

For Sale
\$2,800,000

High Image Office Warehouse Visible to I-15

3180 South 460 West • Salt Lake City, Utah



PROPERTY INFORMATION:

- Total Size: 33,676 SF
 - Total Office: 5,413 SF
 - Main Floor Office: 3,110 SF
 - 2nd Floor Office: 2,303 SF
 - Sturdy Mezzanine: 3,760 SF
 - Warehouse: 24,503 SF
- Ceiling: 18'-27'
- Doors:
 - (2) 9' x 9' DH (electric) w/in-pit levelers
 - (2) 14' x 12' GL (electric)
 - (3) 10' x 10' GL (electric)
- Power: 400 amps/208V/3 phase
- Land: 1.43 acres
- 2010 Taxes: \$18,054.23
- Year Built: 2008
- Visibility to I-15
- Large sign pole (electronic 5' x 16' LED message center, \$80,000 value)
- Fully fenced - paved yard
- (2) docks with in-pit levelers
- All overhead doors have electronic openers



COMMENTS:

- Beautifully landscaped
- Elevator
- High load capacity mezzanine
- Large showroom or open area
- Ample parking - 46 striped stalls
- Fire sprinkled

For additional information, please contact:

BOB MILLS
801.303.5551
bmills@comre.com

JOSH MILLS
801.303.5454
jmills@comre.com

©2013, Commerce Real Estate Solutions. Disclaimer: The above information is given with the obligation that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through Commerce Real Estate Solutions. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other encumbrances, withdrawal without notice, and to any special listing conditions imposed by the seller. Prospective buyers should conduct their own due diligence. Some aerial photography by DigitalGlobe or Aerials Express.
path: Delphi\Gigas\1 - Projects\Mills, B\1 - Flyers\3180s460w



COMMERCE
REAL ESTATE SOLUTIONS • COMRE.COM
INDEPENDENTLY OWNED AND OPERATED

170 South Main Street, Suite 1600 | Salt Lake City, Utah 84101
Tel 801-322-2000 • Fax 801-322-2040 • comre.com

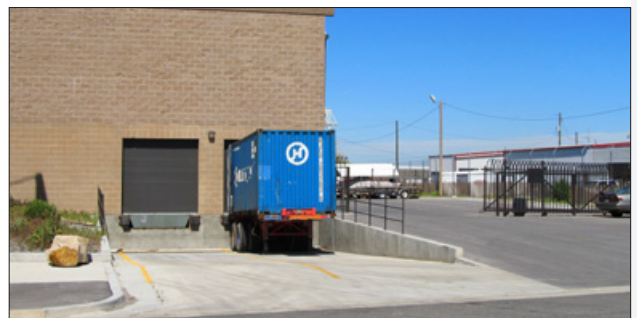
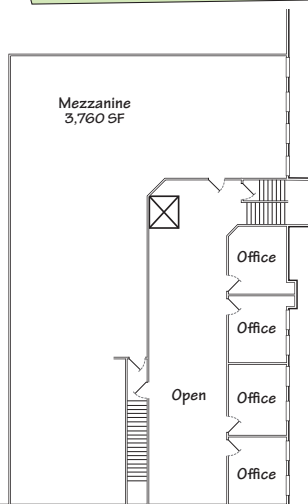
High Image Office Warehouse Visible to I-15

3180 South 460 West • Salt Lake City, Utah

SITE PLAN & MAIN FLOOR



SECOND FLOOR



For additional information, please contact:

BOB MILLS
801.303.5551
bmills@comre.com

JOSH MILLS
801.303.5454
jmills@comre.com

©2013, Commerce Real Estate Solutions. Disclaimer: The above information is given with the obligation that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through **Commerce Real Estate Solutions**. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other encumbrances, withdrawal without notice, and to any special listing conditions imposed by the seller. Prospective buyers should conduct their own due diligence. Some aerial photography by DigitalGlobe or Aerials Express.
path: Delphi\Gigas\1 - Projects\Mills, B1 - Flyers\3180s460w



170 South Main Street, Suite 1600 | Salt Lake City, Utah 84101
Tel 801-322-2000 • Fax 801-322-2040 • comre.com