

1876

FORTUNE ROAD

SALT LAKE CITY, UT

BUILDING 1

BUILDING 2

FORTUNE ROAD

FOR SALE
2 BUILDINGS
31,460 SF
5.36 ACRES
RAIL SERVED
CALL FOR PRICING



**CUSHMAN &
WAKEFIELD**



// BUILDING 1

BUILDING 1

TOTAL SIZE
11,960 SF

OFFICE
2,200 SF

WAREHOUSE
7,100 SF

CLEAR HEIGHT
16'

3 RAIL DOCK DOORS
OVERHEAD 10'X16'

1 RAIL DOCK DOOR
OVERHEAD 11'X13'

POWER
SINGLE PHASE
240 VOLTS, 200 AMPS

GARAGE

TOTAL SIZE
2,660 SF

CLEAR HEIGHT
12'

1 GROUND LEVEL DOOR
10'X12'





// BUILDING 2

WAREHOUSE

19,500 SF

DOORS

1 GL OVERHEAD - 12'X22'

1 GL OVERHEAD - 12'X12'

1 GL OVERHEAD - 15'X18'

1 GL OVERHEAD - 14'X23'

BAYS

5 - 38'-39'X100'

POWER

THREE PHASE

480 VOLT, 200 AMPS

COVERED RAIL DOCK

2,750 SF

CLEAR HEIGHT

16'-18'



// SHARED RAIL SPURS

- Middle of Property - 560 LF±
- South Property Line - Easement - 350 LF±



// LOCATION



// ECONOMIC INDICATORS

2024 Salt Lake City



840.5K

Salt Lake City Employment
Q3 2024



3.2%

Salt Lake City Unemployment Rate
Q3 2024



4.1%

Unemployment Rate
Q3 2024



Office Market Salt Lake City



25.2%

Overall vacancy rose
from Q2 2024 to
Q3 2024



51.8MSF

Inventory remained
relatively unchanged
from Q2 2024 to
Q3 2024



\$25.38FS

Average overall rental
rate decreased from
Q2 2024 to Q3 2024



2.5MSF YTD

Leasing activity rose
53% compared to
Q2 2024

Industrial Market Salt Lake City



5.8%

Overall vacancy
decreased from
Q2 2024 to Q3 2024



161MSF

Inventory increased
from Q2 2024 to
Q3 2024



\$9.66NNN

Average overall rental
rate increased from
Q2 2024 to Q3 2024



3.9MSF YTD

Leasing activity
declined 62%
compared to
Q2 2024



...We arrived on the summit of Big Mountain, 15 miles from Salt Lake City, where all the world was glorified with the setting sun, and the most stupendous panorama of mountain peaks yet encountered burst on our sight.

— Mark Twain

// UTAH ACCOLADES

SALT LAKE CITY: ADVENTURE AWAITS IN EVERY SEASON

Salt Lake City is a lively and dynamic destination, seamlessly blending natural beauty with urban sophistication. Situated between the majestic Wasatch Mountains and the expansive Great Salt Lake, the city boasts stunning vistas and a wide array of outdoor activities. Whether it's skiing and snowboarding in the winter or hiking and mountain biking in the summer, there's always something exciting to do.



#1

Best State to Move to

Utah

ConsumerAffairs, 2024

#2

Best Estate Economy

Utah Ranked #2

WalletHub, 2024

#1

Best State

Second Consecutive Year

U.S. News & World Report, 2024

#1

Best Economic Outlook

17th Consecutive Year

Rich States Poor States, 2024

#6

Most Affordable States

USA Today, 2024

#1

**Best State to Start
a Business**

WalletHub, 2024



// UTAH DEMOGRAPHICS



POPULATION

3.381M



MEDIAN
HOUSEHOLD INCOME

\$89,168



MEDIAN PROPERTY VALUE

\$540,000



MEDIAN AGE

31.4



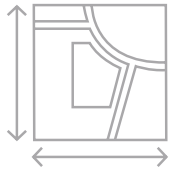
COLLEGE EDUCATED

37.9%

worldpopulationreview.com/states/utah, utah.gov



STATE CAPITAL **SALT LAKE CITY**



METRO AREA
7,684
SQUARE MILES



GDP
\$224.6 B

U.S. Bureau of Economic Analysis



COST OF LIVING INDEX
107.4

Wasatchmovingco.com



// **1876 WEST FORTUNE ROAD**
SALT LAKE CITY, UT

// UTAH DISTRIBUTION

43,155 Miles
of highways and roads



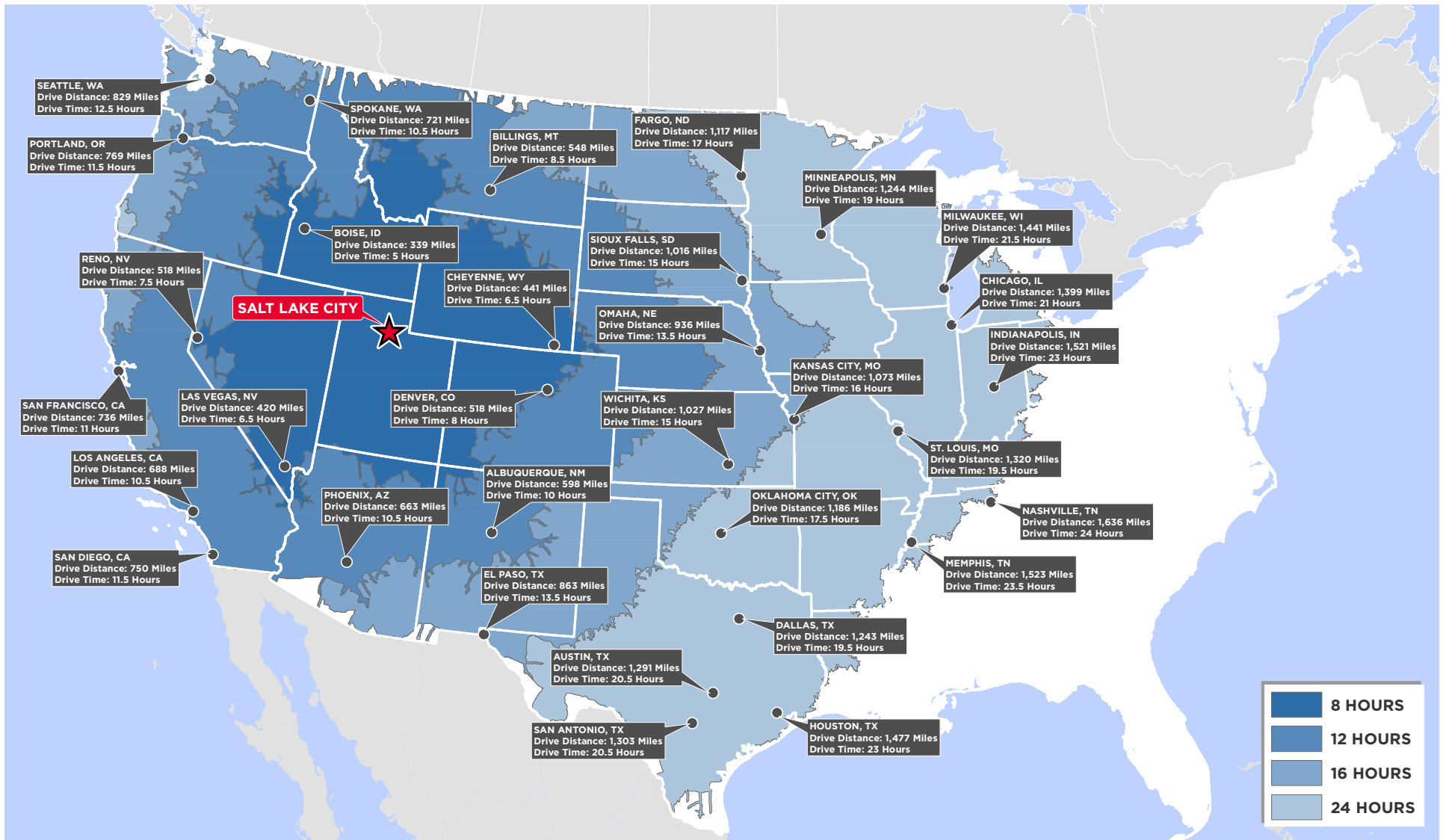
695 Million
pounds of air cargo &
freight annually

1,400 Miles
of railroad track



american-rails.com, utah.gov

// 24 HOUR TRAVEL TIME FROM SLC



1876

FORTUNE ROAD
SALT LAKE CITY, UT



CONTACT

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