

# Investor/Owner-User/ Development Opportunity

SOUTH SALT LAKE, UTAH



Cushman & Wakefield and Colliers International, as exclusive advisors, are pleased to present the opportunity to acquire 2354 South State Street (the “Property”), a 31,500 sf, two-building industrial asset located in South Salt Lake, Utah. Previously used by Strong Auto Group of Salt Lake, the Property will be sold vacant, making it an attractive option for owner-users, industrial investors, and developers seeking a potential covered-land play.

The Property is located in the heart of South Salt Lake’s Downtown Zone, planned to include transit-oriented development centered around the Central Pointe TRAX light rail and S-line stations. The downtown master plan calls for increased pedestrian access, multimodal transportation, and increased greenspace and foliage, assured to buoy the area.

2354 South State Street stands out with its strong location, desirable building configuration, attractive zoning, heightened by its position in a high-growth industrial market.

The Property provides flexible optionality for use. Buyers may include traditional industrial investors, owner-users, or developers. Options are further detailed below:

- **Traditional Industrial Investment** – Acquire the vacant Property and implement a lease-up strategy for one of the most in-demand asset classes in the market. See industrial lease comparable rates in the OM for more detail.
- **Owner-User Purchase** – This bite-sized opportunity at just 31,500 sf is ideal for owner-users seeking a new home.
- **Multifamily Development Opportunity** – Given 2354 South State Street’s strategic location in South Salt Lake’s Downtown zone, the Property is primed for future multifamily development. With its current improvements in-place, developers could effortlessly deploy a covered-land strategy through lease-up.



## Property Summary

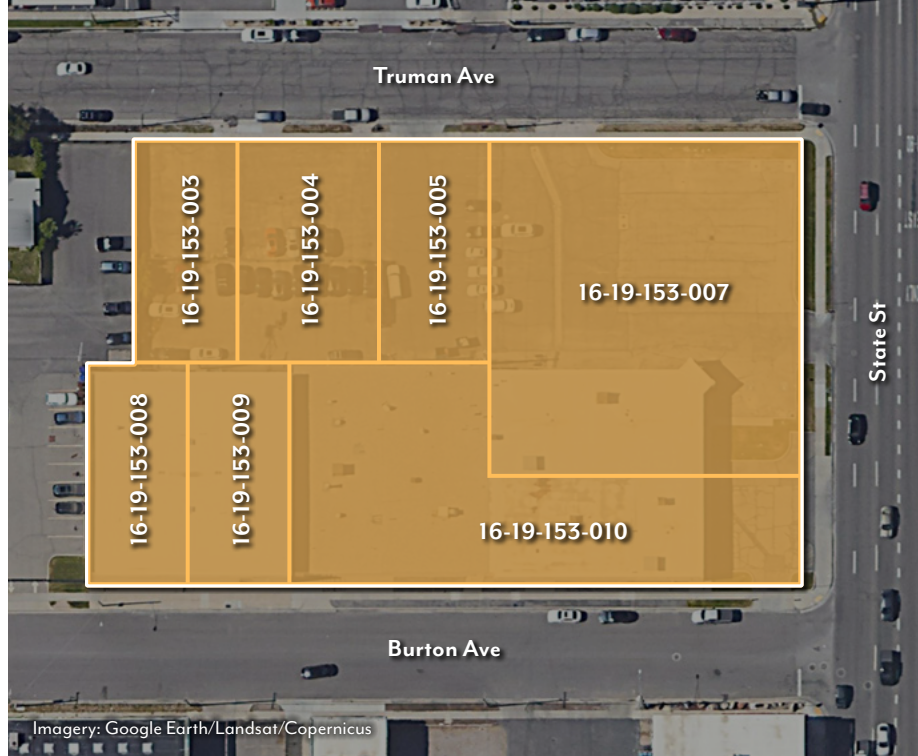
**Address:** 2354 South State Street  
South Salt Lake, Utah

**Building Size:** Building 1: 21,500 net rentable sq. ft.  
Building 2: 10,000 net rentable sq. ft.  
Total: 31,500 net rentable sq. ft.

**Parcel Data:** 16-19-153-004: 0.13 acre  
16-19-153-005: 0.19 acre  
16-19-153-006: 0.13 acre  
16-19-153-007: 0.59 acre  
16-19-153-008: 0.13 acre  
16-19-153-009: 0.13 acre  
16-19-153-010: 0.45 acre  
Total: 1.75 acres

**Zoning:** Downtown South Salt Lake  
Mixed-Use Subdistrict

**Asking Price:** Contact brokers

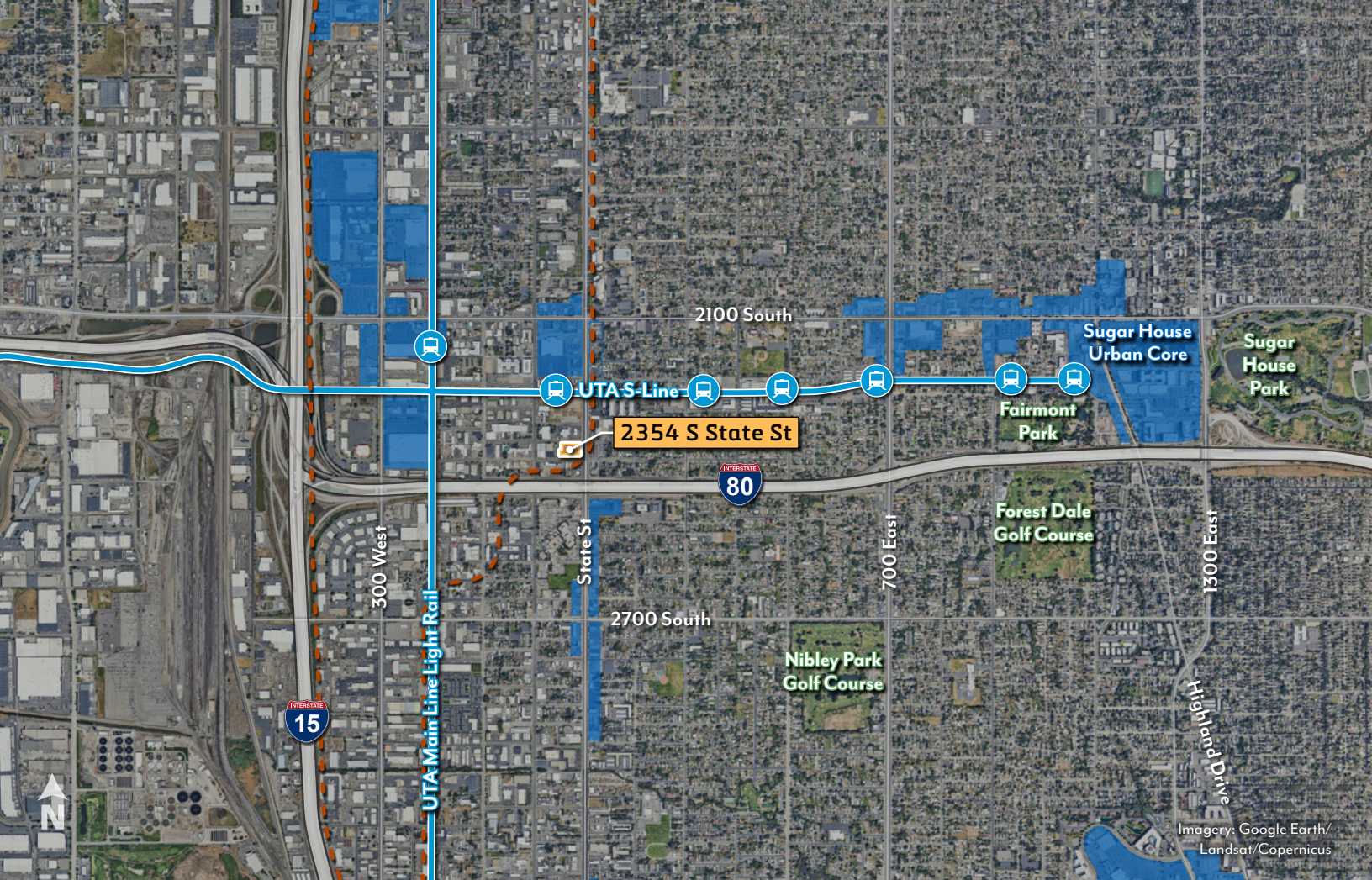


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170 South Main Street, Suite 1600  
Salt Lake City, Utah 84101  
Tel 801-322-2000  
cushmanwakefield.com



Imagery: Google Earth/  
Landsat/Copernicus

### 300 WEST AND STATE STREET CORRIDORS



### SUGAR HOUSE URBAN CORE



### SALT LAKE CITY'S "BREWERY ROW"



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cushmanwakefield.com



**Industrial Team**

**JEREMY TERRY**  
Vice President  
801-947-8348  
jeremy.terry@colliers.com

**TRAVIS HEALEY**  
Vice Chair  
801-947-8335  
travis.healey@colliers.com



**Multifamily Development Team**

**MICHAEL KING**  
Director - Investment Sales  
801-303-5421  
michael.king@cushwake.com

**JT REDD**  
Director - Investment Sales  
801-303-5569  
jt.redd@cushwake.com

**KIP PAUL**  
Vice Chairman - Investment Sales  
801-303-5555  
kip.paul@cushwake.com

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