



INDUSTRIAL INVESTMENT FOR SALE

SALE PRICE | \$3,150,000 (6.33% CAP RATE)

3065 S. West Temple
SOUTH SALT LAKE, UT 84115



Central Location, Less than Five Minutes from I-15 and I-80

Colliers | 6440 S. Millrock Dr., Suite 500 | Salt Lake City, UT | colliers.com



Property Features

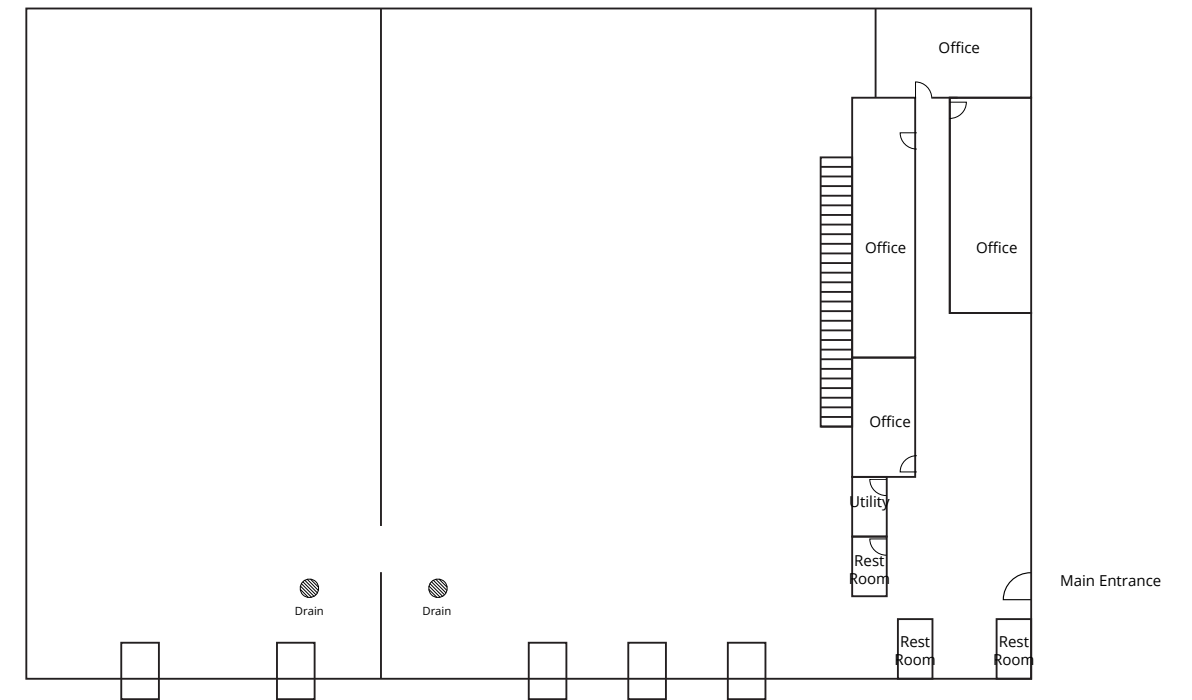
0.67 Acres

14,710 Total SF

- 10,710 SF warehouse
- 2,200 SF office
- 1,800 SF mezzanine*
*Open storage with a remodeled kitchen
- 800 Amps, 480 Volt, 3-Phase power
- Five (5) 14' x14' automatic grade level doors
- CG Zoning (Commercial General)
- Built in 1976, fully renovated in 2024
- Excellent access to I-15 and I-80
- Fully fenced yard
- Prime South Salt Lake location
- Skylights throughout the warehouse



Floor Plan

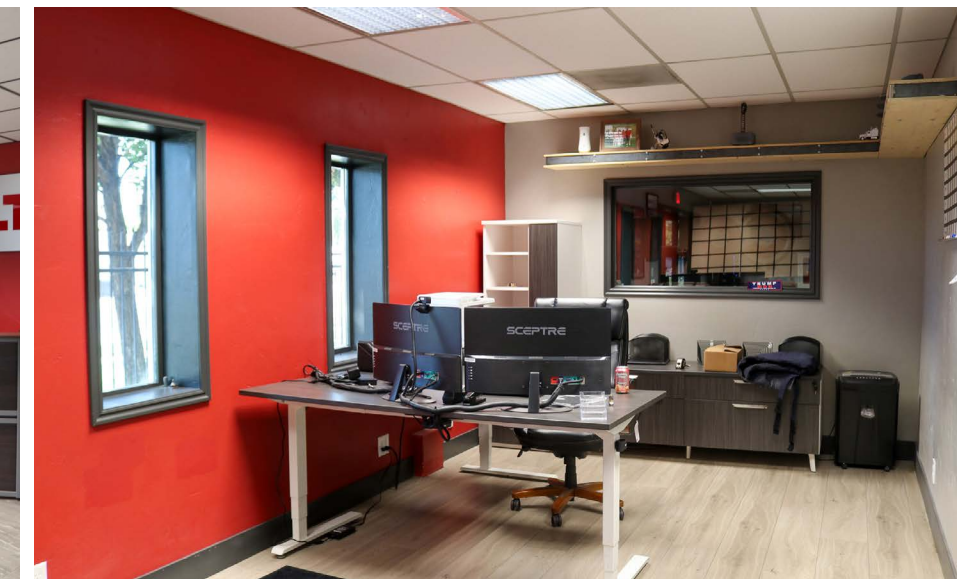


Tenant Overview

Leased Area	14,710 SF
Current Rental Rate	\$16,000 MG (through Sep 2027)
New Rental Rate	\$16,622 NNN (starting Oct 2027)
Rental Escalations	3.5% annually
Lease Commecement	October 1, 2027
Term	60 months
Renewal Options	One (1) option to renew for 5 years at FMV



Colt Industrial Group is a nationally recognized leader in specialty industrial services, with 40+ years of experience and 30+ locations across the U.S. Ranked among the top five in steam and industrial repair, Colt is a creditworthy tenant with a strong financial foundation and a proven growth trajectory.



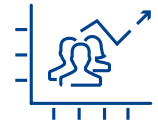


Demographics
3-Mile Radius



Population

154,438



2029 Projected Population

161,725



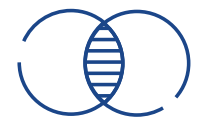
Average Household Income

\$101,194



Median Household Income

\$75,492



Median Age

34.0

Drive Times in Minutes

Downtown Salt Lake City	15
Salt Lake City International Airport	15
Union Pacific Intermodal	20
Within 11 driving-hours of several major markets	

Ethan Wallace

Associate
+1 901 497 0790
ethan.wallace@colliers.com

Rusty Bollow, SIOR, CCIM, MRED

Executive Vice President
+1 801 633 4800
rusty.bollow@colliers.com

Bobby Stevens, SIOR

Senior Vice President
+1 801 696 9617
bobby.stevens@colliers.com



Colliers
6440 S. Millrock Dr., Suite 500
Salt Lake City, UT 84121
Main: +1 801 947 8300
colliers.com

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