

FOR SALE OR LEASE

Retail/Industrial Flex

215 North Redwood Road Unit 2 | North Salt Lake | Utah | 84054

Sale Price: \$775,000

Lease Rate: \$.89/sq. ft. NNN



Property Information

- 4,426 sq. ft. total available
 - 1,505 sq. ft. of warehouse
 - 1,505 sq. ft. showroom/main level office
 - 1,416 sq. ft. showroom/office 2nd floor
- (1) GL Door 10' x 12'
- 16' Clear Height
- 3 Phase 100A 120/208v
- Attractive Storefront Glass
- Exceptional visibility on Redwood Road
- Strong Established Trade Area
- 11,000 AADT 2023 on Redwood Road
- 1 mile from I-215; 3 miles from I-15
- Zoned CG

Demographics	2 Mile	5 Mile	10 Mile
2024 Population	26,403	115,074	329,855
2024 Households	8,633	38,502	127,973
2024 Median HH Income	\$83,550	\$79,192	\$70,586

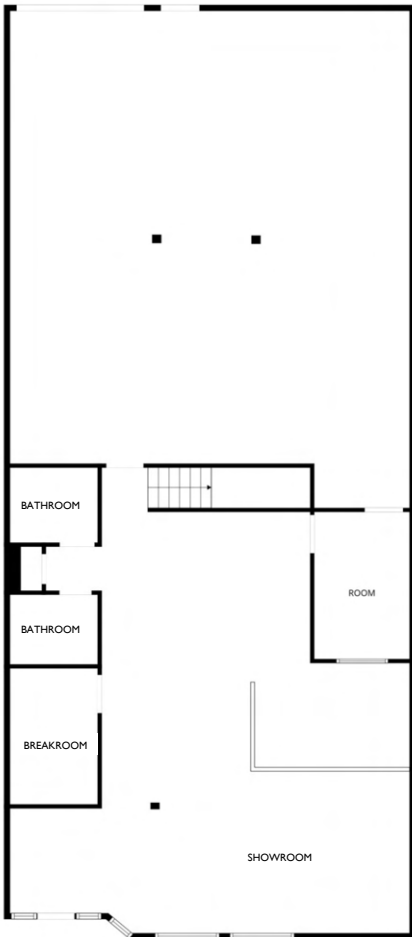
CONTACT:

Stew Knight
801.913.4990
stew@knirea.com
[knirea.com](https://www.knirea.com)

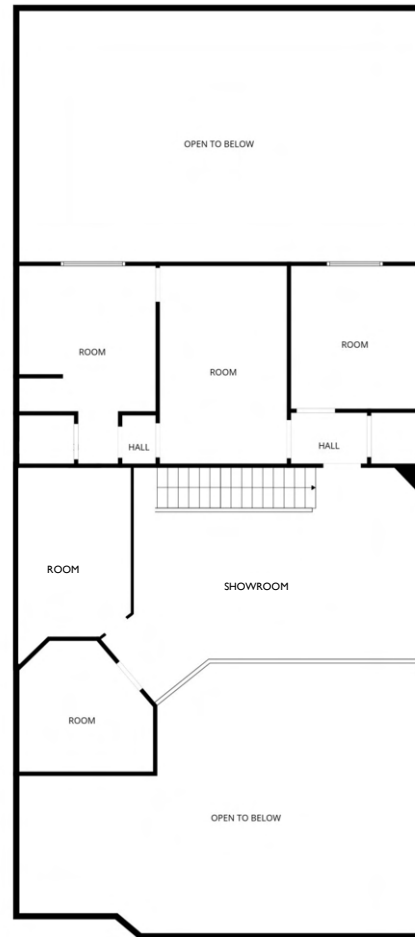
KREA
Knight Real Estate Advisors

215 North Redwood Road, Unit 2 North Salt Lake

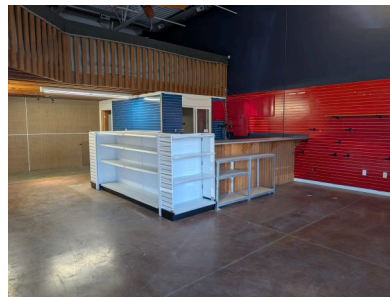
10 x12 GL



MAIN FLOOR



2ND FLOOR



CONTACT:

Stew Knight
801.913.4990
stew@knirea.com
knirea.com

KREA
Knight Real Estate Advisors

215 North Redwood Road, Unit 2 North Salt Lake



CONTACT:

Stew Knight
801.913.4990
stew@knirea.com
knirea.com

KREA
Knight Real Estate Advisors