

# FOR LEASE

Lease Rate: \$1,563/month NNN

## Office Warehouse

230 West 2855 South | South Salt Lake | Utah 84115



### Property Information:

- 1,251 sq. ft. total
  - 405 sq. ft. office
  - 846 sq. ft. warehouse/production
- (1) 10' x 10' GL Door
- 14' Clear Height
- Great Central Salt Lake Valley location
- Easy Access to I-15 and I - 80
- Single Phase
- Reception, 1 office, and 2 restrooms
- Near the UTA TRAX Millcreek Station

Demographics	2 Mile	5 Mile	10 Mile
Population			
2023	51,539	390,374	882,065
Households			
2023	19,868	152,090	307,485
Average Household Income			
2023	\$69,991	\$86,172	\$94,706

### CONTACT:

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knirea.com

**KREA**  
Knight Real Estate Advisors



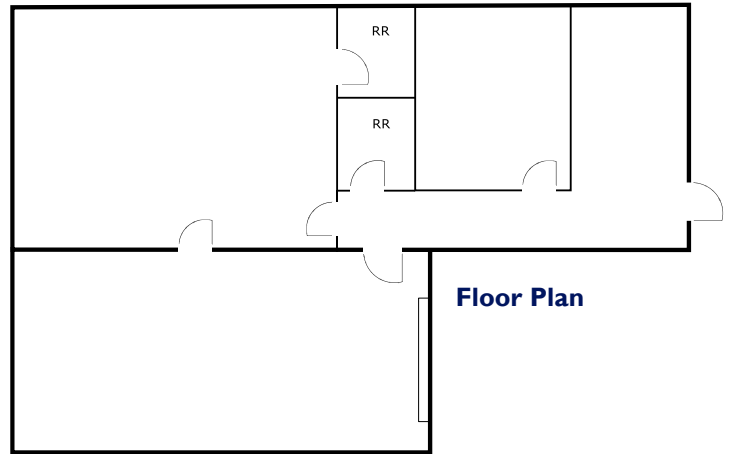
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### Drive Time and Distance From Site:

1-80 at State Street:	2.0 minutes.	1.2 miles
1-80 and I-15 at 2100 South:	1.5 minutes.	1.1 miles
1-15 at 3300 South:	1.35 minutes.	.7 miles



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