

AVAILABLE JANUARY OF 2021



JACOBSEN CONSTRUCTION CORPORATE OFFICE / WAREHOUSE FOR LEASE

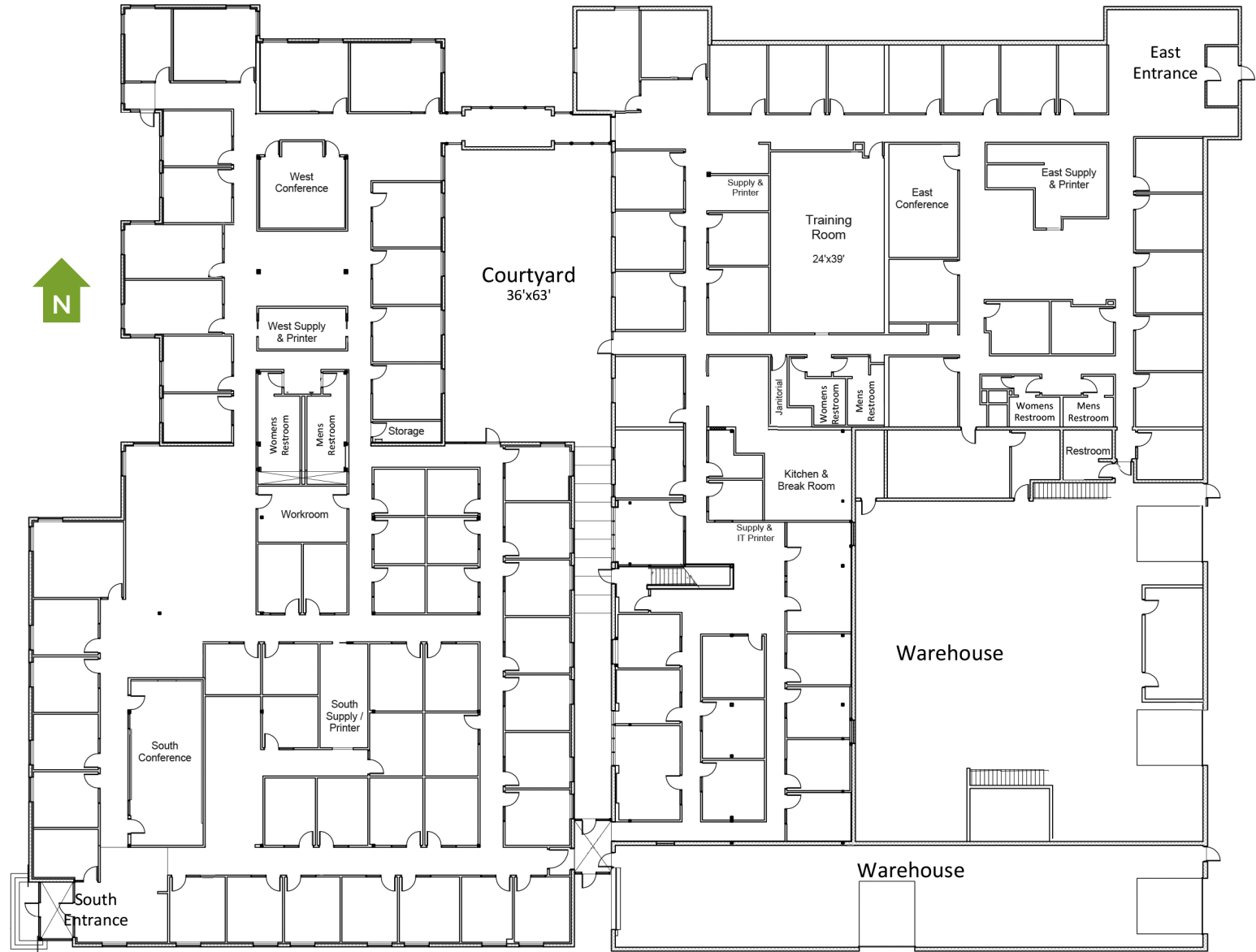
3131 WEST 2210 SOUTH • SALT LAKE CITY, UT 84119



IPG

FLOOR PLAN

Scalable drawing is available upon request.



IPG



TOTAL BUILDING SIZE
45,000 SF



TOTAL WAREHOUSE SIZE
8,685 SF



TOTAL OFFICE SIZE
35,560 SF (92 Offices)



LAND SIZE
4.99 Acres



CONSTRUCTION TYPE
Concrete Block



CONFERENCE ROOMS
4



TRAINING ROOMS
1



WORK/COPY ROOMS
3



ZONING
M-1



POWER
**1800 Amp, 3 Phase,
208/120 VOLT
80KW Backup Generator**



WAREHOUSE CLEAR HEIGHT
16'



GRADE LEVEL DOORS
**3 (12'x14')
2 (14'x14')**

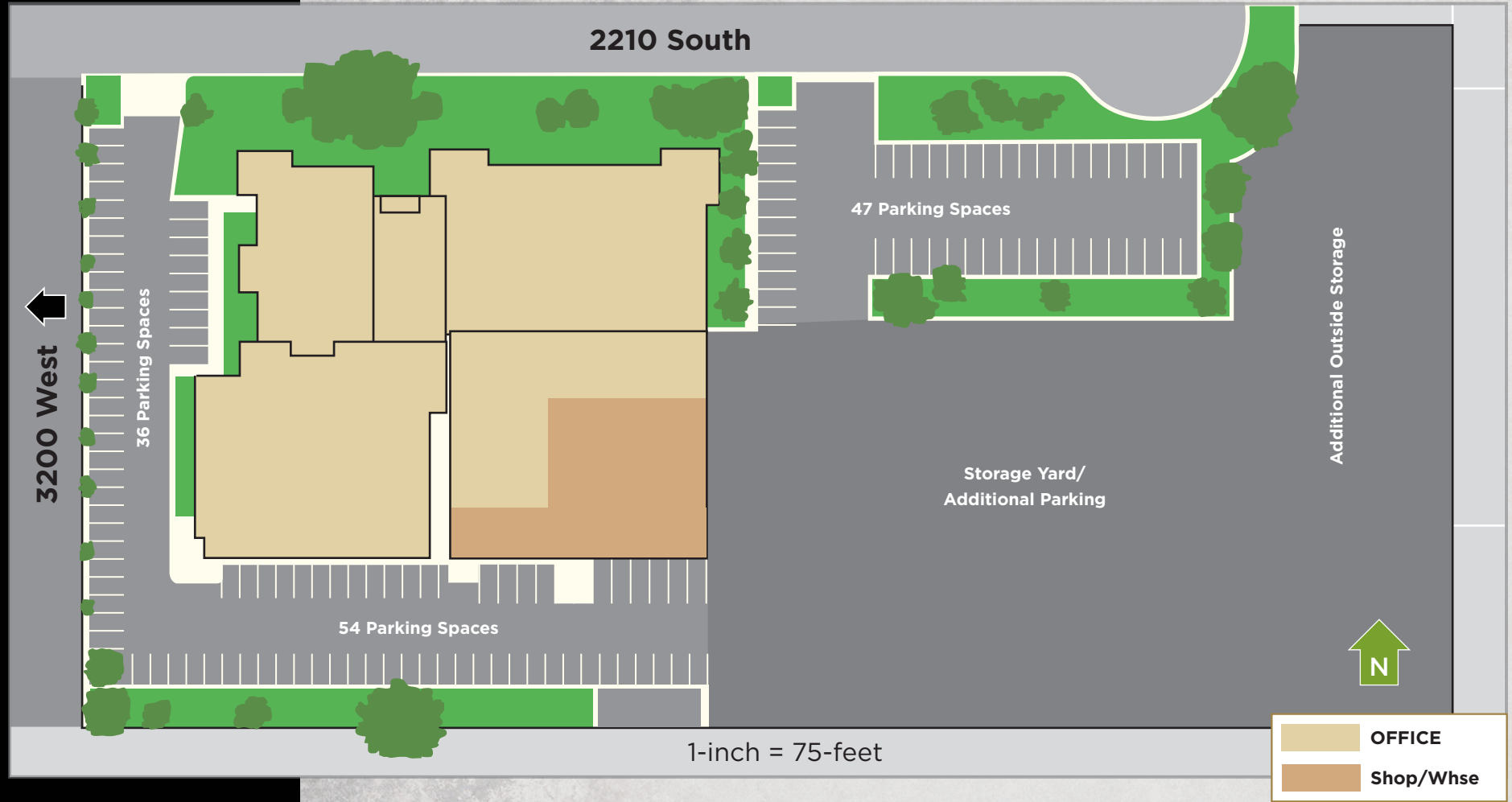


HVAC:
**Warehouse: Gas Radiant
Office: Full HVAC**



FIRE SPRINKLERS
**Office/Wet System,
Warehouse/Dry System**

SITE PLAN



3131 WEST 2210 SOUTH

SALT LAKE CITY, UT 84119



IPG



Exterior office and visitor parking.



Reception area.



22 person executive conference room.



Ample break facilities.



Hallway and lounge area.



Warehouse with mezzanine.



Building features 4 grade level overhead doors.



Large training room.



AERIAL MAP



CONTACT

JEREMY JENSEN
SIOR, CCIM

PH 801.746.7295 x109
M 801.231.2487
jeremy@ipgcre.com

MICHAEL JEPPESEN
CCIM, SIOR, LEED AP

PH 801.746.7295 x101
M 801.580.5295
michael@ipgcre.com

IPG COMMERCIAL REAL ESTATE

