

2300

South Main Street

South Salt Lake, UT 84115

Manufacturing Building For Sale

\$18.5M

Ideal for Owner-User

93,833 SF

77,837 SF Warehouse | 15,960 Office



cresa

Property Highlights

- 93,833 SF freestanding building on 3.57 acres
- Significantly renovated in 2020
- Occupied by nutraceutical company (will vacate Q3 2024)
- 15,960 SF of HQ-caliber corporate office
- 77,837 SF of warehouse, production, lab, clean room, and distribution space
- HVAC, pneumatic systems, skylights, and insulated walls throughout warehouse
- Automated inventory system, racking, forklifts, and other FF&E available
- 8 dock-high loading doors and 3 grade-level doors
- 83 lined parking stalls
- Up to 36' clear height
- Fully sprinklered (wet system)
- 2,000a 277/480v 3p
- 70% of HVAC equipment less than 5 years old



93,883 SF
Available SF

**Seller to vacate in
Q3 2024**
Availability

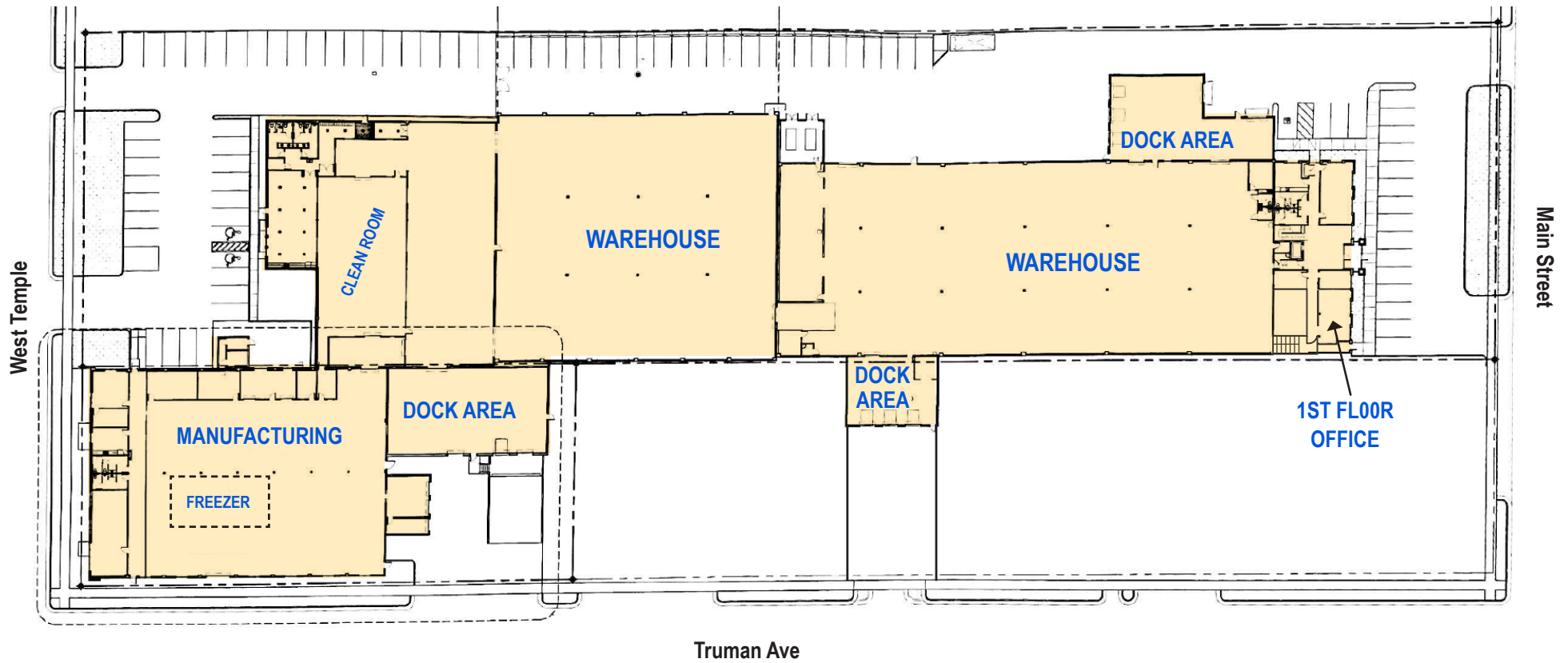
\$18.5M (\$197/SF)
Asking Price



Cresa is pleased to showcase
2300 SOUTH MAIN STREET,
a stand-alone facility spanning over 93,883+
square feet and located in the heart of Salt Lake
Valley

This property boasts a prime location with
convenient access to two major interstates (I-15
and I-80), a 13-minute drive to SLC International
Airport, and is walking distance to the Central
Pointe Station on the TRAX light rail system.

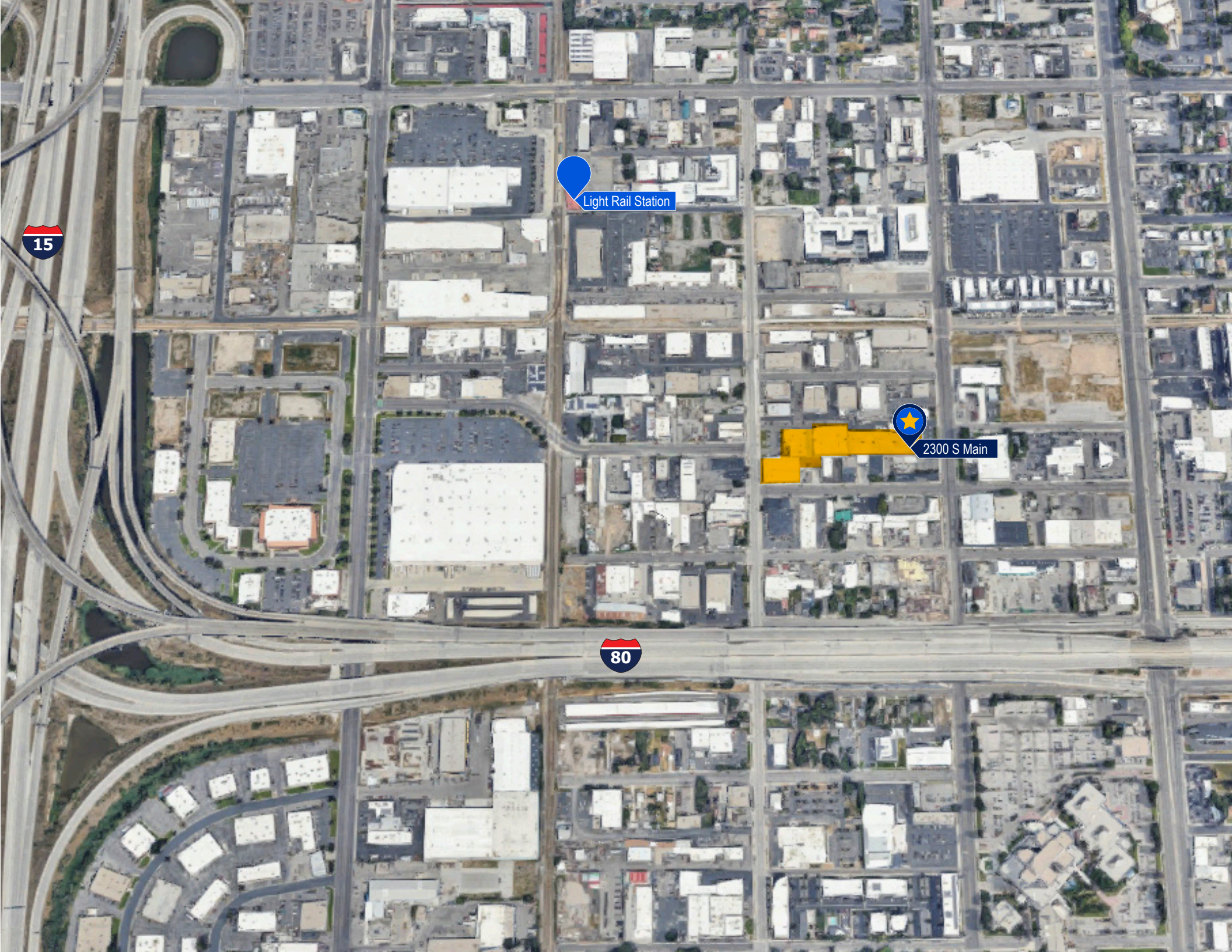
Floor Plan





Light Rail Station

2300 S Main





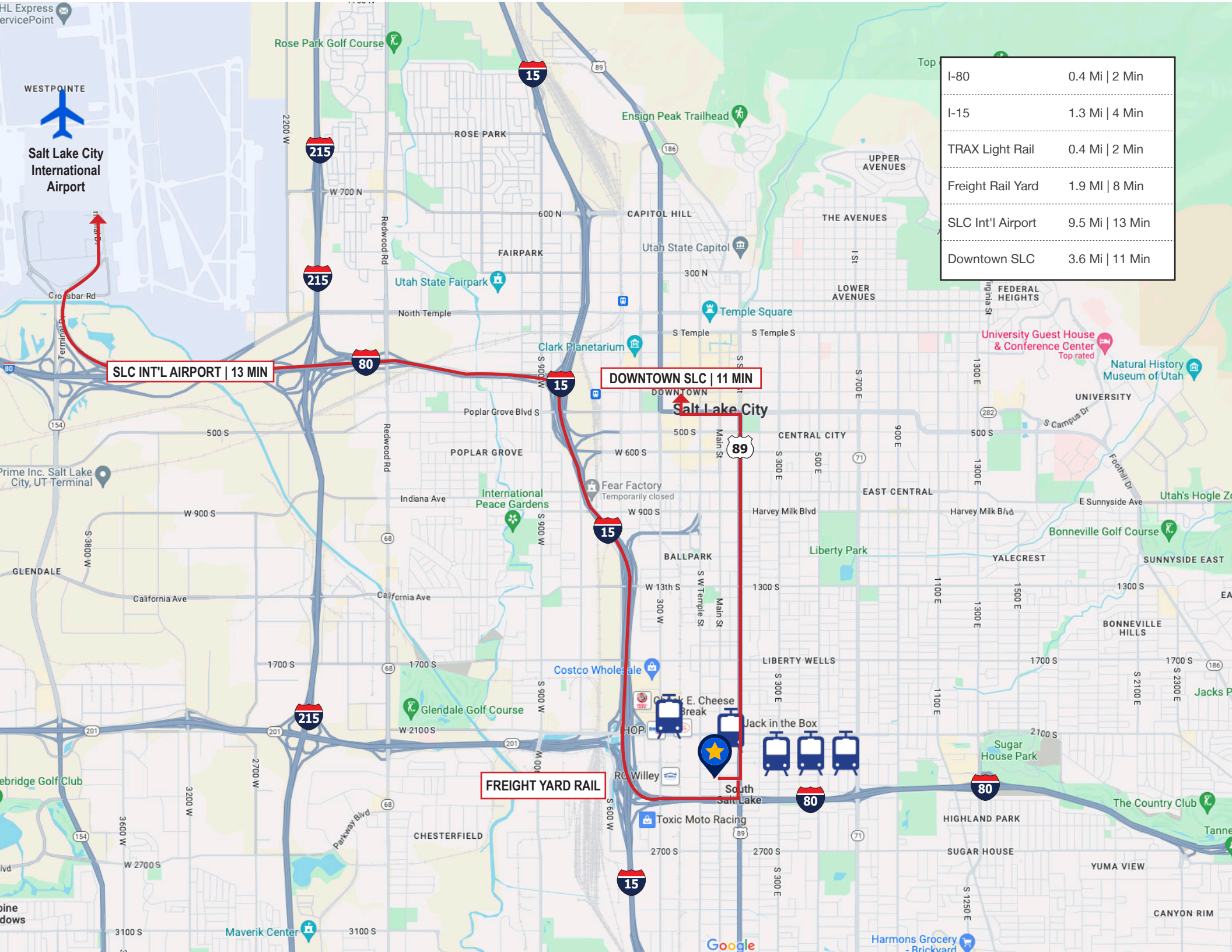
Salt Lake City International Airport

SLC INT'L AIRPORT | 13 MIN

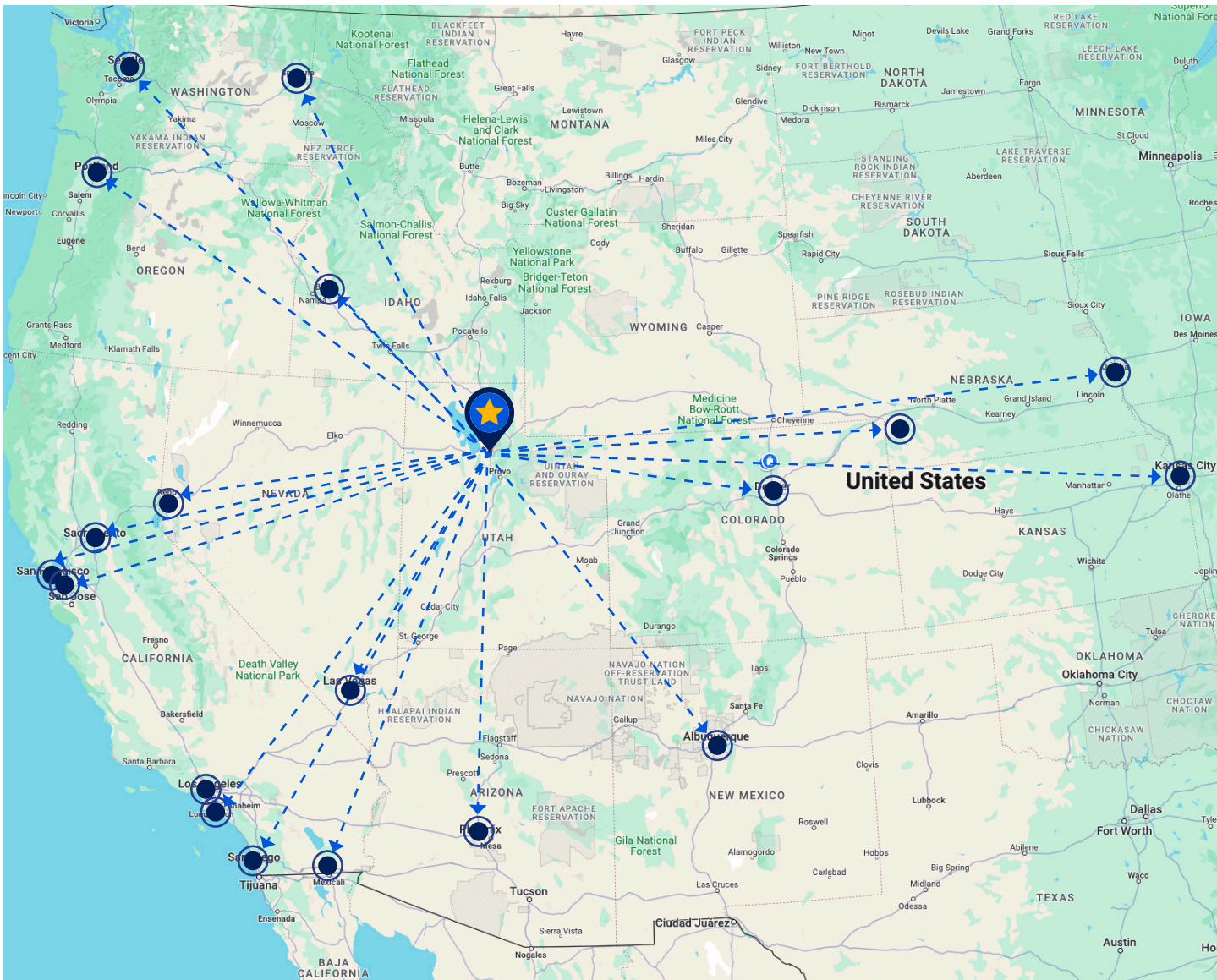
DOWNTOWN SLC | 11 MIN

FREIGHT YARD RAIL

I-80	0.4 Mi 2 Min
I-15	1.3 Mi 4 Min
TRAX Light Rail	0.4 Mi 2 Min
Freight Rail Yard	1.9 MI 8 Min
SLC Int'l Airport	9.5 Mi 13 Min
Downtown SLC	3.6 Mi 11 Min



Access



Spokane, WA	715 Mi 10 Hr 46 Min
Seattle, WA	832 Mi 12 Hr 43 Min
Portland, OR	769 Mi 11 Hr 29 Min
Boise, ID	342 Mi 5 Hr
Reno, NV	517 Mi 7 Hr 32 Min
Sacramento, CA	690 Mi 10 Hr 58 Min
San Francisco, CA	820 Mi 13 Hr 20 Min
Oakland, CA	814 Mi 13 Hr 15 Min
Los Angeles, CA	686 Mi 10 Hr 23 Min
Long Beach, CA	703 Mi 10 Hr 41 Min
Las Vegas, NV	418 Mi 6 Hr 17 Min
San Diego, CA	747 Mi 11 Hr 20 Min
El Centro, CA	726 Mi 11 Hr 38 Min
Phoenix, AZ	660 Mi 10 Hr 51 Min
Tucson, AZ	771 Mi 12 Hr 23 Min
Albuquerque, NM	595 Mi 10 Hr 17 Min
Denver, CO	515 Mi 7 Hr 46 Min
Kansas City, MO	1,072 Mi 15 Hr 40 Min
Imperial, NE	664 Mi 10 Hr 5 Min
Omaha, NE	930 Mi 13 Hr 30 Min

Office



Warehouse



Manufacturing



Salt Lake County | Demographics



Salt Lake County is bordered on the east and west by towering mountains, and on the north by the Great Salt Lake. Within the county sits Salt Lake City, the capitol city of the State of Utah. Utah was named the No. 1 best state overall for 2023 by U.S. News and World Report.

Situated at the convergence of major railroads and Interstate highways, Salt Lake County is known as the "Crossroads of the West". Located equal distances (roughly one day's drive-time) from all Western US markets, Salt Lake County is an exceptional manufacturing/distribution location. Also, with world-class skiing and numerous other outdoor activity opportunities, the metropolitan area has one of the highest quality-of-life ratings of anywhere in the United States.

742.07

SQUARE MILES

1,186,257

POPULATION

71.9%

WORK FORCE
(highest in the country)

33.7%

BACHELOR'S DEGREE

\$440K

AVG HOME VALUE

\$90K

AVG HOUSEHOLD INCOME

33.2

MEDIAN AGE

34,648

TOTAL BUSINESSES

13

COLLEGES WITHIN COUNTY

cresa:~::~

2300

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For More Information

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