

# THE **Enterprise**

SECTION B  
August 27, 2012

## UTAH'S COMMERCIAL REAL ESTATE GUIDE



**COMMERCIAL** RESIDENTIAL  
**INDUSTRIAL** INVESTMENTS  
**DEVELOPMENT** AND **BUSINESS**  
**RETAIL**

**John W. Hansen**  
AND ASSOCIATES REAL ESTATE

CREW  
UTAH

**COLDWELL BANKER COMMERCIAL**

**INTERNET PROPERTIES INC.**

6550 South Millrock Drive, Suite 200  
Salt Lake City, Utah 84121  
www.coldwellutah.com  
801.947.8300

Proudly Announcing Another Top  
Property Management Assignment



Professional Management of Page Brake Building  
3760 West Commons Lane - Salt Lake City, Utah



65,000 square feet

Office/Warehouse

Asset Services provides: Property Management, Facility Management, Construction Management, Operational Reviews, Lease Administration, Portfolio Consulting



*"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.

**Jami Marsh**  
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MEMBERSHIP: Melissa McIntyre (801)947-3974

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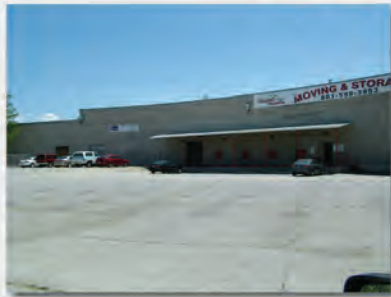
SPONSORSHIP: Terese Walton (801)487-3236

# 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](http://www.iproperties.com)

**801-355-0600**

# John W. Hansen

AND ASSOCIATES REAL ESTATE

John W. Hansen  
Broker

801-540-2000

[jhansen@johnwhansen.com](mailto:jhansen@johnwhansen.com)



## 1981 SOUTH PAINTER LANE, WEST HAVEN

**\$1,495,000**

First class one of a kind office/warehouse. 10,000 square feet of office space and 3,600 square feet of warehouse w/room to double warehouse space.



## 1835 HWY 89 PERRY, UTAH

**\$590,000: BANK OWNED!**

Nice office and warehouse right on Hwy 89 across from Maddox Restaurant. Fenced and secure with lots of parking for big trucks. Over head doors, covered storage, lots of enclosed storage and office space. Appraised for \$1,050,000 in 2007. Bank says "SELL IT!"



## 5319 SOUTH ADAMS AVE, OGDEN STE B & D

**in the same ad: Two spaces available NOW!**

**Suite B:** \*Price below cost.\* Just reduced \$30,000! Located in South Pointe Center; adjacent to Ogden Regional Medical Center. Class A office complex. Seller has discounted the price down to approx. \$102/SF. Seller will finance the building and improvement costs. Will Lease or Lease to Own. Includes free architectural layout with lease, lease to own or purchase.

OWNER/AGENT

**Suite D:** Class A office space with quality finishes & construction. 4 office with large office/storage room in back, conference room, 2 bathrooms, storage room/control room, and nice waiting area/front desk.



## 3353 COVER CIRCLE, LAYTON

This Gated-Estate sits high on a cul-de-sac in a wonderful neighborhood offering you the Best of Both Worlds: the privacy of a gated estate with the ability to be a part of an HOA offering tennis courts, clubhouse & pool. Over 9600 square feet! Remodeled in 2004 with top of the line appliances, new heating and A/C systems. Interiors include French limestone, cherry wood floors, custom wood moldings, custom designed staircase, custom cherry cabinetry, handmade iron light fixtures, wood plantation shutters, granite counter-tops. Estate backs onto Adams Canyon with sweeping views of the valley, Great Salt Lake, and city lights. Beautiful Master Suite with large walk-in shower, jetted tub, cedar sauna & private backyard swimming pool. Heated four-car garage. \*All trades considered.\* View online at [www.johnwhansen.com/3353](http://www.johnwhansen.com/3353)