

A large, single-story industrial building with a concrete tilt-up exterior. The building has several large roll-up doors and smaller windows. A sign on the left side of the building reads 'Pneumatics PLY' and 'PIRTEK' with 'Hydraulic and Industrial Hose and Fittings' below it. Below that, it lists 'BLOWERS • PUMPS • TANK PARTS • SERVICE'. A black car and a red car are parked in front of the building. The sky is overcast with grey clouds.

# FOR SALE

950 W 2100 S Expy  
Salt Lake, UT 84119

- Flex Building for Sale –  
Owner/Occupant or Investment Opportunity
- Concrete Tilt-Up Construction

**± 11,735 SF | INDUSTRIAL**

## Property Specs

SALE PRICE	<b>\$2,500,000</b>
TOTAL SF	<b>± 11,735 SF</b>
WAREHOUSE SF	<b>± 8,435 SF</b>
OFFICE SF	<b>± 1,537 SF</b>
MEZZANINE SF	<b>± 1,763 SF</b>
YEAR BUILT	<b>1979</b>
TYPE	<b>Industrial   Office/Retail Warehouse</b>
ZONING	<b>Commercial Dist. SLC</b>

- Full HVAC - Four (4) roof mounted evaporative coolers over warehouse
- Excellent Signage and Visibility
- Large Lit Pole Sign
- High Traffic Thoroughfare Location
- 208/230 3 Phase
- Six (6) Automatic Over Head Doors
- Four (4) 12' X 12', Two (2) 12' X 14'
- Approximately 14' Clear Height
- Five (5) Bays currently built out. Each with 50 Amp service
- Four (4) Bathrooms, Two (2) with Showers
- Floor Drain for easy shop clean-out
- Oil Waste Burner with 300 gallon capacity
- Insulated Roof
- Built in 1978
- Very Clean Shop Space. See photos
- Call Listing Agents with Questions or to Schedule a Tour
- DO NOT BOTHER CURRENT TENANT



OR TEXT 22890 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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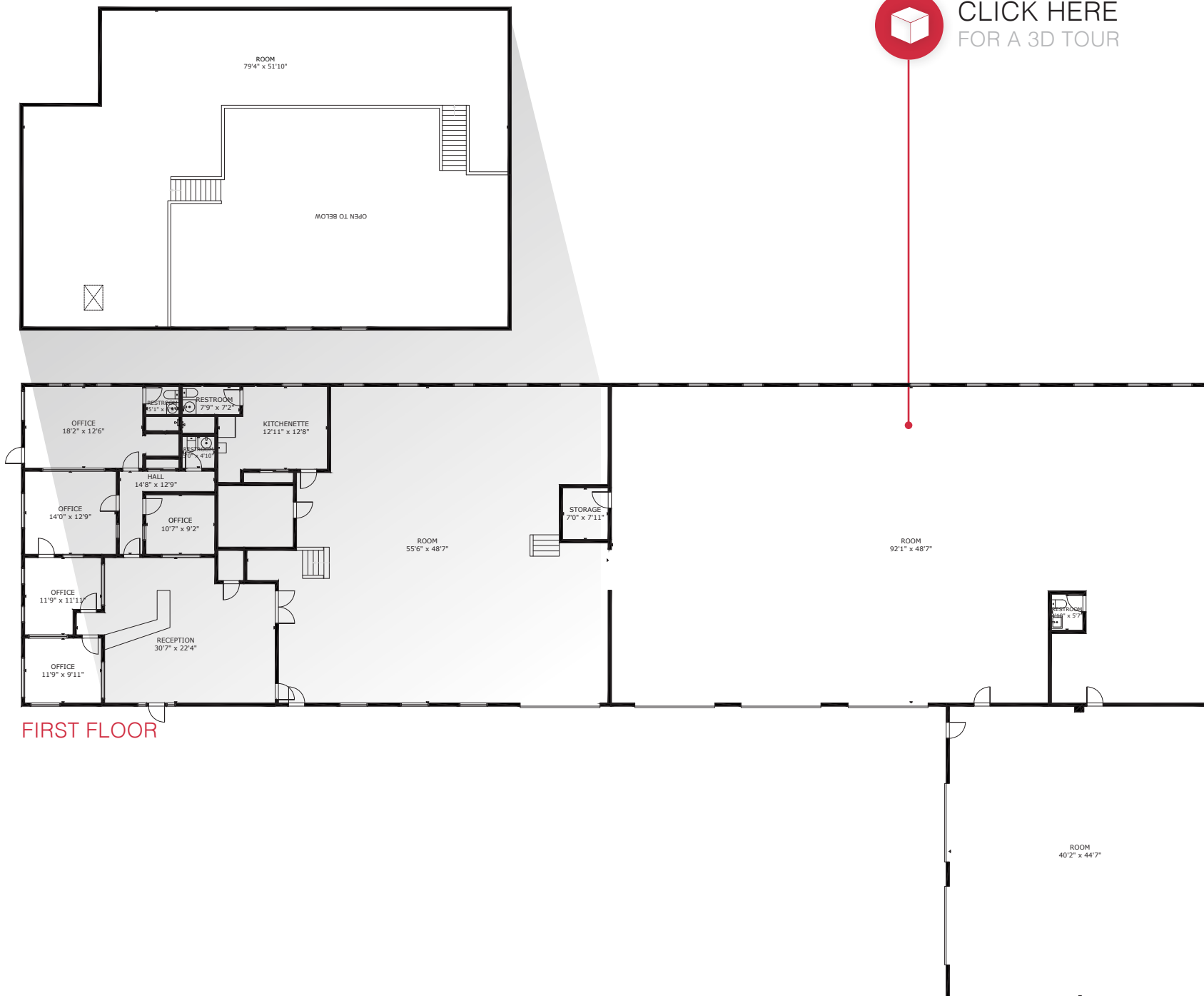
SUMMARY

# FLOOR PLAN

## SECOND FLOOR



CLICK HERE  
FOR A 3D TOUR



## FIRST FLOOR





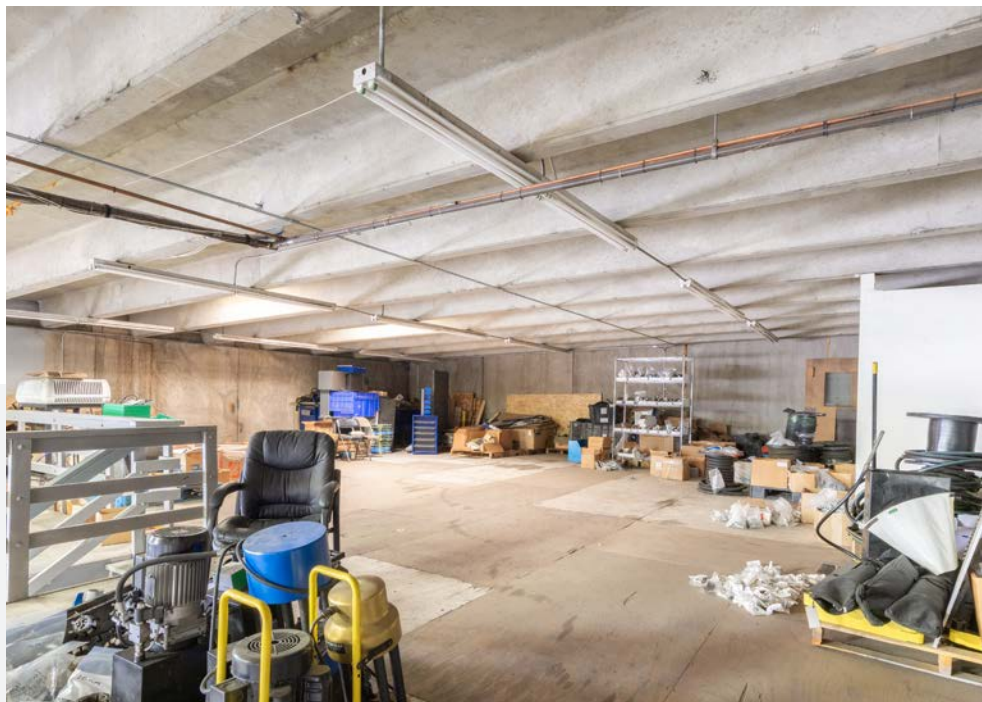




PHOTOS



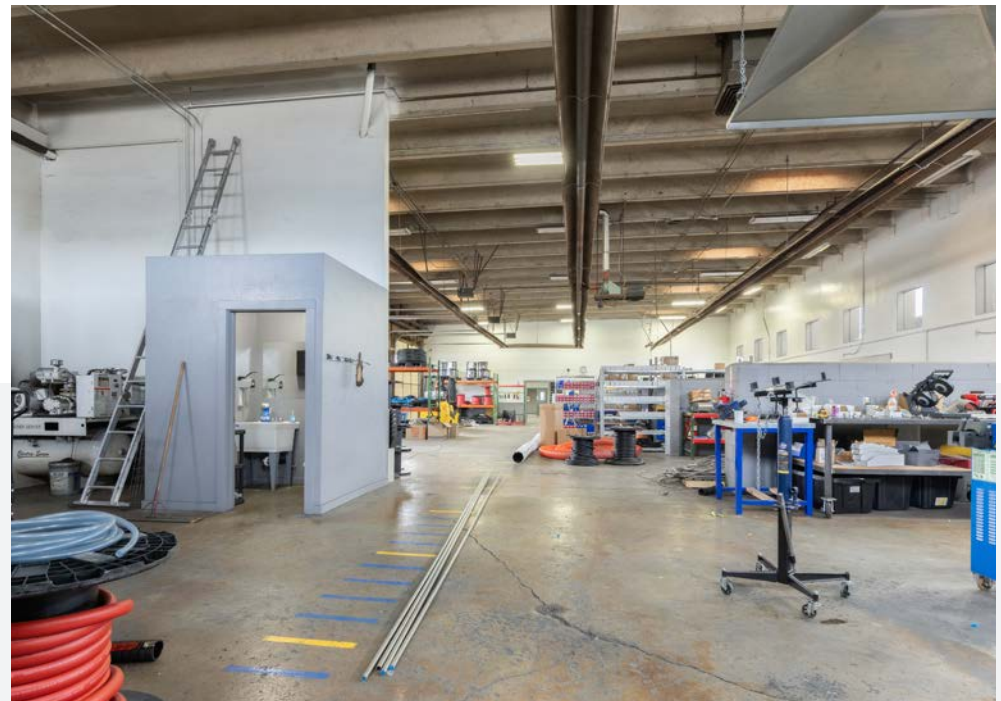








PHOTOS











PHOTOS







PHOTOS





# AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport





# DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	10,956	150,028	404,254
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	4,098	61,940	162,611
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$87,833	\$95,596	\$112,832

## Traffic Counts

STREET	AADT
S 300 W	46,432
I-15 Freeway	238,950

## Cities Nearby

Las Vegas, Nevada	416 miles
Denver, Colorado	518 miles
Phoenix, Arizona	657 miles
Los Angeles, California	683 miles
San Antonio, Texas	1,308 miles



# TERMS & CONDITIONS

## Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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## Summary Documents

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