

# FOR LEASE

## Retail/Industrial Flex

215 North Redwood Road Unit 2 | North Salt Lake | Utah | 84054

Sale Price: \$850,000

Lease Rate: \$.89/sq. ft. NNN



### Property Information

- Total Available: 4,426 sq. ft.
  - Warehouse: 1,505 sq. ft.
  - Showroom/Office Main 1,505 sq. ft.
  - Showroom/Office 2nd: 1,416 sq. ft.
- 1 GL Door 10' x 12'
- 3 Phase 100A 120/208v
- 16' Clear Height
- Attractive Storefront Glass
- Exceptional visibility on Redwood Road
- Strong Established Trade Area
- 11,000 AADT 2023 on Redwood Road
- 1 mile from I-215; 3 miles from I-15
- Zoned CG

Demographics	2 Mile	5 Mile	10 Mile
2024 Population	26,403	115,074	329,855
2024 Households	8,633	38,502	127,973
2024 Median HH Income	\$83,550	\$79,192	\$70,586

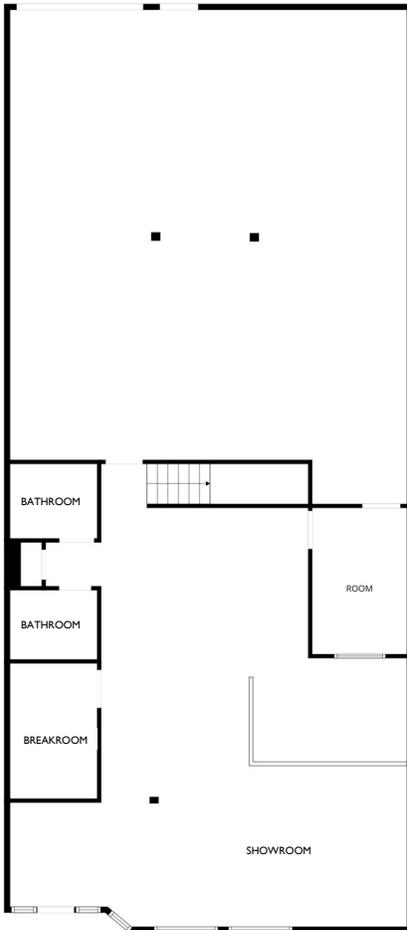
### CONTACT:

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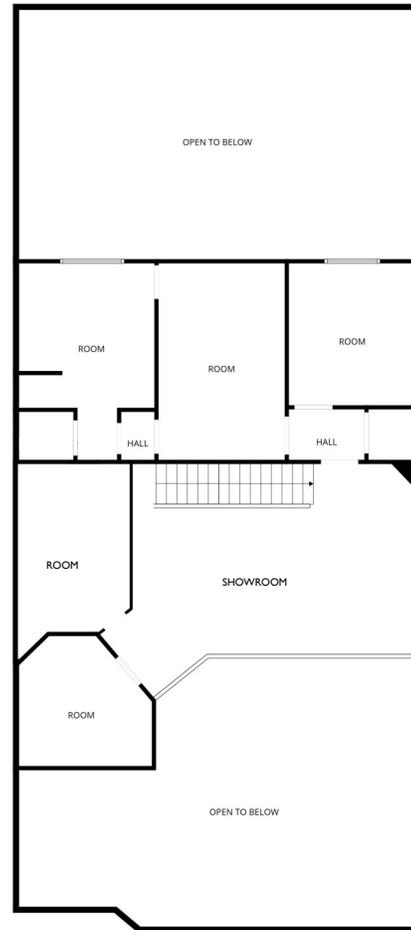
**KREA**  
Knight Real Estate Advisors

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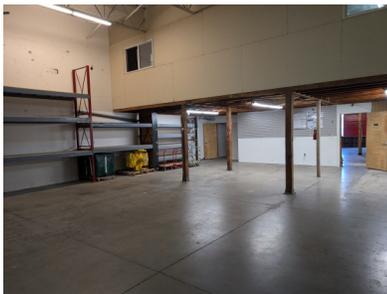
10 x12 GL



**MAIN FLOOR**



**2ND FLOOR**



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