

**SUITE 1 · END UNIT · DOOR 230****\$585,000**

Asking Price

2,046 SF

Building Area

\$285.92

Price / SF

18'-6"

Clear Height

10' OH

Grade-Level Door

100 A / 3Ø

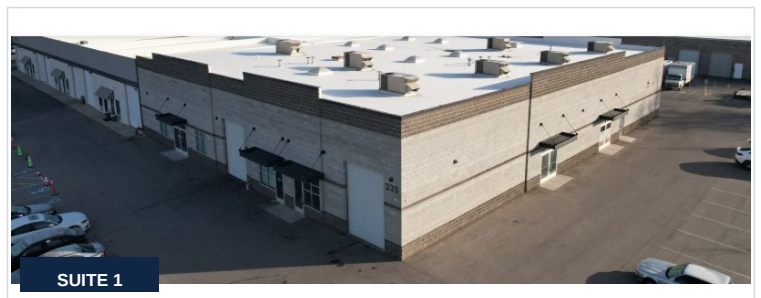
Power

PROPERTY HIGHLIGHTS

- + 2,046 SF industrial flex condo — rare north-end / corner Suite 1
- + 18'-6" clear height with existing mezzanine over the office
- + 10' grade-level overhead door plus storefront pedestrian entry
- + 100 AMP, 3-phase 208/120V service
- + Private office (~150 SF) and restroom
- + Low HOA of \$486 quarterly (\$162 / month)
- + 3 parking spaces at the door and along the east elevation
- + I-15, I-215, Redwood Road, and Legacy Parkway access
- + Owner-user or investor — Thomas Industrial Park Condos
- + Only one neighboring unit to the south

THE OPPORTUNITY

End-unit flex condo on the north side of 230 N Cutler Drive. Suite 1 offers privacy, parking at the overhead door, natural light at the office storefront, and a functional warehouse bay with mezzanine. Built for light industrial, warehouse, distribution, or service use in North Salt Lake.

SITE**SUITE 1**

North corner unit — parking at the door and east elevation.

**Clayton Mills, PE**

North Salt Lake, UT

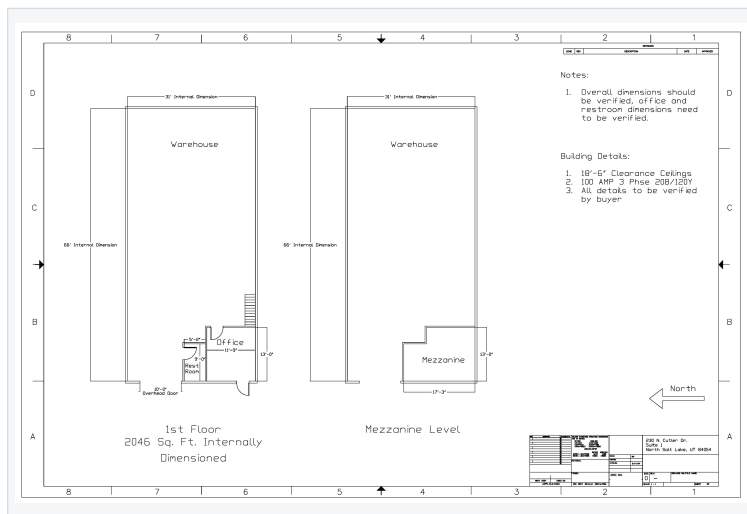
(801) 834-7820

clayton@amcoautomation.com

To schedule a tour

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FLOOR PLAN**BUILDING DETAILS**

UNIT SIZE	2,046 SF internally dimensioned
WAREHOUSE	66' depth x 31' width
OFFICE	11'-9" x 13'-0" (~150 SF)
RESTROOM	5'-2" x 9'-0" adjacent to office
MEZZANINE	17'-3" x 13'-0" over office
CLEAR HEIGHT	18'-6" per plan
LOADING	10'-0" grade-level overhead door
POWER	100 AMP, 3-phase 208/120V
PARKING	3 spaces at door / east side
HOA	\$486 quarterly
SALE TYPE	Owner-user
APN	01-406-0001
ADDRESS	230 N Cutler Dr, Suite 1, NSL 84054

All dimensions, power, clear height, HOA, and other details are approximate and must be independently verified by the buyer. Subject to prior sale and change without notice.

INTERIOR

Warehouse bay looking to the overhead door



Office, restroom entry, and mezzanine stair



Mezzanine / work loft above the office



Private office with storefront entry



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