

FOR SALE

# MAY FOUNDRY

454 & 476 WEST 600 NORTH  
SALT LAKE CITY, UT 84103

**DO NOT DISTURB TENANT**  
**SALE PRICE: \$2,350,000**



## PROPERTY FEATURES

- + Total Buildings Footprint:  $\pm 53,063$  sq. ft.
- + Lot Size: 3.46 acres
- + Excellent I-15 access
- + Zoning: M-1

### PARCELS:

- + 08-36-126-001
- + 08-36-126-007
- + 08-36-126-002
- + 08-36-126-003
- + 08-36-126-004
- + 08-36-126-009

### BUILDING 1: HEAT TREATMENT FACILITY

- + Building Size:  $\pm 4,820$  sq. ft.
  - Office: 320 sq. ft.
  - Warehouse: 4,500 sq. ft.
- + Clear Height: 16'
- + Heavy power
- + Cranes: 1 - 3 ton bridge crane

### BUILDING 2: MANUFACTURING

- + Building Size:  $\pm 15,585$  sq. ft.
- + Clear Height: 24'
- + Column Spacing: Clear span
- + Heavy Power
- + Loading: 2 - 16' x 13' overhead doors
- + Cranes:
  - 1 - 5 ton bridge crane
  - 1 - 10 ton bridge crane
  - 9 - 1 ton jib cranes

### BUILDING 3: OFFICE SPACE

- + Building Size:  $\pm 4,638$  sq. ft.

### BUILDING 4: FOUNDRY

- + Building Size:  $\pm 4,586$  sq. ft.

### BUILDING 5: FOUNDRY

- + Building Size:  $\pm 23,434$  sq. ft.



## CONTACT US

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### TOM DISCHMANN

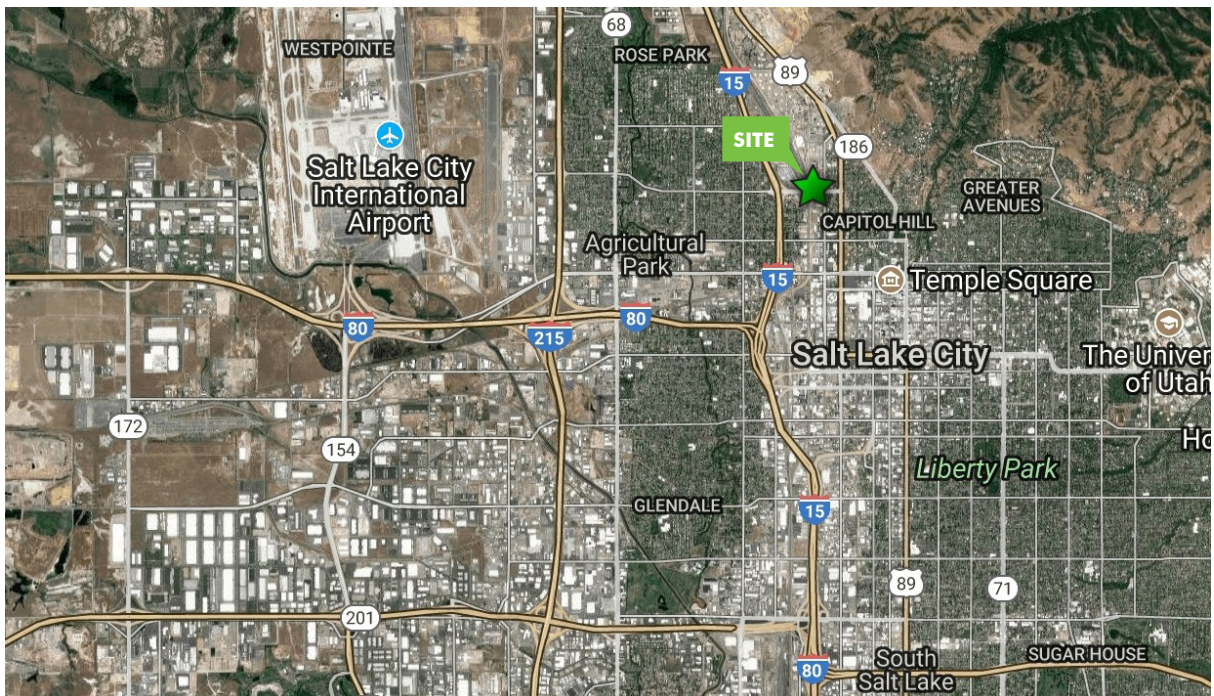
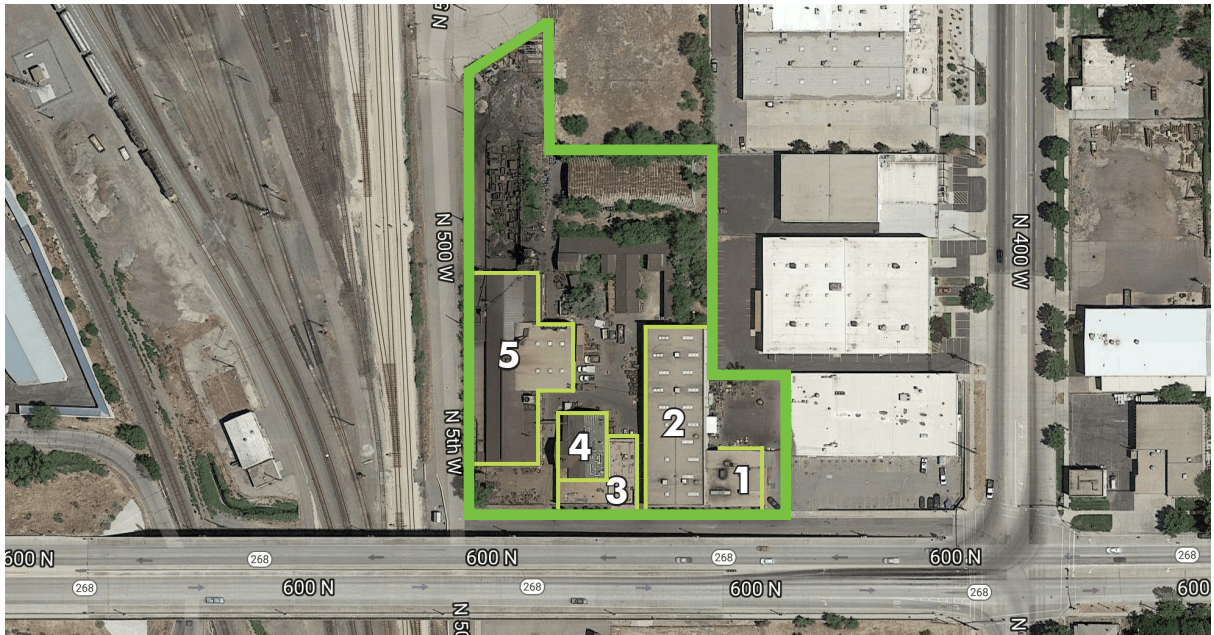
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[www.cbre.com/saltlakecity](http://www.cbre.com/saltlakecity)

**CBRE**

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