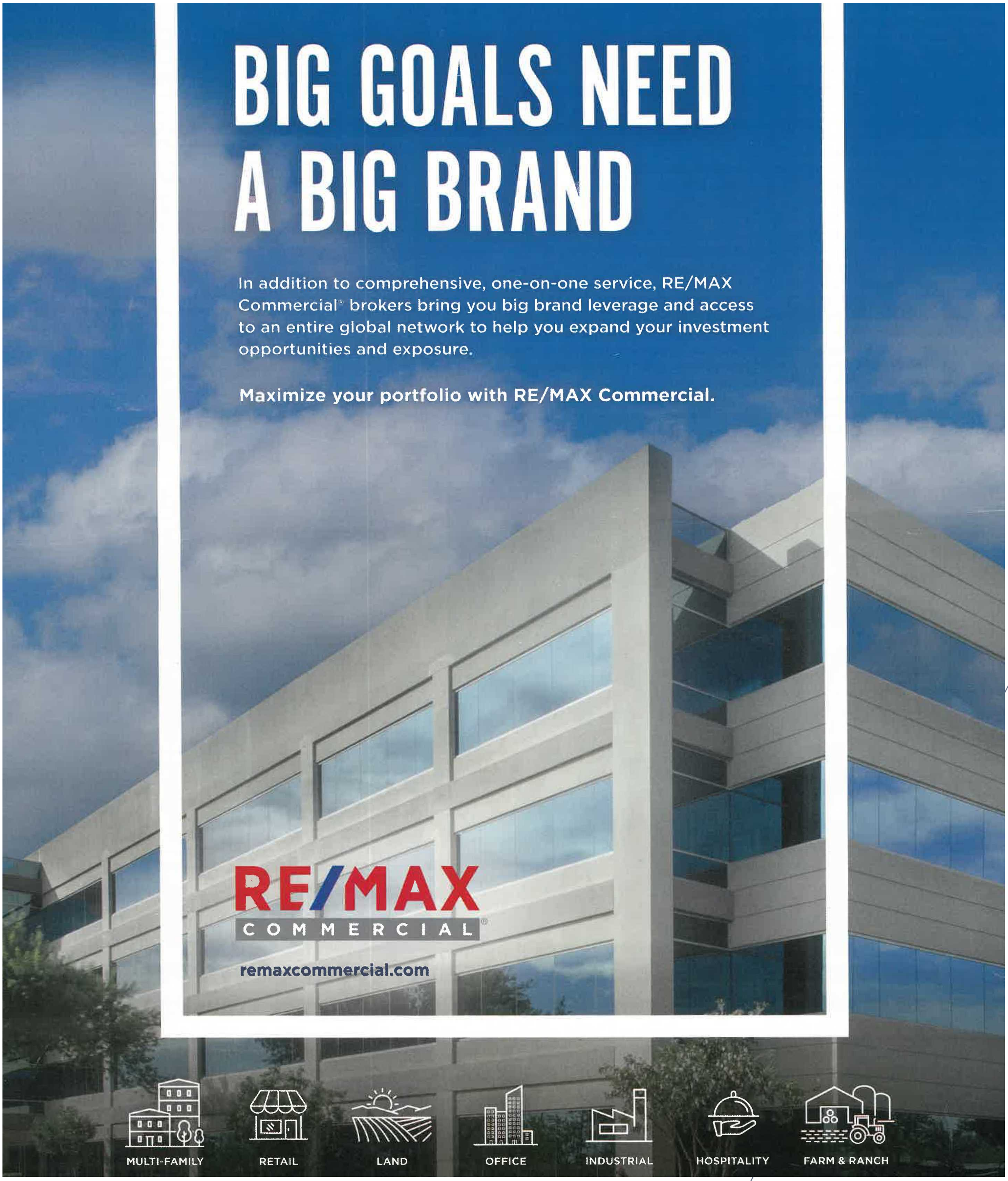
Population	1 Mile	3 Miles	5 Miles
Male	N/A	17,676	87,431
Female	N/A	17,450	84,989
Total Population	N/A	35,126	172,420

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	10,617	49,779
Ages 15-24	N/A	5,966	28,622
Ages 25-54	N/A	14,029	67,566
Ages 55-64	N/A	2,567	13,487
Ages 65+	N/A	1,947	12,966

Race	1 Mile	3 Miles	5 Miles
White	N/A	22,379	112,943
Black	N/A	406	2,527
Am In/AK Nat	N/A	146	1,117
Hawaiian	N/A	1,099	5,204
Hispanic	N/A	14,061	68,769
Multi-Racial	N/A	19,004	90,738

Income	1 Mile	3 Miles	5 Miles
Median	N/A	$62,915	$54,933
< $15,000	N/A	566	4,275
$15,000-$24,999	N/A	855	4,878
$25,000-$34,999	N/A	940	5,742
$35,000-$49,999	N/A	1,502	8,200
$50,000-$74,999	N/A	2,422	11,952
$75,000-$99,999	N/A	1,937	7,716
$100,000-$149,999	N/A	1,004	4,705
$150,000-$199,999	N/A	60	711
> $200,000	N/A	111	379

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	9,169	49,999
Occupied	N/A	8,814	47,892
Owner Occupied	N/A	6,723	34,137
Renter Occupied	N/A	2,091	13,755
Vacant	N/A	355	2,107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A BIG BRAND
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