

maple^{tree}

FOR LEASE

955 South 3800 West Ste. 400

Salt Lake City, UT 84104

Available SF **50,241 SF**

Office SF **1,378 SF**



 **JLL** SEE A BRIGHTER WAY

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955 South 3800 West

PROPERTY SPECIFICATIONS

BUILDING SF	359,098 SF
OFFICE SPECS	4 restrooms, 2 private offices and a conference room in office space
DOCKS & EQUIPMENT	• Ten (10) dock high doors • Six (6) equipped with edge of dock levelers, seals and bumpers
GRADE LEVEL DOORS	Three (3) 12' (W) x 14' (H)
CLEAR HEIGHT	28' - 31'
COLUMN SPACING	57' x 55'
TRUCK COURT DEPTH	140'
PARKING RATIO	0.67/1000
LIGHTING	Motion activated LEDs
FIRE SUPPRESSION	ESFR
ZONING	Salt Lake City M1 (Light Manufacturing)
AVAILABILITY DATE	April 1, 2024

50,241 SF

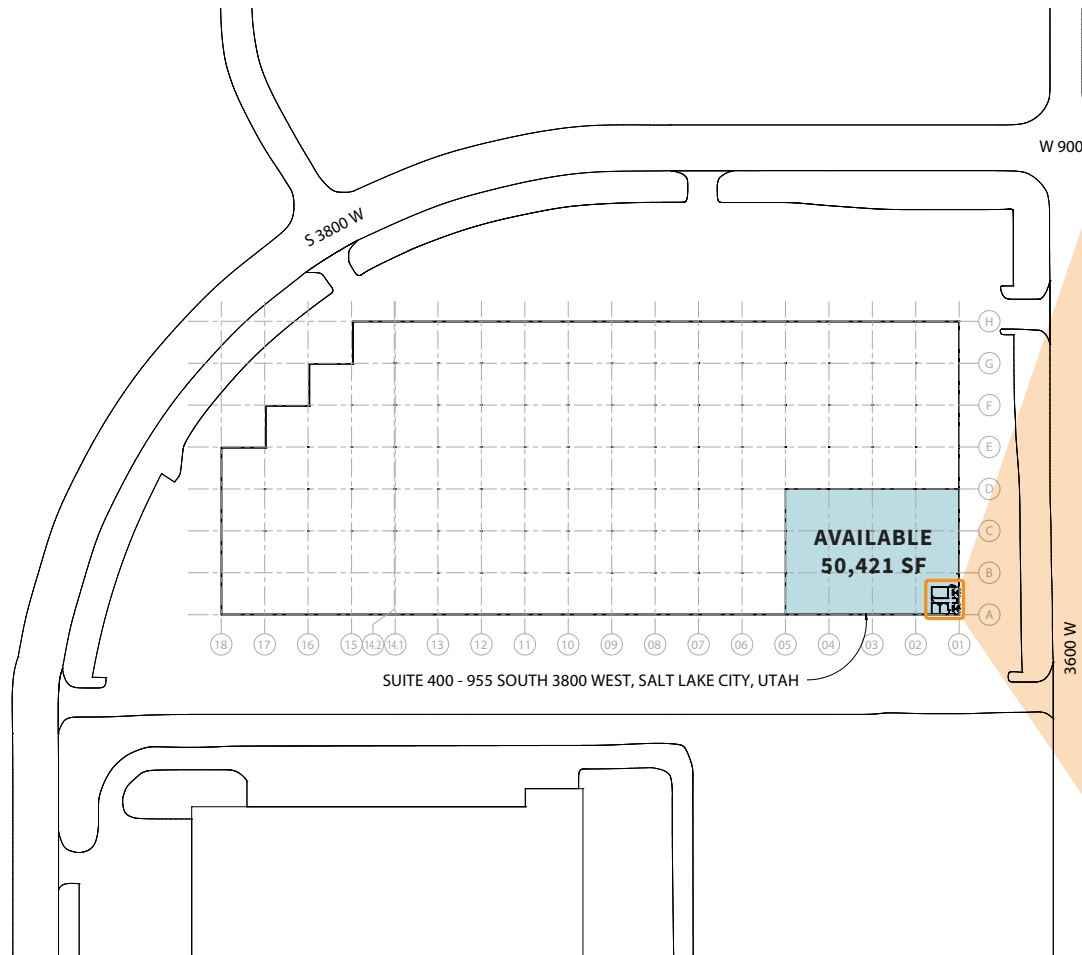
Available SF

1,378 SF

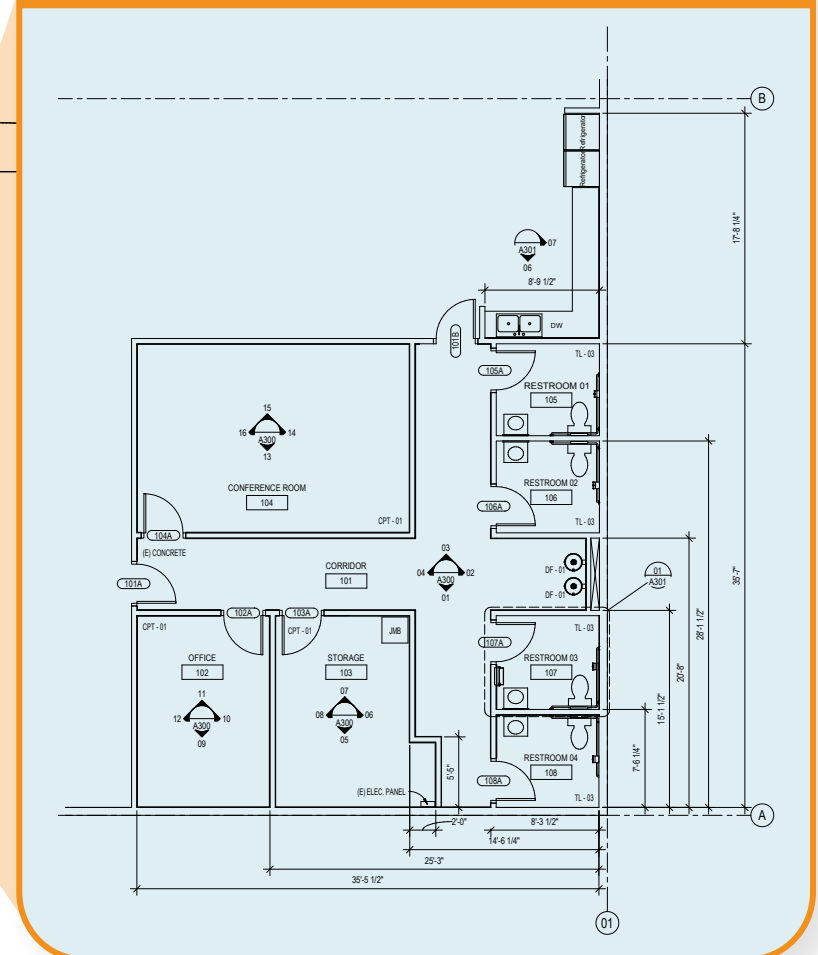
Office SF



FLOOR PLAN



OFFICE SPACE



955 South 3800 West

AERIAL

DISTANCE FROM PROPERTY

 **2 minutes**
1.0 miles

 **5 minutes**
2.2 miles

 **5 minutes**
2.4 miles

Salt Lake City
International Airport

Salt Lake City
Intermodal Hub

SITE

Bangerter Highway

S3800-W

California Ave

