

UTAH'S COMMERCIAL REAL ESTATE GUIDE



COMMERCIAL INVESTMENTS
RESIDENTIAL
RETAIL INDUSTRIAL
DEVELOPMENT AND BUSINESS

THE FRANKLIN GROUP
REAL ESTATE
A History of Excellence

CREW
UTAH

CR CHAPMAN RICHARDS AND ASSOCIATES

INTERNET PROPERTIES INC.



Marino Toulatos
 69 E 200 N
 Kaysville Utah 84037
 801-476-3300

LEASE: Office/Retail Space 73 E 200 N. Kaysville, includes utilities. Available space frontage 32'.

SALE or LEASE: Office condo. 555 E 5300 S, So. Ogden. Approx 500 sq ft-includes reception area with counter, built in filing cabinets. Possible seller financing to qualified buyers.

SALE or LEASE: Retail space. 164 E 22nd St, Ogden. Remodeled in great condition. Owner flexible.

SALE: Retail/Office space, 972 Chambers, Ogden. 2000 sq ft. Finish your way. Single level w/handicap access

SALE or LEASE: Retail space. 5357 S 1900 W, Roy. High Traffic. Drive up window.

SALE: Land. 2637 N Hwy 89, Ogden. 1.3 acres, Undeveloped & Positioned in ideal location with lots of frontage. Zoned C-P-3

SALE: Land 3806 N Hwy 89, Ogden. 14+ acres. Over 1625 ft. of frontage. Approved for Manufacturing. Rail on west side, close to I-15.

SALE: Office condo in high traffic area of West Haven/Roy area. 1048 sf.

THE Enterprise

UTAH'S BUSINESS JOURNAL

WHY SHARE? GET YOUR OWN COPY!

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801-533-0556



"Influencing the success of the commercial real estate industry by advancing the achievements of women."



Jami Marsh began her real estate career in 2001, working exclusively on a top producing brokerage team. She brings a wealth of commercial real estate knowledge to her clients, including lease analysis, strategic planning, due diligence implementation and cost reduction expertise. Jami understands the challenges of today's real estate market and the breadth of her experience has helped her successfully represent both tenants and property owners on a local and national basis on acquisitions, dispositions and lease transactions. Jami is currently hailed as an emerging leader in the Salt Lake market and is focused on cultivating the business relationships she's developed over the past decade.

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MEMBERSHIP: Melissa McIntyre (801)947-3974

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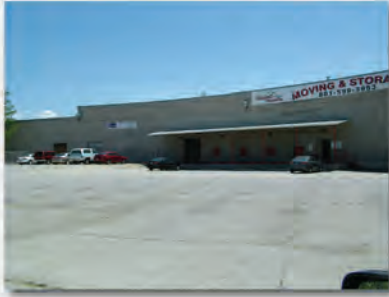
SPONSORSHIP: Terese Walton (801)487-3236

Jake Copinga

801-706-9754 cell

jake@iproperties.com

545 South Gale Street (350 West) Salt Lake City, Utah



- Space Available: 24,255–16,400 SF
- 4 Dock High Doors
- Large Yard
- Good Visibility & Freeway Access
- \$0.20–\$0.25/SF/Month NNN
- Landlord will entertain short term deals

520 South Gale Street (350 West) Salt Lake City, Utah



- Automotive Garage
- 5,454 SF Available
- 4 Grade Level Doors (12' x 14')
- Possible Yard
- Good Visibility & Freeway Access
- \$2000/Month NNN
- Landlord will entertain short term deals

548 South Gale Street (350 West) Salt Lake City, Utah



- 10,000–50,000 SF Available
- 3 Dock High Doors
- 1 Grade Level Door (20' x 14')
- Yard Available
- \$0.20–\$0.25/SF/Month
- Landlord will entertain short term deals

509 South Gale Street Salt Lake City, Utah



- 3,450 SF
- 1 Grade Level Door
- Yard Available
- \$0.20–\$0.25/SF/Month NNN
- Landlord will entertain short term deals

333 West 500 South Salt Lake City, Utah



- 3,000–8,600 SF Available
- 18 Dock High Doors
- Large Yard
- Large Office
- Spray Booth
- \$0.20–\$0.25/SF/Month
- Landlord will entertain short term deals

89 D Street Salt Lake City, Utah



- Free-standing Building
- Great Avenue Location
- 2,400 SF
- Full Kitchen
- Lease Rate \$2,800/Month
- Sale Price \$499,000

4220 South State Street Murray, Utah



- Full Service Car Lot
- 1.29 Acres Improved
- 5 Bay Fully Equipped Repair Facility Including Wash Bay
- Great State Street Location
- State Street Signage
- Sale Price \$1,690,000
- Possible Seller Financing

630 West Girard Ave Salt Lake City, Utah



- Purchase Price \$89,000
- Warehouse/Shop Space
- 1,200 SF
- 2 Grade Level Doors (10' x 10')
- Small Yard



www.iproperties.com

801-355-0600



COMMERCIAL DIVISION

1414 E. Murray Holladay Road
801-278-4414

HIGH END OFFICE SPACE FOR LEASE
6740 SOUTH 1300 EAST



- Lease Rate: \$18.00**
Full Service Janitorial Incl.
- Main Floor: 3,157 SF
- 2nd Floor: 3,163-3,728 SF
-7-9 Windowed Offices
- Conference Room
- Break Room

Kym McClelland - 2 Minutes From Fort
801-573-2828 Union Exit off I-215



Industrial Warehouse
3061 SOUTH 300 WEST

- \$399,900
- 5,600 Square Feet
- .36 Acres
- One Level-14' Ceilings
- Excellent Central Location
- Fenced Yard

George Richards, CCIM 801-631-9963

CHARMING BOUTIQUE OFFICE
4774 So. Holladay Blvd.



- Free Standing Office*
-3,220 SF
-Hardwood Floors
-Two Fireplaces
-Large Bright Offices

For Sale: \$600,000
Lease Rate:
\$17 Mod. Gross

KYM MCCLELLAND 801-573-2828

Jordan River Professional Plaza



For Sale:
\$110-\$125 RSF

Price includes
\$30 TI Allowance

1258 W. South Jordan Parkway
(10400 South)

- New Office Condos
- **BANK OWNED**—Financing Available
- Several units available: 1,550 to 4,211 RSF

George Richards, CCIM
801-631-9963



FIRST MONTH FREE RENT!!!
1459 East 3900 South



- Lease Rate: \$12.50 NNN**
-2,000 Square Feet
-Private Atrium Entrance
-Main Floor Loading Dock
-Plenty of Off Street Parking

Barry Brinton | **Crystal Richardson**
801-694-0243 | 801-641-5687

Ideal Retail/Office Location!
1750 West 5000 South



- Lease Rate: \$1,200/mo.**
Cam Charge: \$150/mo.

1,000 SF - Anchored by General Army
Prime Redwood Road Location

SUE MARK 801-580-2378

Woods on Ninth - 6775 South 900 East



Reception Center, Restaurant, Club, Retail or Office

For Sale: \$1,899,000 **For Lease:**
\$25.00/Sq. Ft. Full Service

- 11,441 Square Feet
- 3,800 Square Feet of Office/Retail
- 1.15 Acres
- Banquet Liquor License
- 10 Private Offices
- Conference Rooms
- 2 Full Kitchens

George Richards, CCIM 801-631-9963

Office Condo for Sale/Lease

5292 So. College Drive #101 (500 West)



- 6287 SF- Main floor office
- High end tenant finish
- 14 + private office
- 2 large work areas
- Underground parking

For Sale: \$1,295,000
Lease Rate: \$13.50 NNN

George Richards, CCIM
801-631-9963

Great East Side Location!

3763 So. Secord Street (150 East)



- 1,380 SF Office
- 1,932 SF of Warehouse
- 12' Ceilings -17 Acres
- Ground Level Overhead Door
- 2 Bathrooms
- New Membrane Roof

Sue Mark
801-580-2378

\$250,000

SR-154



FOR SALE - Undeveloped Commercial Land

- 13735 So. Redwood Road
- Approx. .96 of an acre
- Undeveloped Land
- 140 ft. of frontage road on Redwood Rd.
- 2 parcels: 252002 & 252003
- \$334,999

Robynne Maxfield, GRI 801-971-7088

Naylor Farm Office Building
3823 West 9000 South



Lease Rate:
\$14.00 - NNN

- 4,435 Square Feet—Can Be Divided
- Will Be Built out To Meet Your Needs
- Close to Redwood Road, Bingham Highway, and Bangerter Highway
- Next Door to Naylor Shopping Center

GEORGE RICHARDS, CCIM 801-631-9963

Warehouse/Office For Lease
3555 South 700 West 4D



- 4,000 SF Warehouse
- 1,000 SF Office
- 3 Offices
- Reception Area
- 12 x 14 Door
- 18' Ceilings

GEORGE RICHARDS, CCIM 801-631-9963

FREE STANDING OFFICE BUILDING
1092 E. South Union Avenue



4,928 SF- Close to I-215

For Sale: \$625,000
For Lease: \$12.00/NNN

SONNY TANGARO 801-599-1749



3.4 Acres - \$1,200,000

- 106 W. Fireclay Ave. (4295 So.)
- 3 Buildings
- Approx. 27,000 SF

Bijan Fakhrieh
801-918-9000