

# THE Enterprise

SECTION B  
September 17, 2012

## UTAH'S COMMERCIAL REAL ESTATE GUIDE



COMMERCIAL  
INDUSTRIAL  
DEVELOPMENT  
RESIDENTIAL  
INVESTMENTS  
BUSINESS  
LAND





DON'T BE LEFT OUT

Have your business included in this year's Book of List.

## Up Coming Lists:

Technology Companies	Sept 24
Colleges & Universities	Oct 15
Hospitals	Oct 22
Vision Centers	Oct 22
Commercial Insurance Agencies	Oct 22
Group Benefits Companies	Oct 22
Meeting Facilities	Oct 29
Salt Lake CBD Restaurants	Oct 29
Hotels	Oct 29
Temporary Staffing Firms	Dec 10
Copier, Printer, and Fax Dealers	Dec 10
Office Furniture Dealers	Dec 10
Commercial Real Estate Agents	TBD

# BOOK of LISTS 2012

For more information contact  
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# THE Enterprise

UTAH'S BUSINESS JOURNAL

## WHY SHARE? GET YOUR OWN COPY!

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801-533-0556



*"Influencing the success of the commercial real estate industry by advancing the achievements of women."*

CREW



NETWORK®

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**  
Vice President | Office Division  
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MEMBERSHIP: Melissa McIntyre (801)947-3974

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**COMMERCIAL DIVISION**

1414 E. Murray Holladay Road  
801-278-4414

**HIGH END OFFICE SPACE FOR LEASE**  
6740 SOUTH 1300 EAST



- Lease Rate: \$18.00**  
Full Service Janitorial Incl.  
- Main Floor: 3,157 SF  
- 2nd Floor: 3,163-3,728 SF  
- 7-9 Windowed Offices  
- Conference Room  
- Break Room

**Kym McClelland** - 2 Minutes From Fort  
801-573-2828 Union Exit off I-215



**Industrial Warehouse**  
3061 SOUTH 300 WEST

- \$399,900
- 5,600 Square Feet
- .36 Acres
- One Level-14' Ceilings
- Excellent Central Location
- Fenced Yard

**George Richards, CCIM** 801-631-9963

**CHARMING BOUTIQUE OFFICE**  
4774 So. Holladay Blvd.



- Free Standing Office*  
-3,220 SF  
-Hardwood Floors  
-Two Fireplaces  
-Large Bright Offices

**For Sale: \$600,000**  
**Lease Rate:**  
\$17 Mod. Gross

**KYM MCCLELLAND** 801-573-2828

*Jordan River Professional Plaza*



**For Sale:**  
**\$110-\$125 RSF**

Price includes  
\$30 TI Allowance

**1258 W. South Jordan Parkway**  
(10400 South)

- New Office Condos
- **BANK OWNED**—Financing Available
- Several units available: 1,550 to 4,211 RSF

**George Richards, CCIM**  
801-631-9963



**FIRST MONTH FREE RENT!!!**  
1459 East 3900 South



- Lease Rate: \$12.50 NNN**  
-2,000 Square Feet  
-Private Atrium Entrance  
-Main Floor Loading Dock  
-Plenty of Off Street Parking

**Barry Brinton** | **Crystal Richardson**  
801-694-0243 | 801-641-5687

**Ideal Retail/Office Location!**  
1750 West 5000 South



- Lease Rate: \$1,200/mo.**  
**Cam Charge: \$150/mo.**

1,000 SF - Anchored by General Army  
Prime Redwood Road Location  
**SUE MARK** 801-580-2378

**Woods on Ninth - 6775 South 900 East**



**Reception Center, Restaurant, Club, Retail or Office**

**For Sale: \$1,899,000**      **For Lease:**  
\$25.00/Sq. Ft. Full Service

- 11,441 Square Feet
- 3,800 Square Feet of Office/Retail
- 1.15 Acres
- Banquet Liquor License
- 10 Private Offices
- Conference Rooms
- 2 Full Kitchens

**George Richards, CCIM** 801-631-9963

**Office Condo for Sale/Lease**

5292 So. College Drive #101 (500 West)



- 6287 SF- Main floor office
- High end tenant finish
- 14 + private office
- 2 large work areas
- Underground parking

**For Sale: \$1,295,000**  
**Lease Rate: \$13.50 NNN**

**George Richards, CCIM**  
801-631-9963

**Great East Side Location!**

3763 So. Secord Street (150 East)



- 1,380 SF Office
- 1,932 SF of Warehouse
- 12' Ceilings - .17 Acres
- Ground Level Overhead Door
- 2 Bathrooms
- New Membrane Roof

**Sue Mark**  
801-580-2378

\$250,000

SR-154



**FOR SALE - Undeveloped Commercial Land**

- 13735 So. Redwood Road
- Approx. .96 of an acre
- Undeveloped Land
- 140 ft. of frontage road on Redwood Rd.
- 2 parcels: 252002 & 252003
- \$334,999

**Robynne Maxfield, GRI** 801-971-7088

**Naylor Farm Office Building**  
3823 West 9000 South



**Lease Rate:**  
**\$14.00 - NNN**

- 4,435 Square Feet—Can Be Divided
- Will Be Built out To Meet Your Needs
- Close to Redwood Road, Bingham Highway, and Bangerter Highway
- Next Door to Naylor Shopping Center

**GEORGE RICHARDS, CCIM** 801-631-9963

**Warehouse/Office For Lease**  
3555 South 700 West 4D



- 4,000 SF Warehouse
- 1,000 SF Office
- 3 Offices
- Reception Area
- 12 x 14 Door
- 18' Ceilings

**GEORGE RICHARDS, CCIM** 801-631-9963

**FREE STANDING OFFICE BUILDING**  
1092 E. South Union Avenue



4,928 SF- Close to I-215  
**For Sale: \$625,000**  
**For Lease: \$12.00/NNN**

**SONNY TANGARO** 801-599-1749



**3.4 Acres - \$1,200,000**  
106 W. Fireclay Ave.  
(4295 So.)  
-3 Buildings  
-Approx. 27,000 SF

**Bijan Fakhrieh**  
801-918-9000

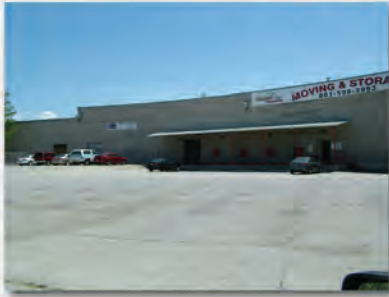


# Jake Copinga

## 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