

# FOR SALE

4076 WEST 600 SOUTH | Salt Lake City, 84104



## Property Summary

**Address:** 4076 West 600 South | Salt Lake City, 84104

**Acreage:** 1.02 acres of industrial land

**Parcel number:** 15-06-476-007

**Sales Price:** \$1,250,000

## Property Details:

- Zoning M-1
- Utilities available
- Lot 15, Bangerter Business Park
- Only 3.9 miles from the Salt Lake International Airport
- Great lot for storage or to build your new shop

**Jody Jones, CCIM**

Managing Partner

801-577-2175

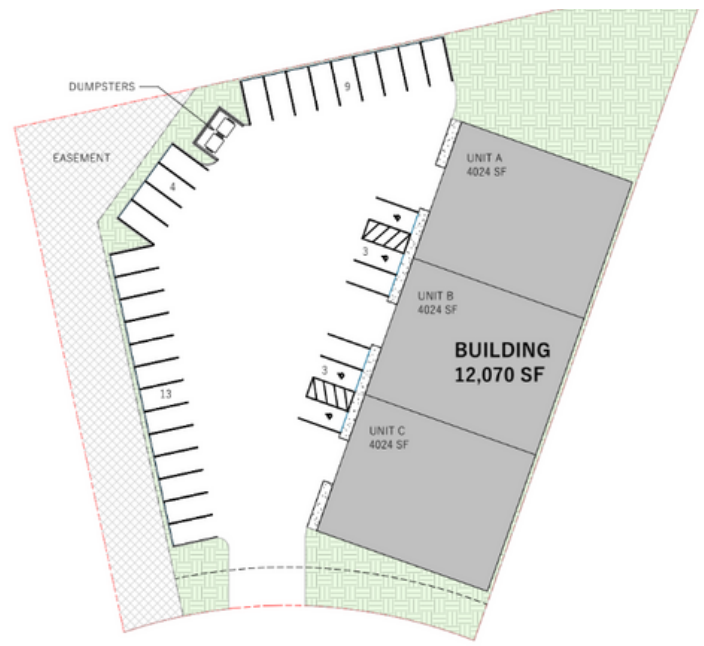
Jody@AcresUtah.Com

**ALIGN**  
COMPLETE REAL ESTATE SERVICES



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600 S

<b>PARKING:</b>	(40 PER 224,400 SQ. FT.)
OFFICE:	3 PER 1,000 SF
WAREHOUSE:	NO MINIMUM SF
LIGHT MANUFACTURING:	1 PER 1,000 SF

<b>PARKING TABLE:</b>	
REQUIRED:	
OFFICE:	
3 STALLS PER 1,000 SF	= 2.5
2,000 SF / 2,000 SF	= 5 STALLS
3 STALLS PER 1,000 SF	= 5 STALLS
LIGHT MANUFACTURING (POTENTIAL REQUIREMENT):	
1 STALL PER 1,000 SF	= 5 ST
2,000 SF / 2,000 SF	= 5 ST
1 STALL PER 1,000 SF	= 5 ST
STANDARD STALLS	= 18 STALLS
ACCESSIBILITY STALLS	= 2 STALLS
TOTAL PARKING STALLS	= 20 STALLS

<b>PROVIDED:</b>	
STANDARD:	20 STALLS
ACCESSIBILITY:	2 STALLS
TOTAL:	22 STALLS

<b>LANDSCAPING TABLE:</b>	
REQUIRED:	
10.0% PARKING LOT AREA = 10,000 SQ. FT. = 800 SF	
PROVIDED:	6,500 SF
	REQ. OK

**LINETYPE LEGEND**

---	PROPERTY LINE
---	SITE SETBACK/EASEMENT LINES

CONSULTANT

**600 S INDUSTRIAL**  
4076 W 600 S  
SALT LAKE CITY, UT



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