

2/19/2025
PRICE REDUCED!
\$250,000

PEAK COLLECTIVE

REAL ESTATE
RESIDENTIAL | COMMERCIAL | INVESTMENT

1.86 AC

2060

WARM SPRINGS RD
SALT LAKE CITY, UTAH

1.86 AC OF M-1 INDUSTRIAL ZONED LAND WITH GATED YARD SPACE

PROPERTY SUMMARY

PROPERTY INFORMATION

Property Address	2060 Warm Springs Road Salt Lake City, UT
Listing Price	\$1,250,000
Total Acres	1.86 AC
Total SF	81,021.6 SF
Price Per SF	\$15.43
Zoning	Industrial M-1
2024 Taxes	\$1,718.08
Tax ID	08-23-100-021-0000

INTERESTED IN LEASING?

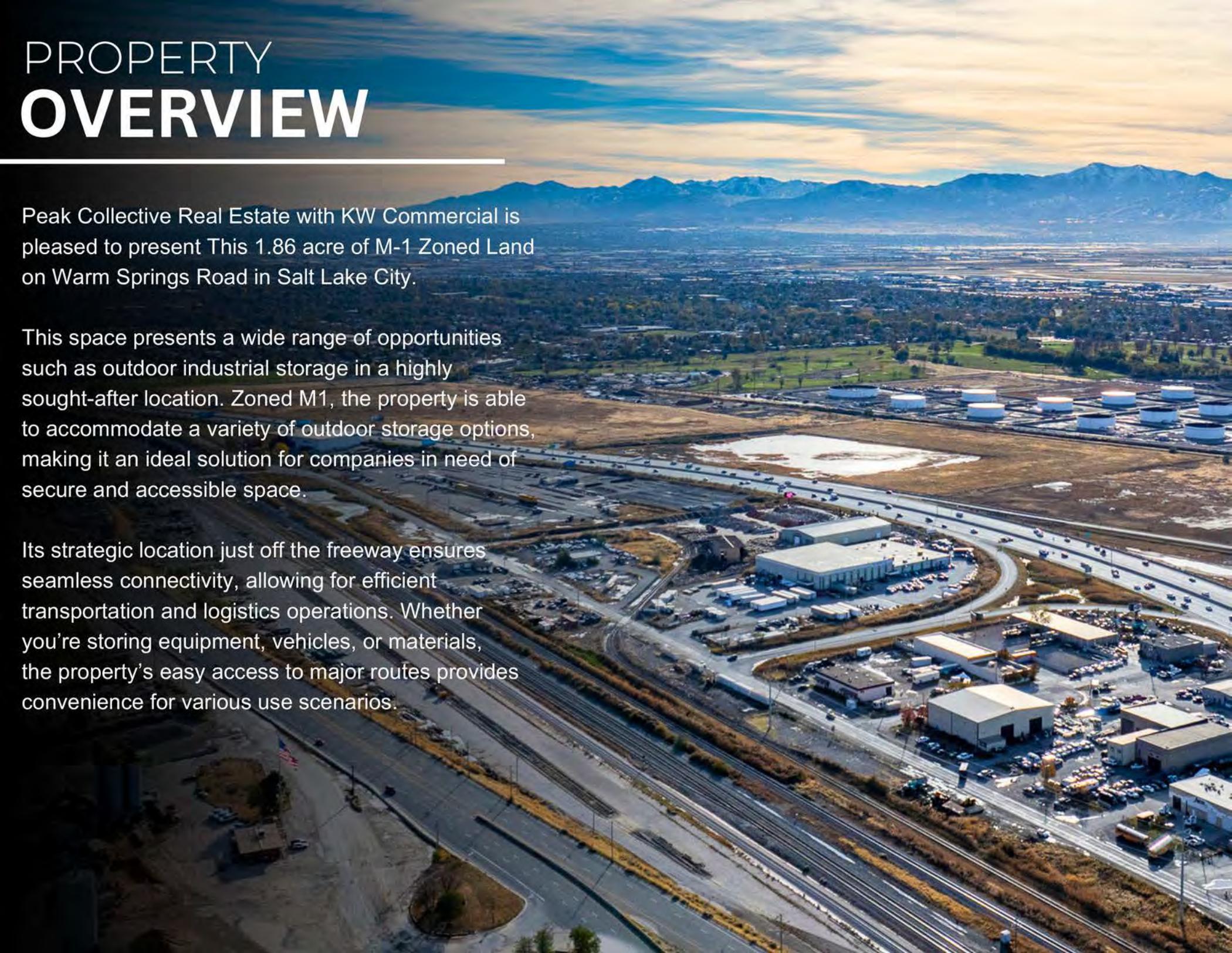
Fenced yard space is available for
lease for as low as \$1.50/SF/Yr.
Call for details.

PROPERTY OVERVIEW

Peak Collective Real Estate with KW Commercial is pleased to present This 1.86 acre of M-1 Zoned Land on Warm Springs Road in Salt Lake City.

This space presents a wide range of opportunities such as outdoor industrial storage in a highly sought-after location. Zoned M1, the property is able to accommodate a variety of outdoor storage options, making it an ideal solution for companies in need of secure and accessible space.

Its strategic location just off the freeway ensures seamless connectivity, allowing for efficient transportation and logistics operations. Whether you're storing equipment, vehicles, or materials, the property's easy access to major routes provides convenience for various use scenarios.



2060

WARM SPRINGS RD



YARD 1
17,672 SF (0.4 AC)

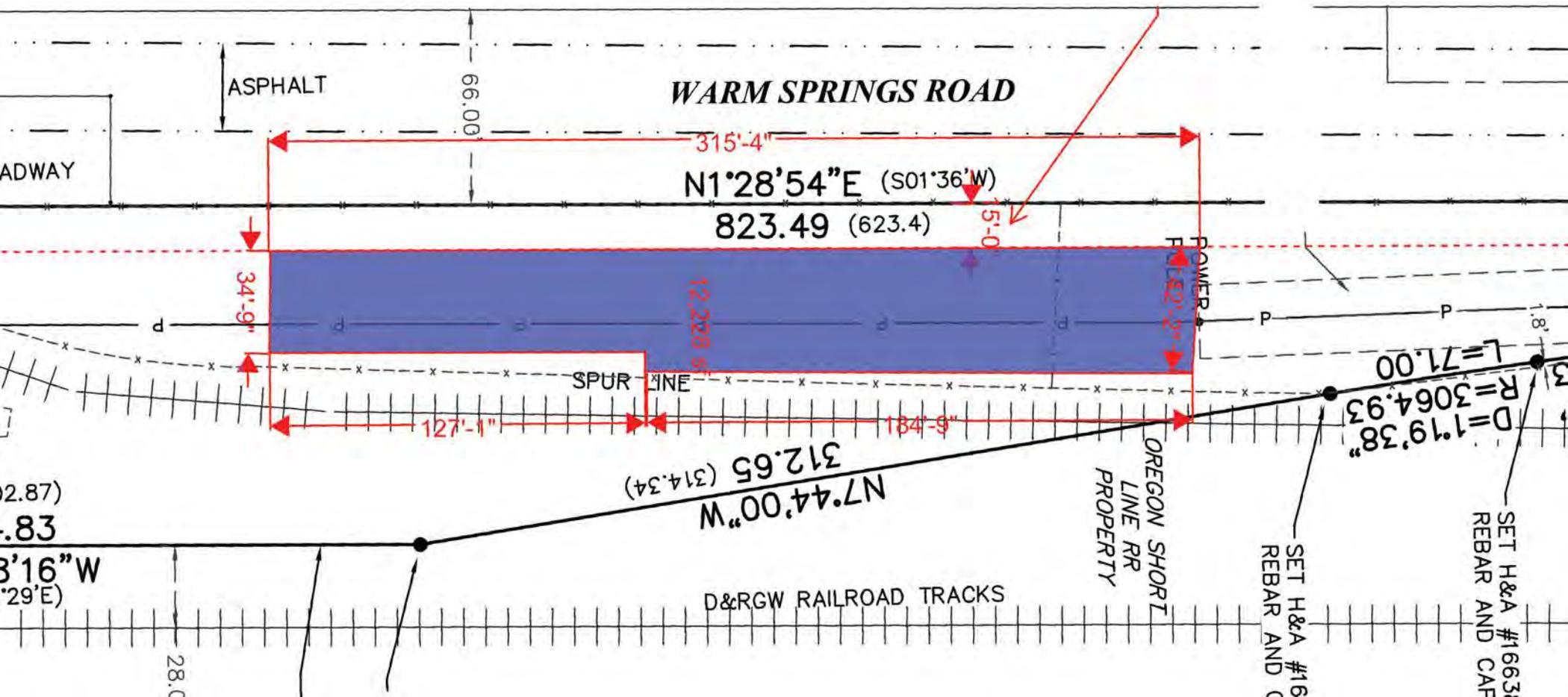
YARD 2
14,896 SF (0.34 AC)

YARD 3
8,142 SF (0.19 AC)

YARD 4
8,662 SF (0.2 AC)

2060 WARM SPRINGS RD

2060 Warm Springs Road has been surveyed and has roughly 12,228 SF of buildable area to meet various industrial needs. Height restriction is subject to approval from Rocky Mountain Power Company.



2060

WARM SPRINGS RD

BECK ST - 23,000 ADT

1.86 AC

I-15 ON-RAMP FROM SITE

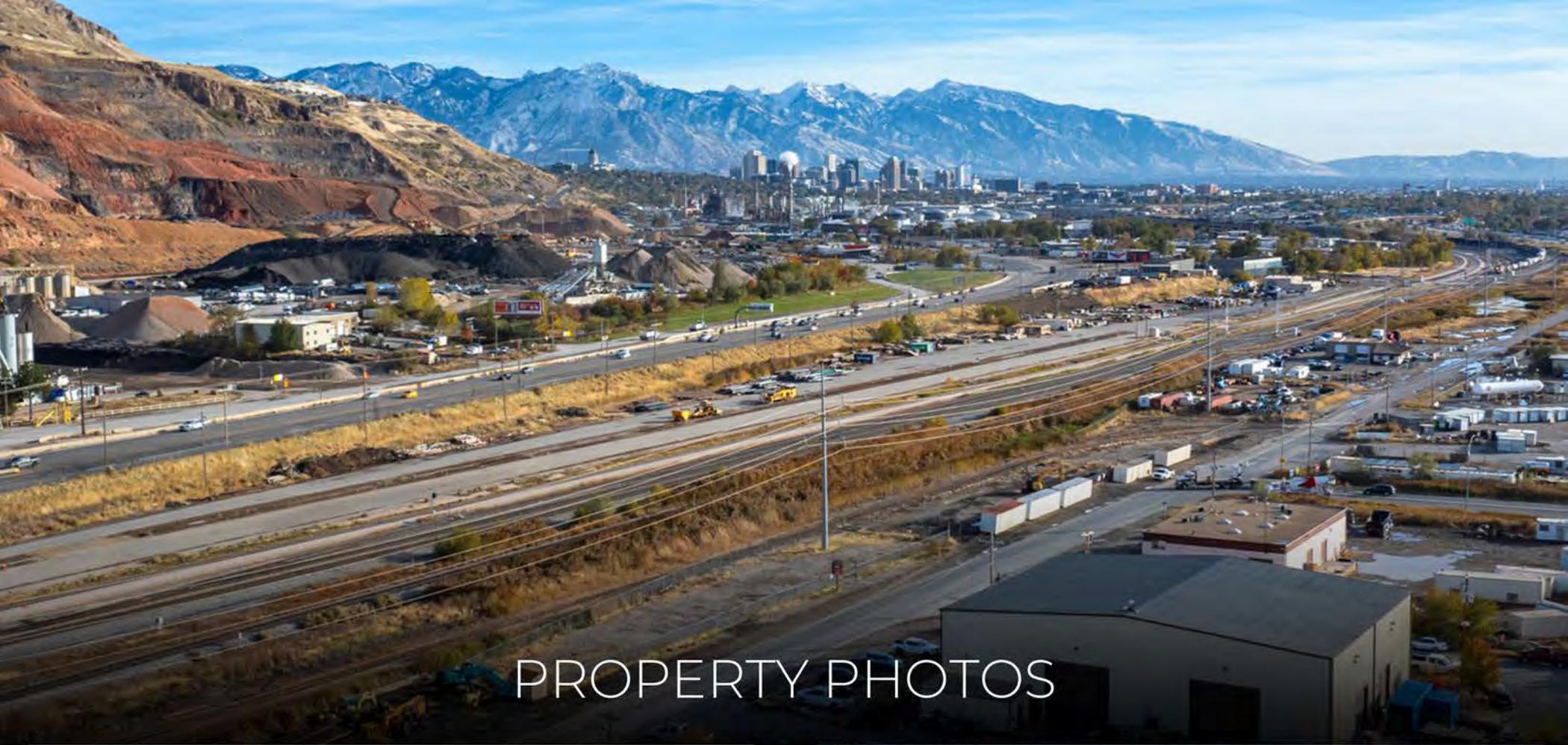
I-15 OFF-RAMP TO SITE

I-15 138,000 ADT

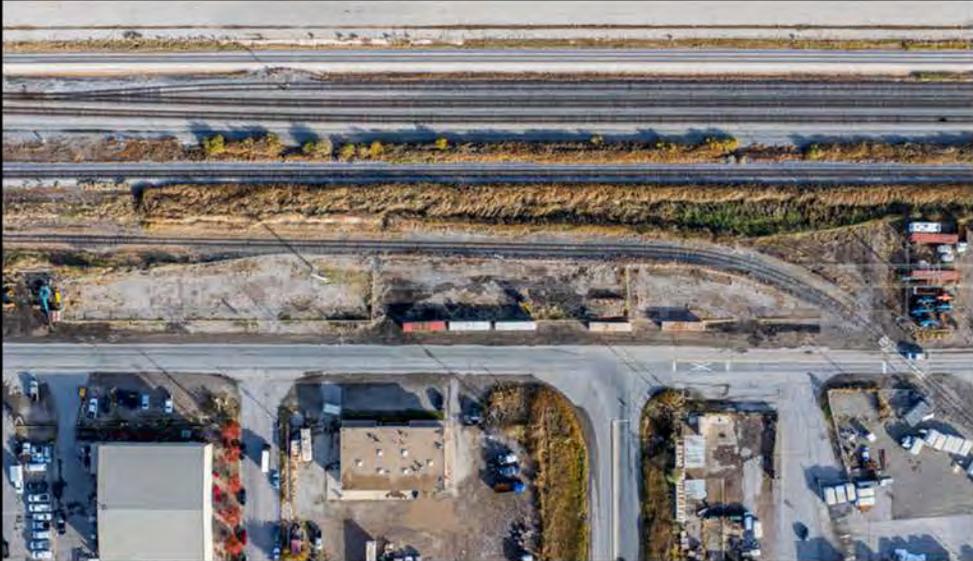


RECENT SALES COMPARABLES

SUBJECT PROPERTY						
	2060 WARM SPRINGS RD SALT LAKE CITY, UT	1.86 AC	ON MARKET	M-1	\$1,250,000	\$15.43/SF
PHOTO	ADDRESS	TOTAL AC	SALE DATE	ZONING	SALE PRICE	PRICE PER SF
	3373 W 900 S SALT LAKE CITY, UT	0.74 AC	OCT 2023	M-1	\$800,000	\$24.82/SF
	4128 W 600 S SALT LAKE CITY, UT	1.01 AC	JUNE 2024	M-1	\$1,100,000	\$25/SF
	9957 S PROSPERITY RD WEST JORDAN, UT	2.34 AC	DEC 2024	M-1	\$3,364,000	\$33/SF
	989 W Jewell Ave SALT LAKE CITY, UT	.93 AC	Under Contract FEB/2025	M-1	\$1,025,000	\$25.30/SF
AVERAGES		1.255 AC			\$1,572,250	\$27.03/SF



PROPERTY PHOTOS





PROPERTY PHOTOS





PROPERTY PHOTOS



M-1 ZONING USE

- 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, 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 USE

- 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 USE

- 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



MARKET ANALYSIS

Salt Lake City is experiencing remarkable economic growth, positioning itself as a major hub for business and innovation in the United States. With a diverse and rapidly expanding economy, the city has attracted a range of industries, including technology, finance, healthcare, and logistics. The “Silicon Slopes” region, which includes Salt Lake City, is home to numerous tech startups and established companies, making it one of the fastest-growing tech centers in the country. Major corporations are establishing headquarters or expanding operations here, driven by the city's educated workforce, lower cost of doing business compared to other metropolitan areas, and access to a highly skilled labor pool from nearby universities.

As businesses continue to flock to the area, demand for office spaces, retail locations, and industrial properties is rising. Additionally, ongoing urban revitalization projects are transforming key neighborhoods into vibrant business districts, increasing property values and attracting foot traffic. With the city's population growing steadily and job creation on the rise, commercial real estate investments are poised to benefit from both short-term returns and long-term appreciation. Furthermore, the city's pro-business climate, paired with stable property markets, makes Salt Lake City an ideal location for investors seeking to capitalize on a growing economy.



MARKET DEMOGRAPHICS

Salt Lake City has experienced significant population growth in recent years, driven by its strong economy, job opportunities, and high quality of life. As the largest city in Utah, it has attracted both young professionals and families, contributing to a steady influx of new residents. The city's growth has been fueled by the expansion of its tech sector, often referred to as “Silicon Slopes,” as well as its vibrant outdoor recreation scene and affordable cost of living compared to other major cities in the U.S. This population boom has also spurred demand for housing, infrastructure, and commercial developments, positioning Salt Lake City as one of the fastest-growing urban areas in the western United States.

SUMMARY

	2 Mile Radius	5 Mile Radius	10 Mile Radius
Population	69,581	384,895	881,027
2029 Population Projection	70,611	389,529	891,879
Total Households	30,026	155,305	318,658
Avg Household Income	\$77,477	\$92,258	\$98,136
Median Age	35	35.7	35.6
Total Consumer Spending	\$841.5M	\$5B	\$11.1B



SALT LAKE CITY, UT

Salt Lake City, Utah, is a rapidly growing metropolitan area known for its vibrant economy, outdoor recreation, and cultural diversity.

As the state's capital and largest city, it has become a hub for tech companies, attracting new businesses and a talented workforce, which has contributed to a flourishing job market and robust real estate development.

The city's proximity to world-class ski resorts, national parks, and outdoor activities makes it an attractive destination for both residents and tourists. Additionally, ongoing infrastructure improvements, such as public transportation expansion and urban redevelopment projects, are shaping Salt Lake City into a dynamic and forward-thinking urban center.

With its blend of economic growth, quality of life, and scenic beauty, Salt Lake City continues to be a major draw for newcomers and investors alike.



CONFIDENTIALITY & DISCLOSURE

Peak Collective Real Estate with KW Commercial has been retained on an exclusive basis to market the property described as 2060 Warm Springs Road, Salt Lake City, Utah 84116. 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.



Kody Watts

Commercial Real Estate Broker

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