

FOR SALE OR LEASE

2534 BRIDGER ROAD SALT LAKE CITY, UT



HYDE
DEVELOPMENT


Mortenson

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**CUSHMAN &
WAKEFIELD**

PROPERTY HIGHLIGHTS

52,731 SF TOTAL

Office: 1,582 SF

Warehouse: 51,149 SF

Doors: ■ Ten (10) 8'x8' dock high doors

■ Three (3) equipped with seals, bumpers, and pit levelers

■ One (1) equipped with pit leveler and bumpers

■ Two (2) equipped with bumpers

■ Two (2) 10'x10' ground level doors with asphalt ramp

Land: 0.78 acres of fenced yard

Ceiling: 22' clear height

Size: Building depth: 224'

Climate: Swamp cooled

Power: 800 Amps; 120-208 Volts; 3 Phase

Columns: 31'x33' spacing

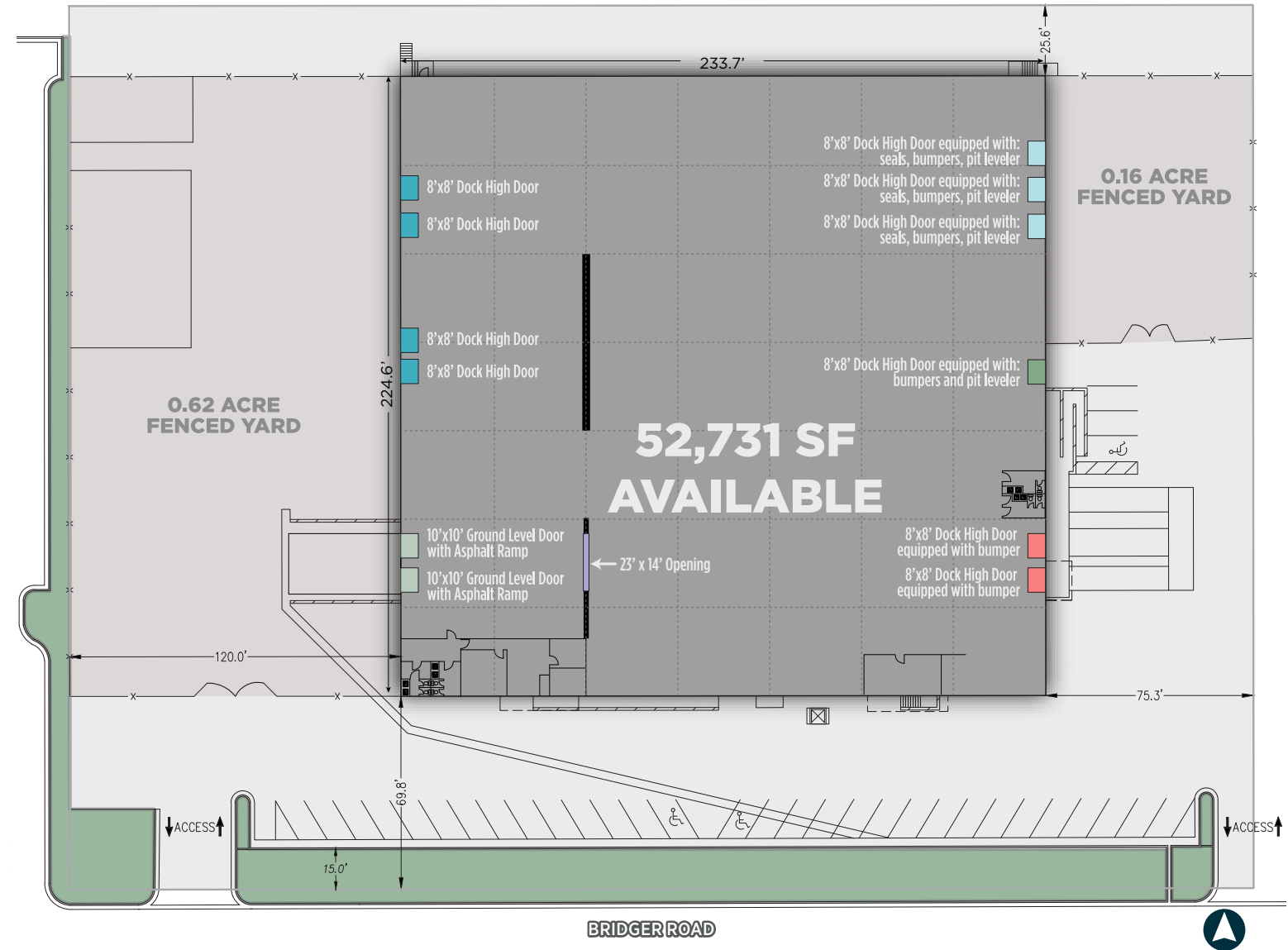
Lighting: LED on motion sensors

Fire Suppression: Wet System

Additional: New roof completed in 2026

Outside storage

Excellent access to Highway 201 and I-215



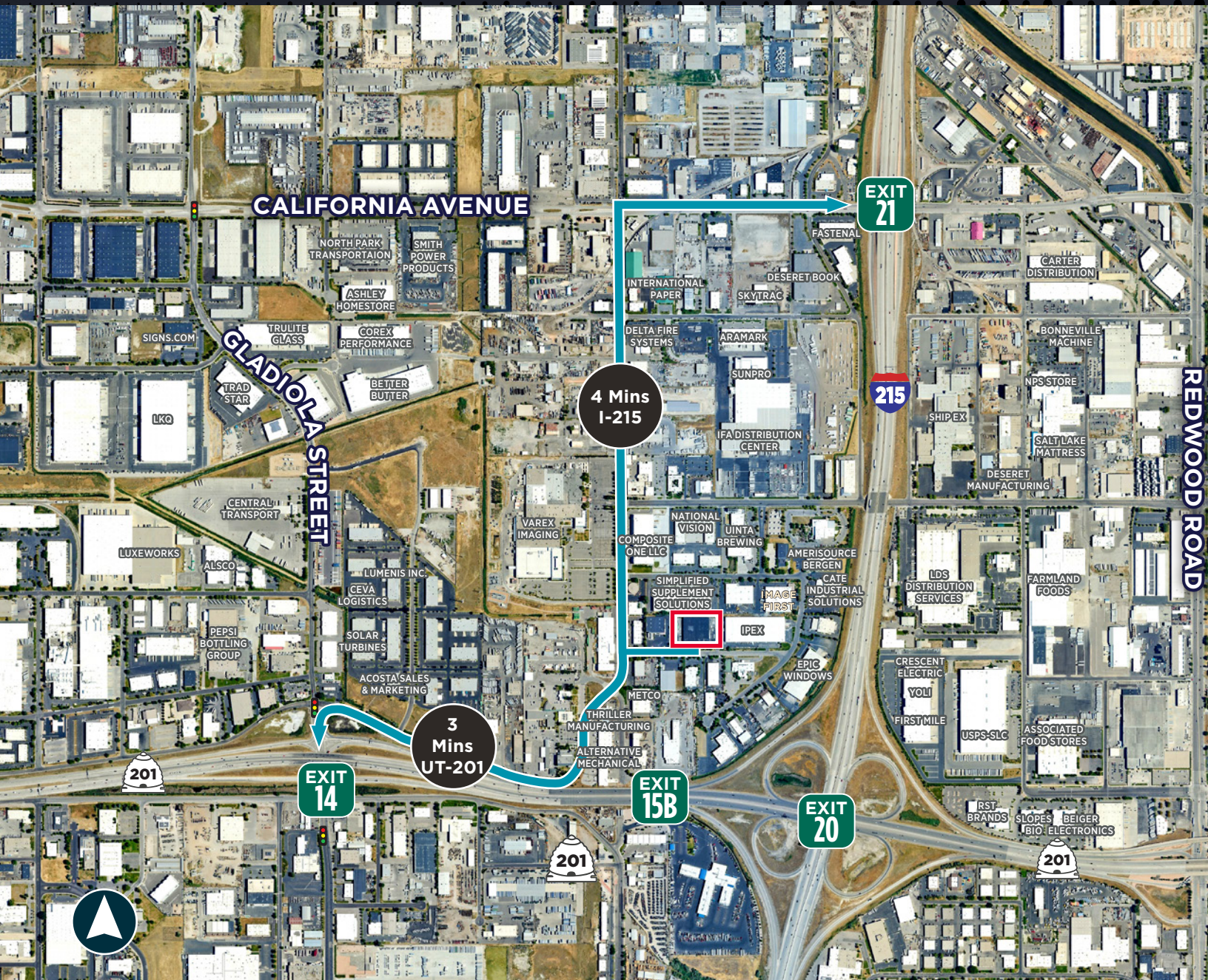
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