

FOR SALE OR LEASE

RAIL SERVED WAREHOUSE

1398 L Avenue, Bldg. 699
Tooele, Utah 84074

90,000+ SF Warehouse
for Sale or Lease in Tooele
Industrial Depot



PROPERTY HIGHLIGHTS:

- 90,000 SF (demisable to 45,000 SF)
- Active Rail
- 20 min to Salt Lake International Airport with easy access to I-80 (a major East-West distribution corridor)
- Shorter travel times to/from southern Utah via SR-36 (45+ minutes savings vs. I-15)
- Located near Tooele Army Depot, Lakeview Business Park, and Utah Motorsports Campus
- Lot size: 4.97 Acres
- Dry Fire Suppression
- Lighting: LED
- Loading: 22 Drive-in Doors (12'x12' and 12'x14')
- Clear Height: 12' - 16'
- Power: 300 amp/ 3 Phase/ 120-208 Volt
- Zoning: M-1
- Parking Stalls: 146
- New Unit Heaters
- Call agent for lease rate

Josh Wangsgard, MBA
Principal Broker

Direct +1 801 784 5322

Mobile +1 801 721 8535

josh.wangsgard@cushwake.com



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SITE PLAN

Contact

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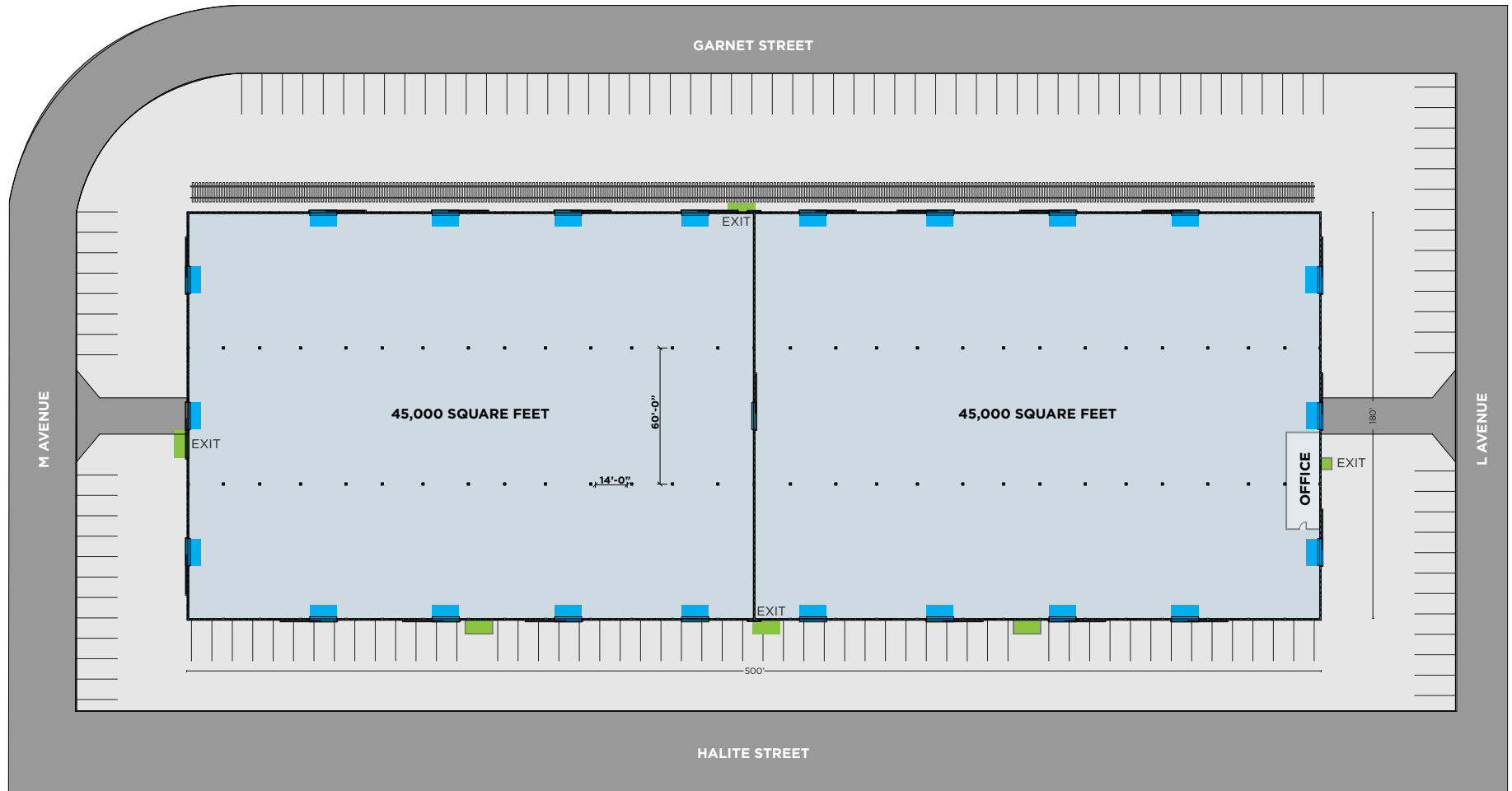


170 South Main, Suite 1600
Salt Lake City, UT 84101
cushmanwakefield.com

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FLOOR PLAN



■ Exterior Doors ■ Loading Doors

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REGIONAL MAP



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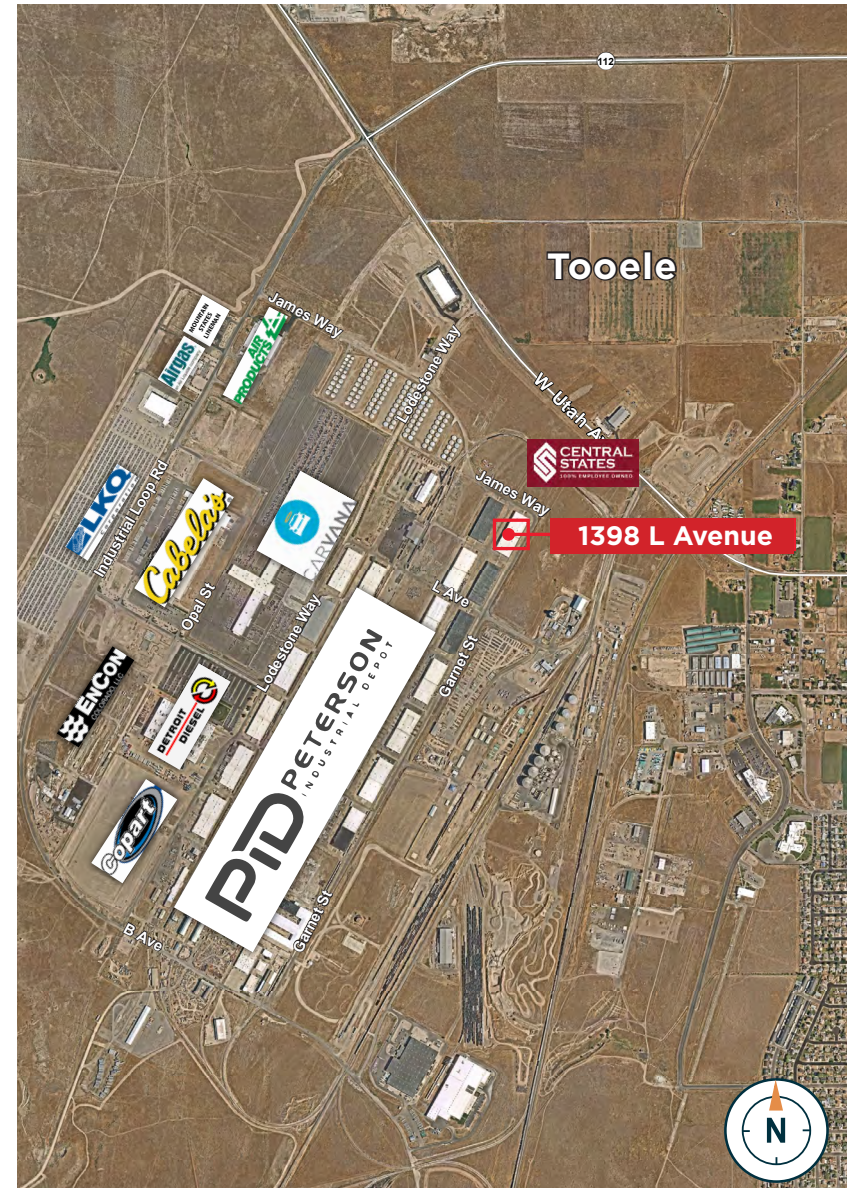
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REGIONAL TRAVEL TIMES



LOCAL AREA



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