



Centennial, Industrial

FOR LEASE | INDUSTRIAL
4228 W 1730 S Salt Lake City, UT 84104

28,800 SF Warehouse on 4.74 Acres



Specifications

Total Building Size	28,800 SF
Warehouse	26,000 SF
Office	2,800 SF
Land Size	4.74 Acres
Zoning	M-1
Power	480 Volt 3 Phase 800 AMP
Clear Height	25' 3"
Lighting	LED fluorescent lights with occupancy sensors
Grade Level Doors	(1) 20' x 16' (3) 18' x 16' (2) 16' x 16'
Parking	36 parking stalls
Yard	Fully paved, fenced, and gated yard (±3 Acres)
Crane	Overhead bridge crane 6 Ton capacity 20' Hook height
Railroad	Potential rail spur

Lease Rate

	Square Feet	Price	Base Rent	NNN Rate	NNN Amt	Total
Warehouse	26,000	\$0.65	\$16,900.00	\$0.13	\$3,380.00	\$20,280.00
Office	2,800	\$1.00	\$2,800.00	\$0.13	\$364.00	\$3,164.00
Yard (3 Acres)	130,680	\$0.05	\$6,534.00			\$6,534.00
Total			\$26,234.00		\$3,744.00	\$29,978.00

Floor Plan









