

1874 S. Pioneer Road,  
Salt Lake City, UT 84104

## FOR LEASE

- **VERSATILE INDUSTRIAL**
  - DISTRIBUTION
  - MANUFACTURING
  - WAREHOUSE
  - OFFICE
- **20,770 SF – 68,996 SF**
- **5.1 ACRES (3.6 ACRE YARD)**



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*Pio*UTLLC





**\$0.97/SF NNN**

### LEASE OVERVIEW

- ✓ Warehouse, Manufacturing, R&D, Office
- ✓ 67,091 SF Warehouse and 1,905 SF Office
- ✓ Easy Access to I-215 and SR 201
- ✓ 8 Drive-in Doors and 2 Dock-High Doors with Levelers
- ✓ Column Spacing 19'5"
- ✓ 3,000 Amps of 208/480 Volt
- ✓ 5 Ton Bridge Crane
- ✓ Truck/Trailer Parking

**CAM/SF**

**ZONING**

**CLEAR HEIGHT**

**YARD**

**\$0.18**

**M-1**

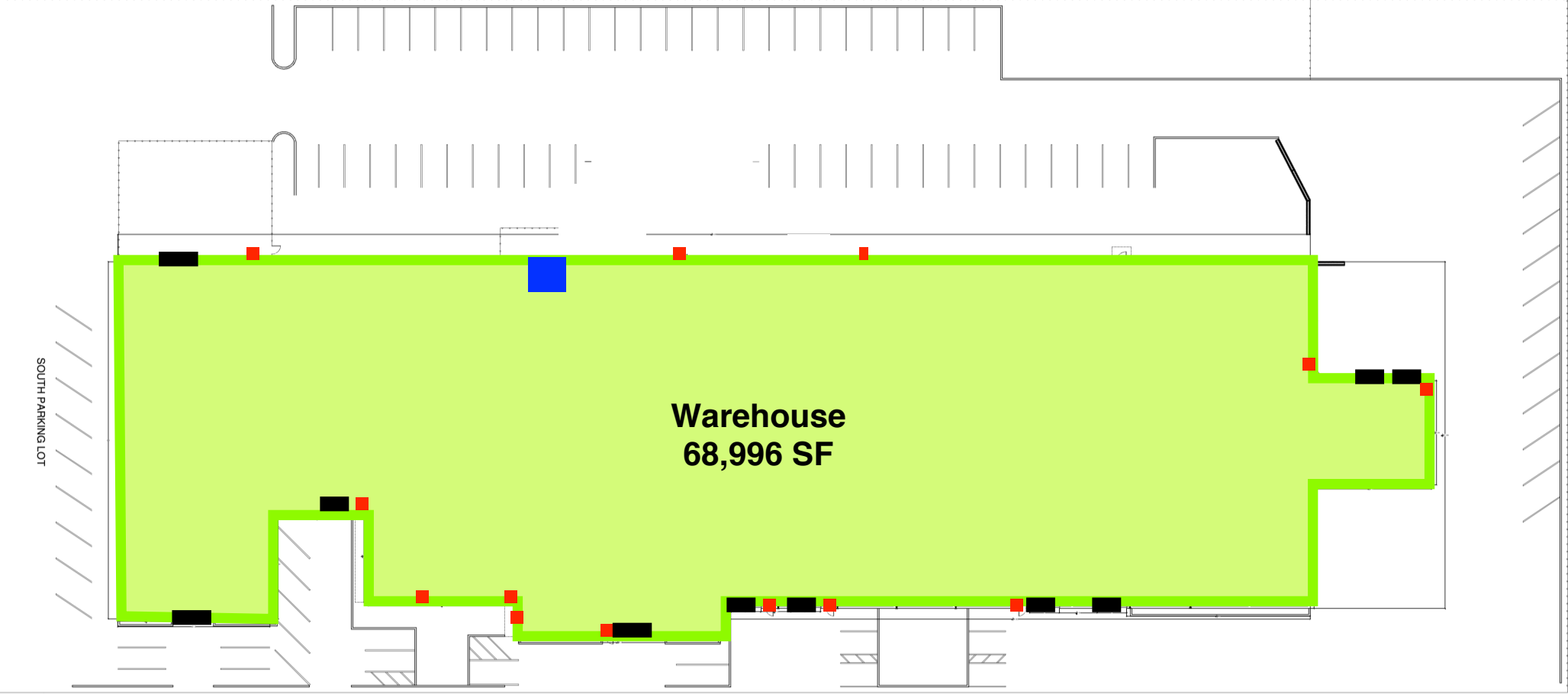
**14'-17'**

**3.6 acre**

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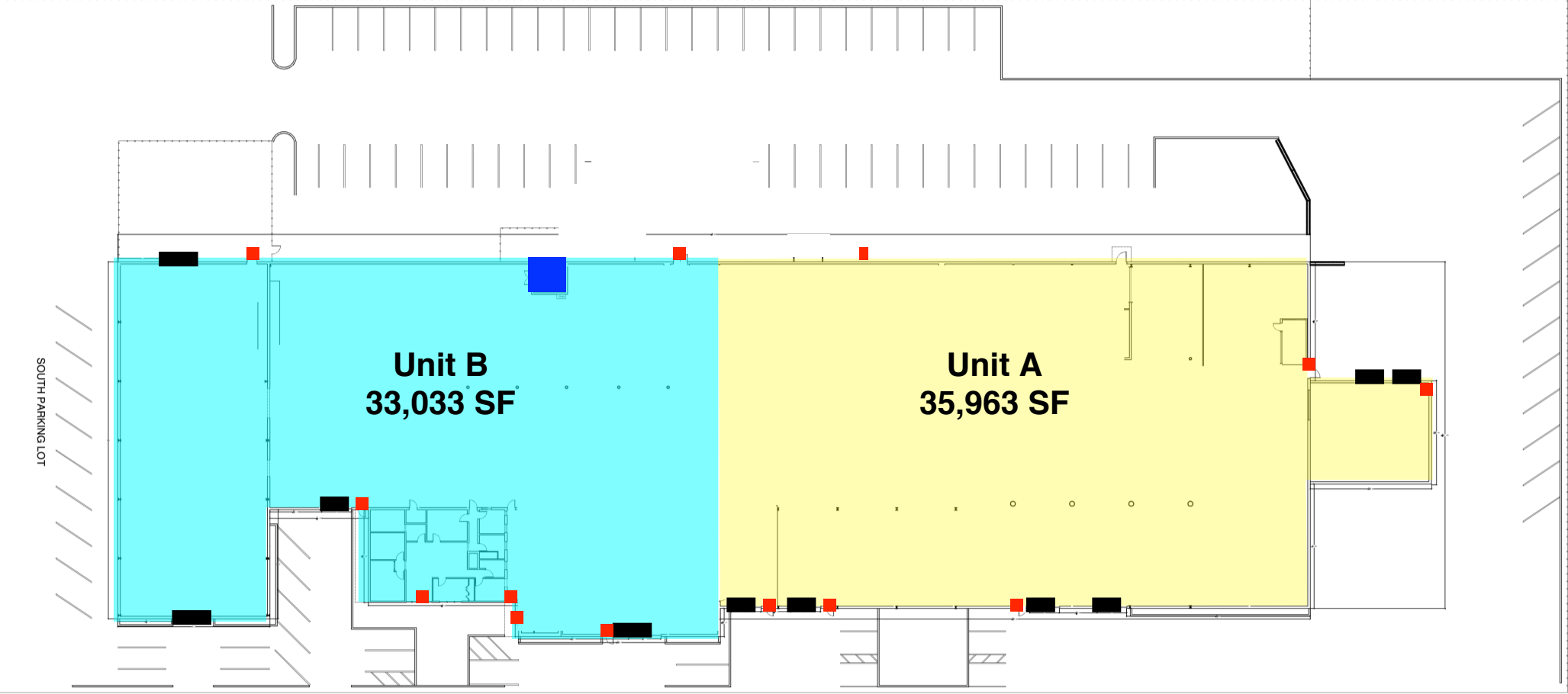
# Option 1

- Common Area (electrical)
- Existing Personnel Doors (12)
- Existing Overhead Doors (10)



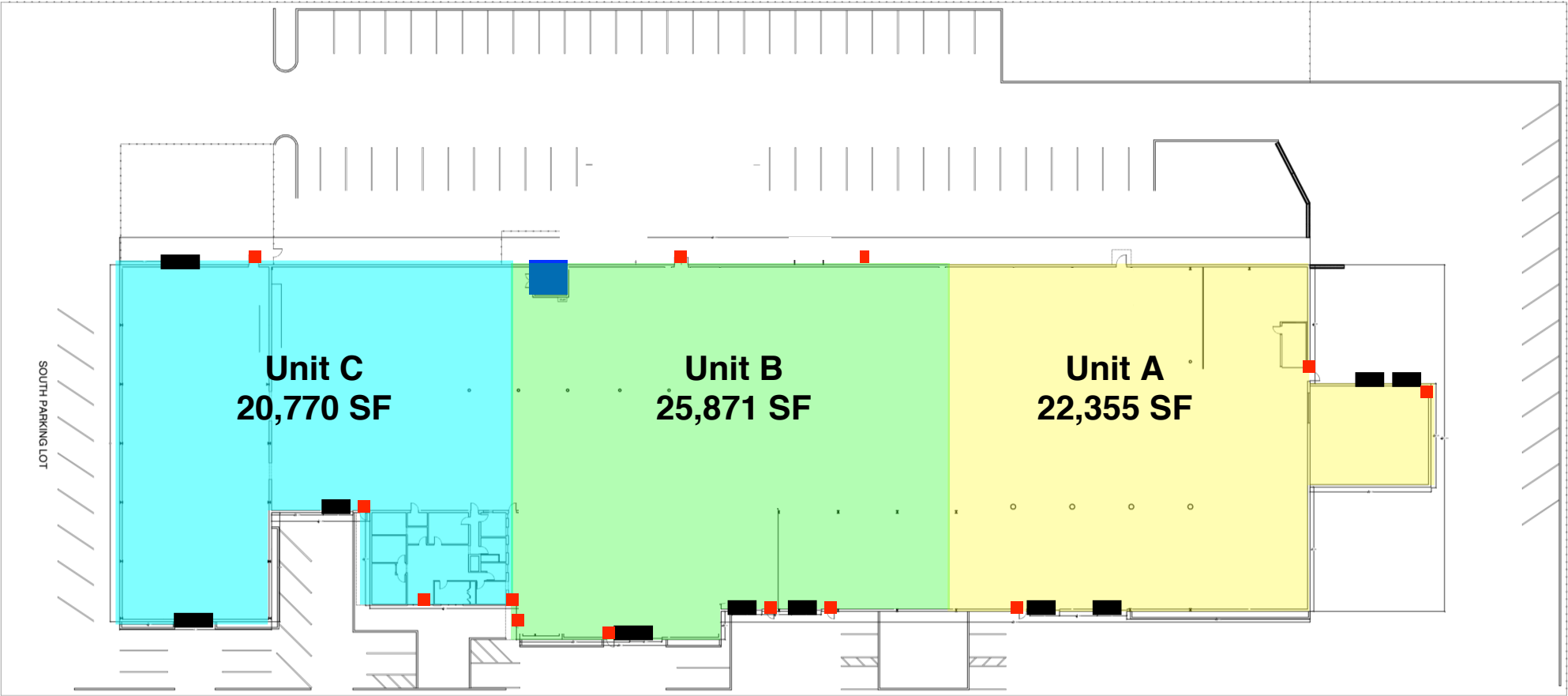
# Option 2

- Common Area (electrical)
- Existing Personnel Doors (12)
- Existing Overhead Doors (10)



# Option 3

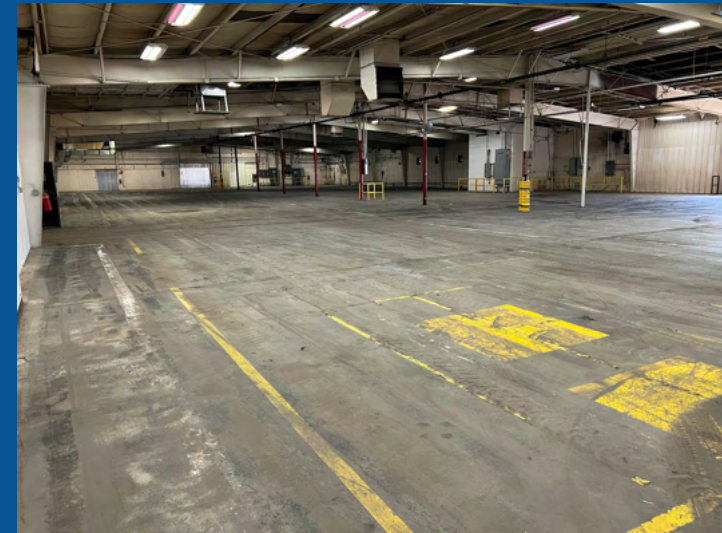
- Common Area (electrical)
- Existing Personnel Doors (12)
- Existing Overhead Doors (10)







## PROPERTY SUMMARY







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