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PEAK COLLECTIVE
REAL ESTATE

KW COMMERCIAL

1920 S. 900 W. Salt Lake City, UT 84104



FOR SALE

19,220 SF M-1 ZONED INDUSTRIAL ON .79 AC
OWNER USER | WAREHOUSE WITH OFFICE SPACE

THE OFFERING

Peak Collective Real Estate is pleased to present the opportunity to purchase a strategically located industrial property located at **1920 South 900 West, Salt Lake City, UT.**

With approx 19,220 square feet situated on .79 acres, this property offers a mix of warehouse and office space, making it ideal for various businesses. Convenient freeway access ensures seamless transportation logistics.

The property is located in a highly desired M-1 industrial zoning, providing flexibility for a range of industrial, manufacturing and business uses. There is a fully fenced parking lot which can also be used as yard space. There are 3 restrooms in the building, a conference room, offices built out, reception area, and flexibility to easily remove the office space if more warehouse space is needed.

The warehouse has three 14x12 ft roll up overhead doors, 3 phase power with 1,200 amp service, 18 ft ceiling clearance heights, and mezzanine space.



INVESTMENT SUMMARY

Property Address 1920 S. 900 W.
Salt Lake City, UT 84104

List Price \$3,700,000

Price Per SF \$192.50

Total Building SF 19,220 SF

Land Size (AC) .79 AC

2023 Taxes \$19,566.37

Year Built 1999

Year Renovated 2023

Parcel Number 15-14-452-044



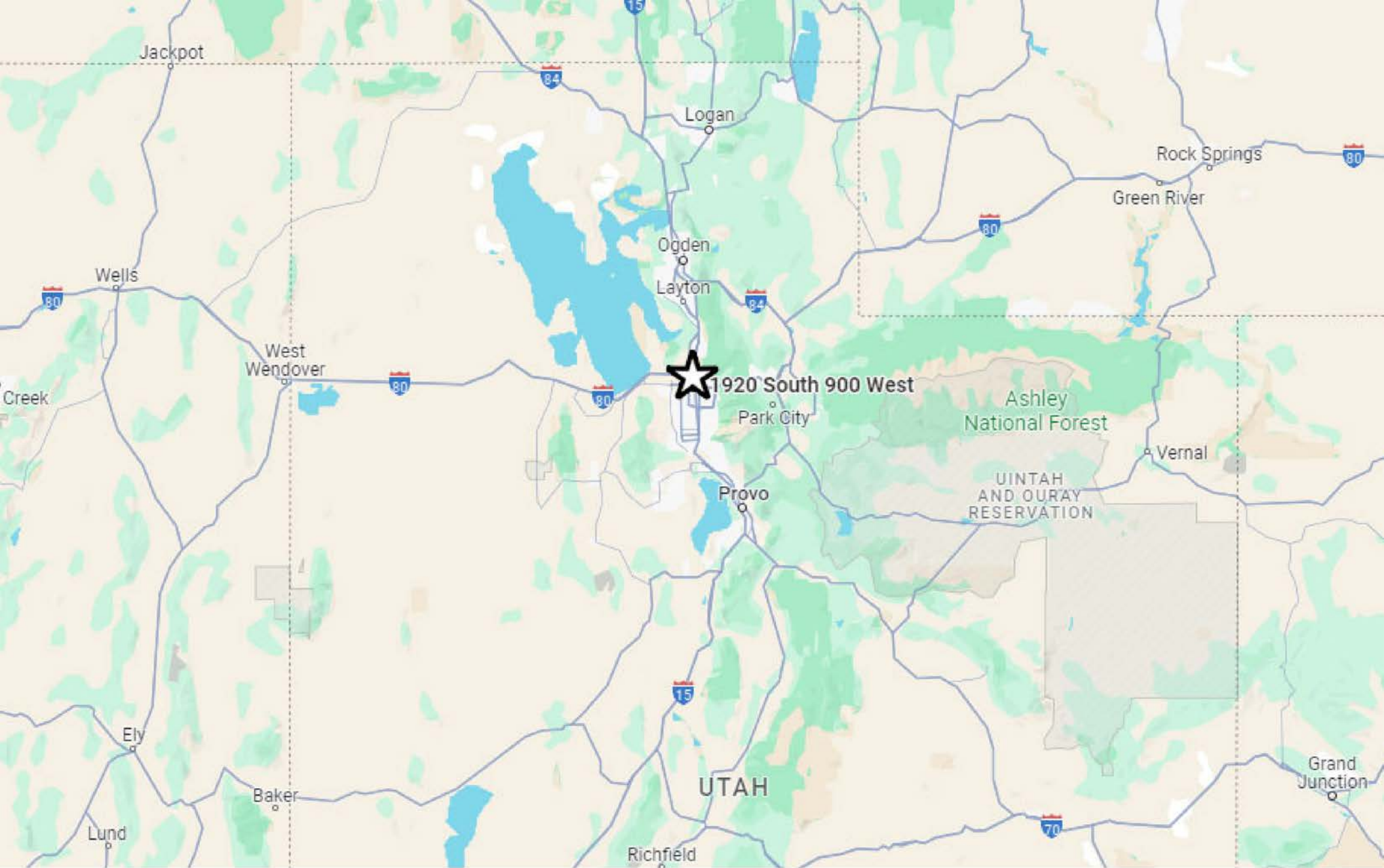
INVESTMENT HIGHLIGHTS

- M-1 Industrial Zoning
- Fully Customizable Office Space (no load bearing walls)
- Outstanding visibility
- 27 Parking Stalls
- Reception Area
- Conference Room
- Storage Room
- Break Room
- 3 Restrooms
- 3 Phase Power, 1200 AMP
- 3 - 14x12 FT Roll up Overhead Doors
- Fully Fenced and Paved Parking Lot
- Convenient Highway Access
- 7,000 Office SF
- 11,160 Warehouse SF
- 1,060 Mezzanine SF
- 18' Ceiling Clearance

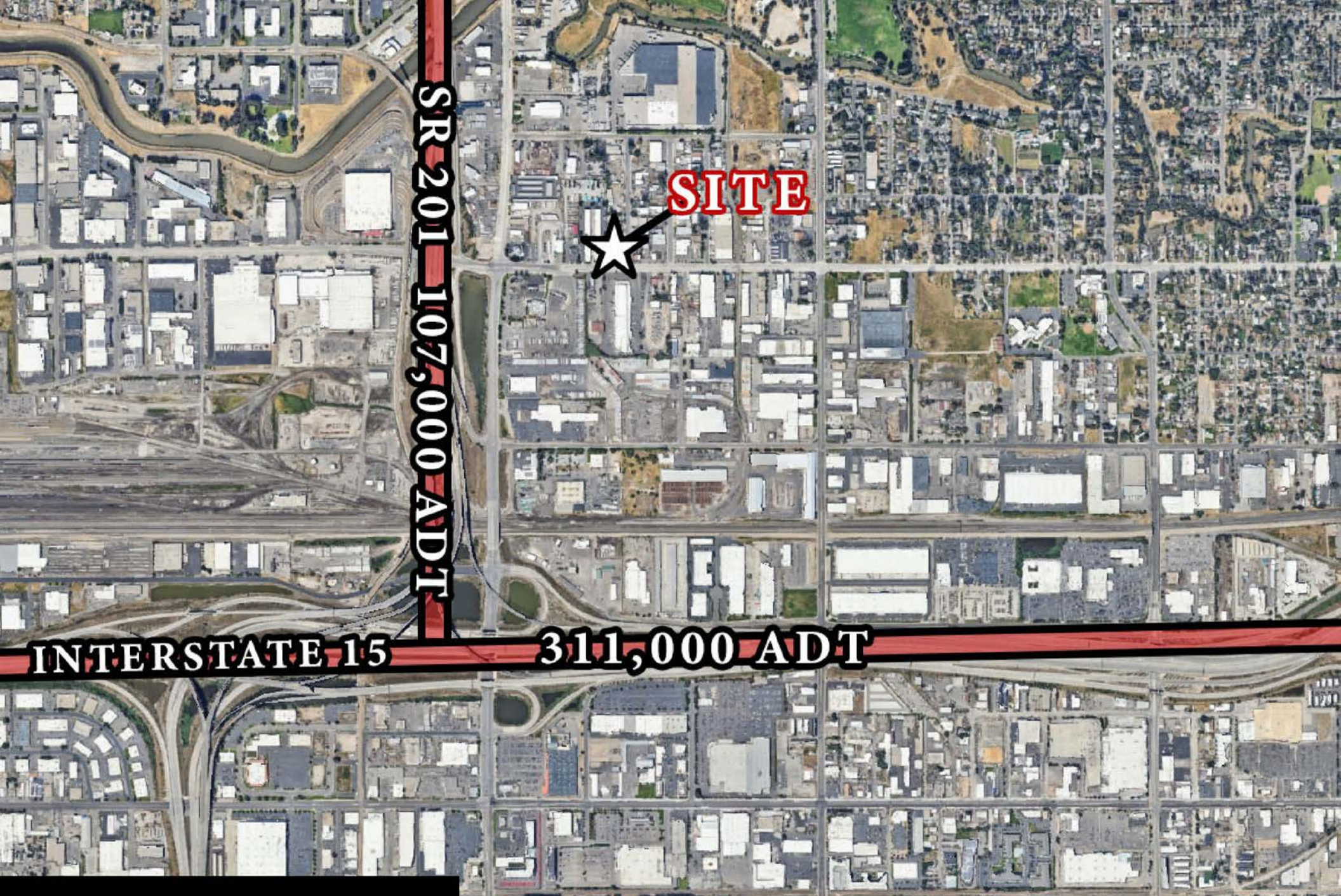




AERIAL MAP



GEOGRAPHIC MAP



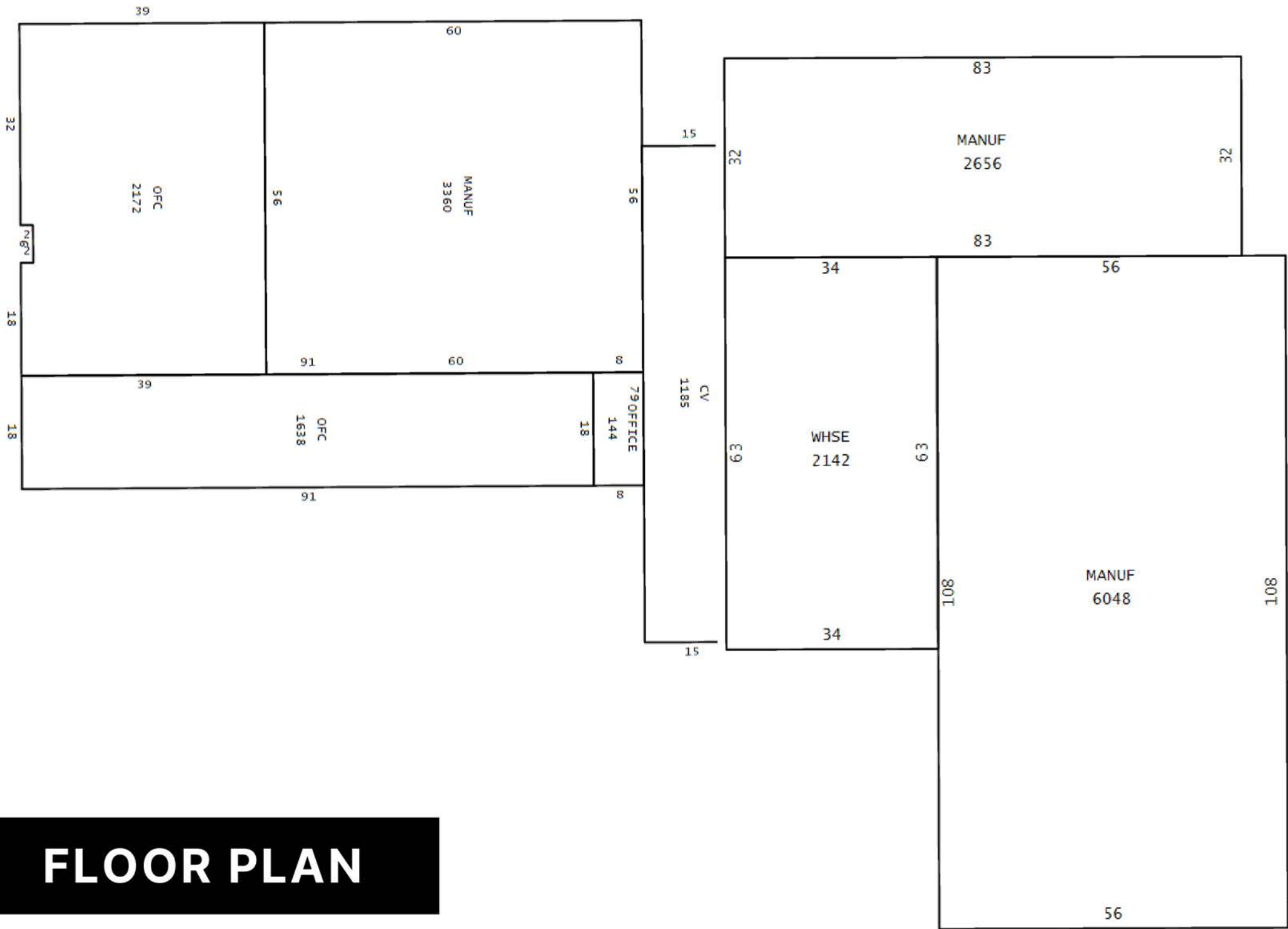
SR 201 107,000 ADT

SITE

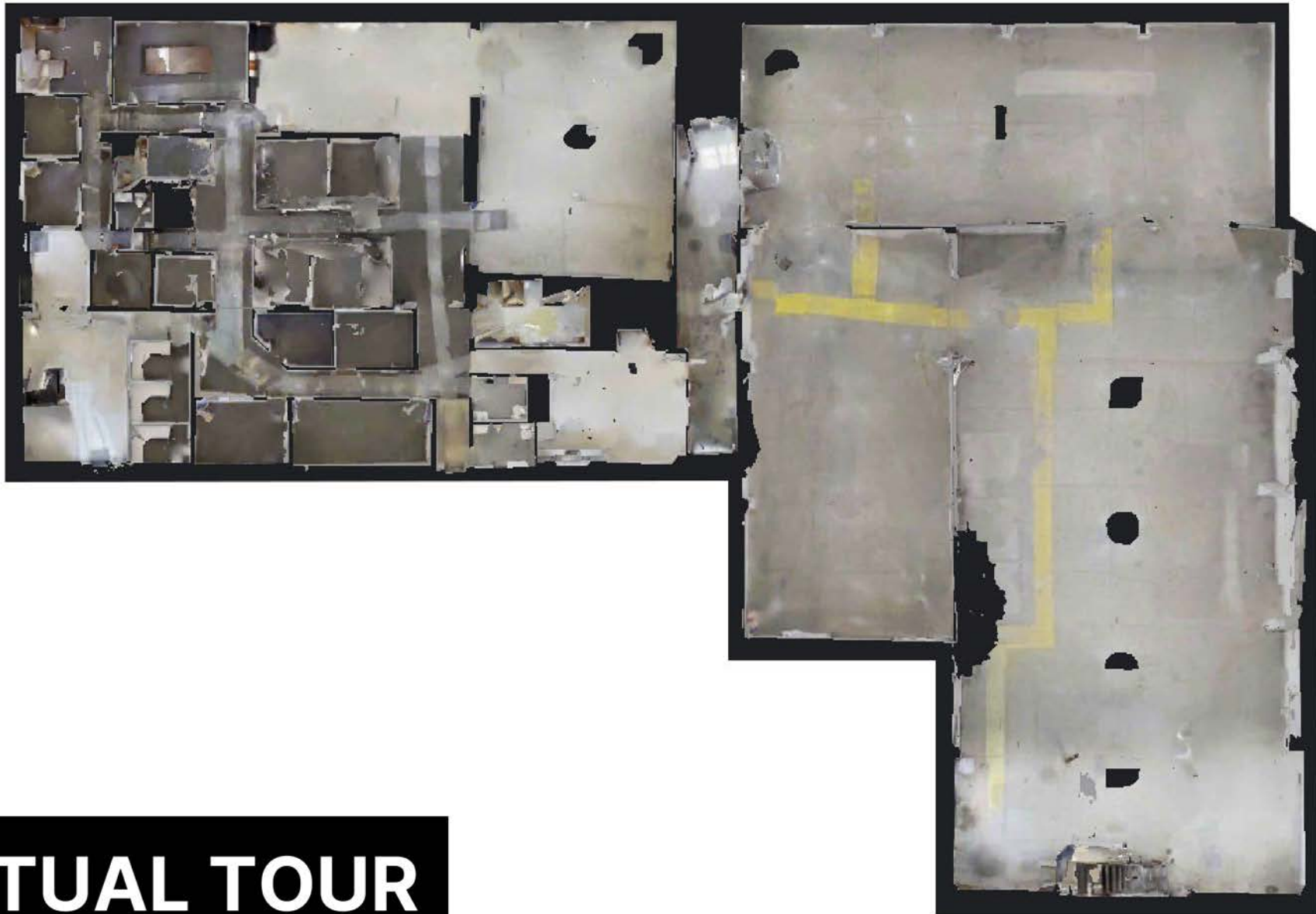
INTERSTATE 15

311,000 ADT

TRAFFIC MAP



FLOOR PLAN



VIRTUAL TOUR

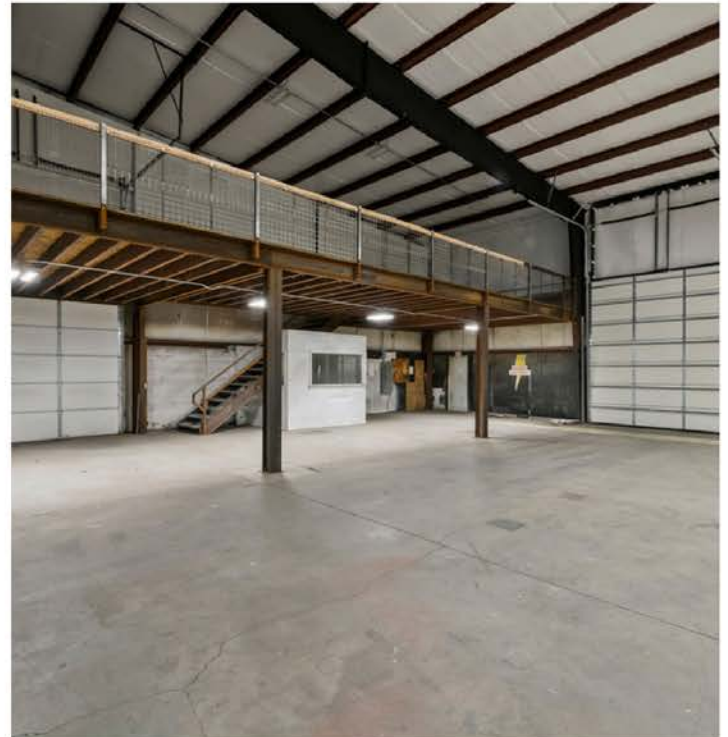
[Click Here to view Floor Plan/Virtual Tour](#)



VIDEO TOUR

[Click Here to view Our Video Tour](#)

INTERIOR PHOTOS



INTERIOR PHOTOS



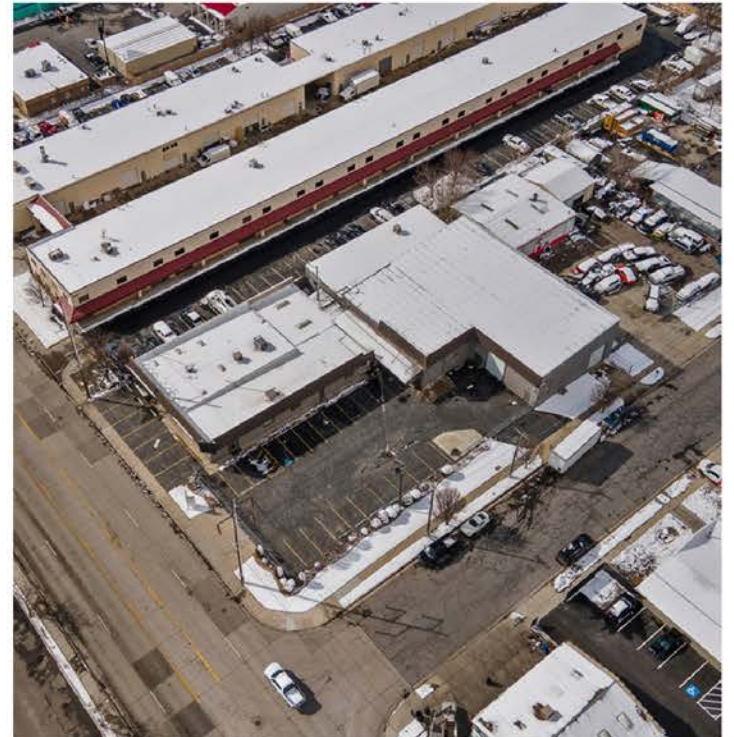
INTERIOR PHOTOS



EXTERIOR PHOTOS



EXTERIOR PHOTOS



DEMOGRAPHICS



SALT LAKE CITY, UT

	2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
POPULATION	37,110	349,937	847,582
TOTAL HOUSEHOLDS	12,835	133,786	296,023
AVG HOUSEHOLD INCOME	\$66,251	\$82,040	\$93,088
MEDIAN HOUSEHOLD INCOME	\$51,699	\$62,823	\$73,524

Nearby Metro Areas

Murray, UT

3.4 Miles (7 Minutes)

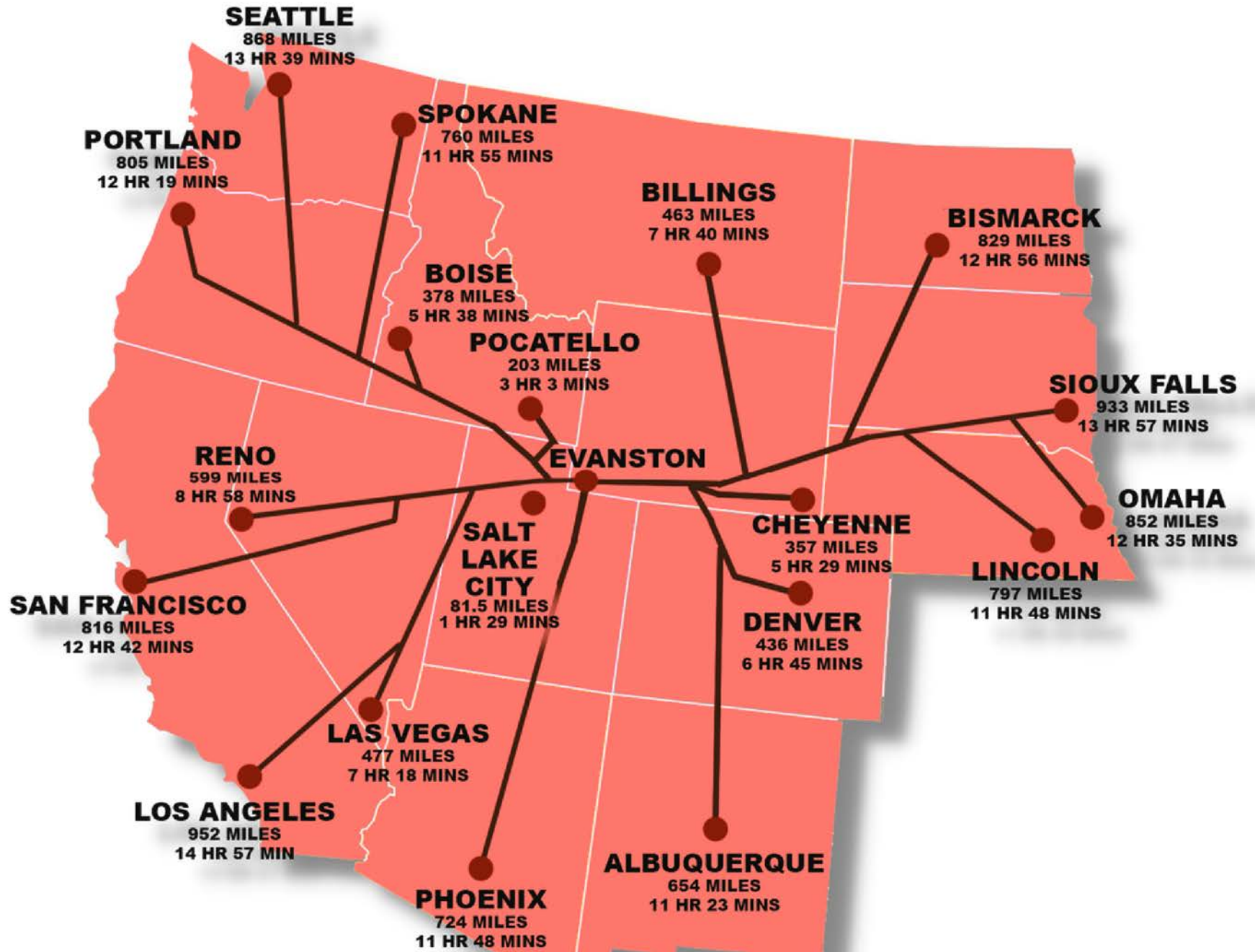
West Valley City, UT

9.5 Miles (15 Minutes)

Park City, UT

28.2 Miles (33 Minutes)

TRADE AREA MAP



M-1 ZONING USES

- Accessory use, except those that are otherwise specifically regulated elsewhere in this title
- Adaptive reuse of a landmark site
- Agricultural use

Alcohol:

- Bar establishment
 - Brewpub
 - Distillery
 - Tavern
 - Winery
-
- Ambulance Services

Animal:

- Cremation Service
 - Kennel
 - Pet cemetery
 - Pound
 - Raising of furbearing animals
 - Stockyard
 - Veterinary Service
-
- Antenna, communication tower

- Antenna, communication tower, exceeding maximum building height
- Artisan food production
- Bakery, commercial
- Bio-medical facility
- Blacksmith shop
- Bottling plant
- Brewery
- Building material distribution
- Bus line station/terminal
- Bus line yard and repair facility
- Cannabis production establishment
- check cashing/payday loan business
- Commercial food preparation
- Community correctional facility, large
- Community correctional facility, small
- Community garden
- Concrete and/or asphalt manufacturing
- Contractor's Yard/office
- Crematorium
- Data center
- Daycare center, adult
- Daycare center, child
- Dwelling living quarters for caretaker or security guard on lots over 1AC

M-1 ZONING USES

- Equipment, heavy
- Equipment rental
- Financial institution with/without drive through
- Food processing
- Gas station
- Golf course
- Government facility
- Government facility requiring special design
- Grain elevator
- Greenhouse
- Home occupation
- Hotel/motel
- Impound lot
- Industrial assembly
- Laboratory, medical related
- Large wind energy system
- Laundry, commercial
- Light manufacturing
- Limousine service
- Mobile food business
- Mobile food court
- Municipal services including City Utility
- Office

- Office, publishing company
- Open space
- Package delivery facility
- Park

Parking:

- Commercial
- Off-site
- Park and ride lot
- Shared lot with existing use

- Photo finishing lab
- Printing plant
- Radio, television station
- Railroad, freight terminal facility
- Railroad, repair shop
- Recreation (indoor)
- Recreation (outdoor)

Recycling:

- Collection station
- Processing center

- Research and development center
- Restaurant with/without drive-through

M-1 ZONING USES

- Retail goods establishment with/without drive-through
- Retail services establishment:
- Electronic repair shop
- Furniture repair shop
- Upholstery Shop
- Rock, sand and gravel storage & distribution

School:

- Professional and vocational
- Seminary and religious institute

- Seasonal farm stand
- Sexual oriented business
- Sign painting/fabrication
- Small brewery
- Solar array
- Storage & display (outdoor)
- Storage & display public (outdoor)
- Storage, self
- Store, convenience
- Studio, motion picture
- Taxicab facility

- Technology facility
- Tire distribution retail/wholesale
- Truck freight terminal
- Urban farm

Utility:

- Building or structure
- Electric generation facility
- Sewage treatment plant
- Solid waste transfer station
- Transmission wire, line, pipe, or pole

Vehicle:

- Auction
- Automobile truck repair
- Automobile and truck sales & rental
- Automobile part sales
- Automobile salvage and recycling
- Recreational Vehicle (RV) sales and service
- Truck repair (large)

- Vending cart, private property
- Warehouse
- Welding shop
- Wholesale distribution
- Woodworking mill

CONFIDENTIALITY & DISCLOSURE

Peak Collective Real Estate with KW Commercial has been retained on an exclusive basis to market the property described as 1920 S. 900 W. Salt Lake City, UT 84041. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. The Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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