

JUST LISTED



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Flex Industrial Investment

This four-suite flex building offers a versatile mix of warehouse, office, and grade-level garage space with roll-up doors - ideal for owner-occupancy, investor hold, or a combination of both.

6,480 SF | 100% Leased | \$1,800,000 (\$277.78/SF)

66 E Cleveland Avenue, Salt Lake City, UT 84115

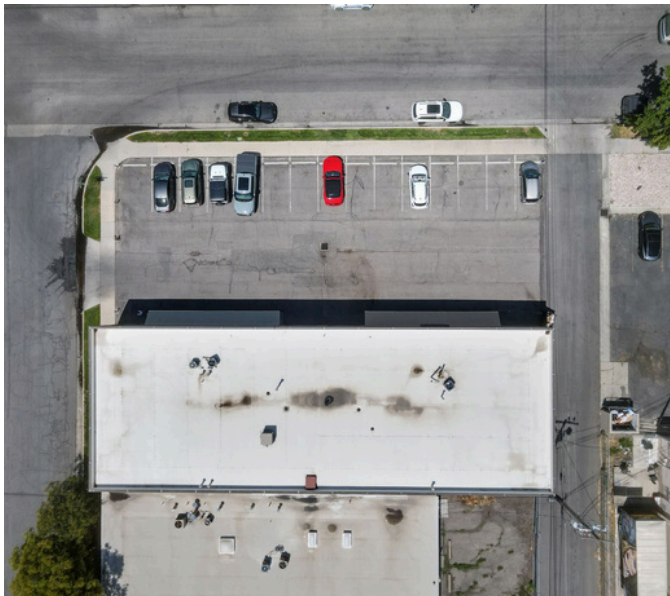
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THE OPPORTUNITY



This flex industrial property presents a rare opportunity for investors and owner-users in Salt Lake City's rapidly growing Ballpark District.



VALUE PROPOSITION

An exceptional opportunity to acquire a multi-tenant flex industrial investment in one of Salt Lake City's fastest-growing urban corridors. This versatile property offers immediate income with significant upside through lease-up and future rent growth. Featuring a functional mix of warehouse, office, and light industrial space, the property appeals to a wide range of owner-users, contractors, service businesses, distributors, and investors seeking a strategically located asset in an area experiencing substantial redevelopment and reinvestment. This is a rare opportunity for 1031 exchange buyers, owner-users, and investors to acquire a highly adaptable asset in a supply-constrained submarket with significant long-term upside.



PROPERTY HIGHLIGHTS

- Multi-tenant flex industrial investment opportunity
- Prime Ballpark District location
- Immediate income with value-add potential
- Four flexible tenant spaces
- Warehouse and office configurations
- Grade-level roll-up doors
- Strong owner-user or investor appeal
- Minutes to Downtown Salt Lake City
- Convenient access to I-15 and I-80
- Located near the Granary District and emerging redevelopment projects
- Ideal for contractors, light industrial, service businesses, distributors, showroom, and office users
- Opportunity to occupy one suite while generating rental income from the remaining spaces
- Rare industrial/flex asset in a supply-constrained submarket
- Approx. 6,480 SF
- Year Built - 1986
- Property Type - Industrial
- 100% Leased
- \$1,800,000 (\$277.78/SF)



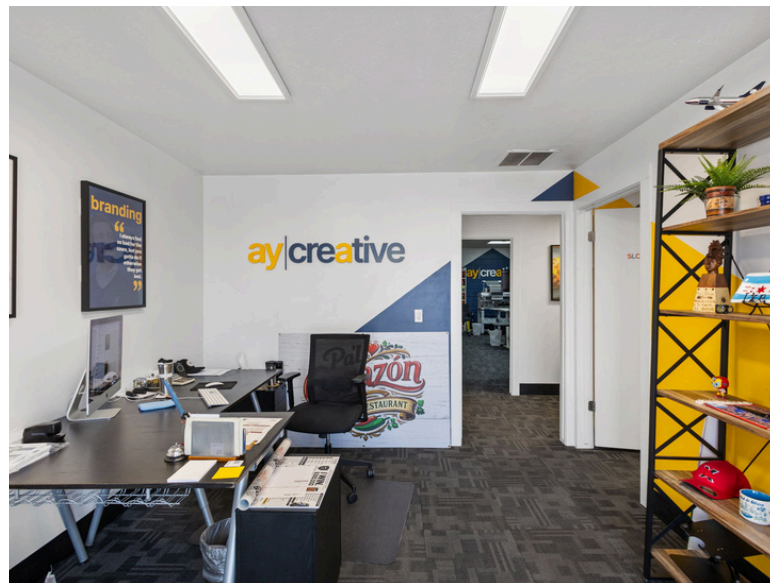
PROFORMA

CURRENT RENT ROLL		
	Monthly Rent	Annual Rent
Mach 1 Foods – Suite 1	\$800.00	\$9,600.00
Mach 1 Foods – Suite 2	\$800.00	\$9,600.00
Apex	\$1,035.00	\$12,420.00
Alfonso Ayala	\$900.00	\$10,800.00
TOTAL RENTAL INCOME	\$3,535.00	\$42,420.00

2025 OPERATING EXPENSES	
	Annual Rent
Property Taxes	\$9,360.12
Insurance	\$3,511.00
Business License Renewal	\$18.00
Snow Removal & Landscape Maintenance	\$3,080.75
Dumpster Service	\$1,038.98
Water	\$1,853.29
Repairs & Maintenance	\$127.09
TOTAL OPERATING EXPENSES	\$18,989.23

NET OPERATING INCOME	
	Annual Rent
Gross Rental Income	\$42,420.00
Less Operating Expenses	\$18,989.23
PROJECTED NET OPERATING INCOME	\$23,430.77







Strategically located in Salt Lake City's rapidly evolving Ballpark District, this property offers exceptional accessibility and long-term investment potential. Situated between State Street and Main Street, with immediate access to I-15, I-80, Downtown Salt Lake City, and TRAX light rail, the location provides convenient connectivity for employees, customers, and distribution routes. The surrounding Ballpark and neighboring Granary districts are experiencing significant public and private investment, with adaptive reuse projects, new mixed-use developments, restaurants, breweries, creative office spaces, and planned neighborhood enhancements transforming the area into one of the city's most dynamic commercial hubs. This prime location positions the property to benefit from continued redevelopment and increasing demand for flex industrial and commercial space.



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