

FOR SALE OR LEASE



6778 W. 2100 S.
WEST VALLEY CITY, UTAH 84128



Colliers

6440 S. Millrock Dr., Suite 500
Salt Lake City, UT 84121
Main: +1 801 947 8300
colliers.com

CONTACT

Don L. Enlow, SIOB
Executive Vice President
+1 801 947 8388
don.enlow@colliers.com

Marcy Pitman
Branch Broker
+1 801 947 8330
marcy.pitman@colliers.com



Power:
7,000 Amps, 3-Phase



Zoning:
M-1

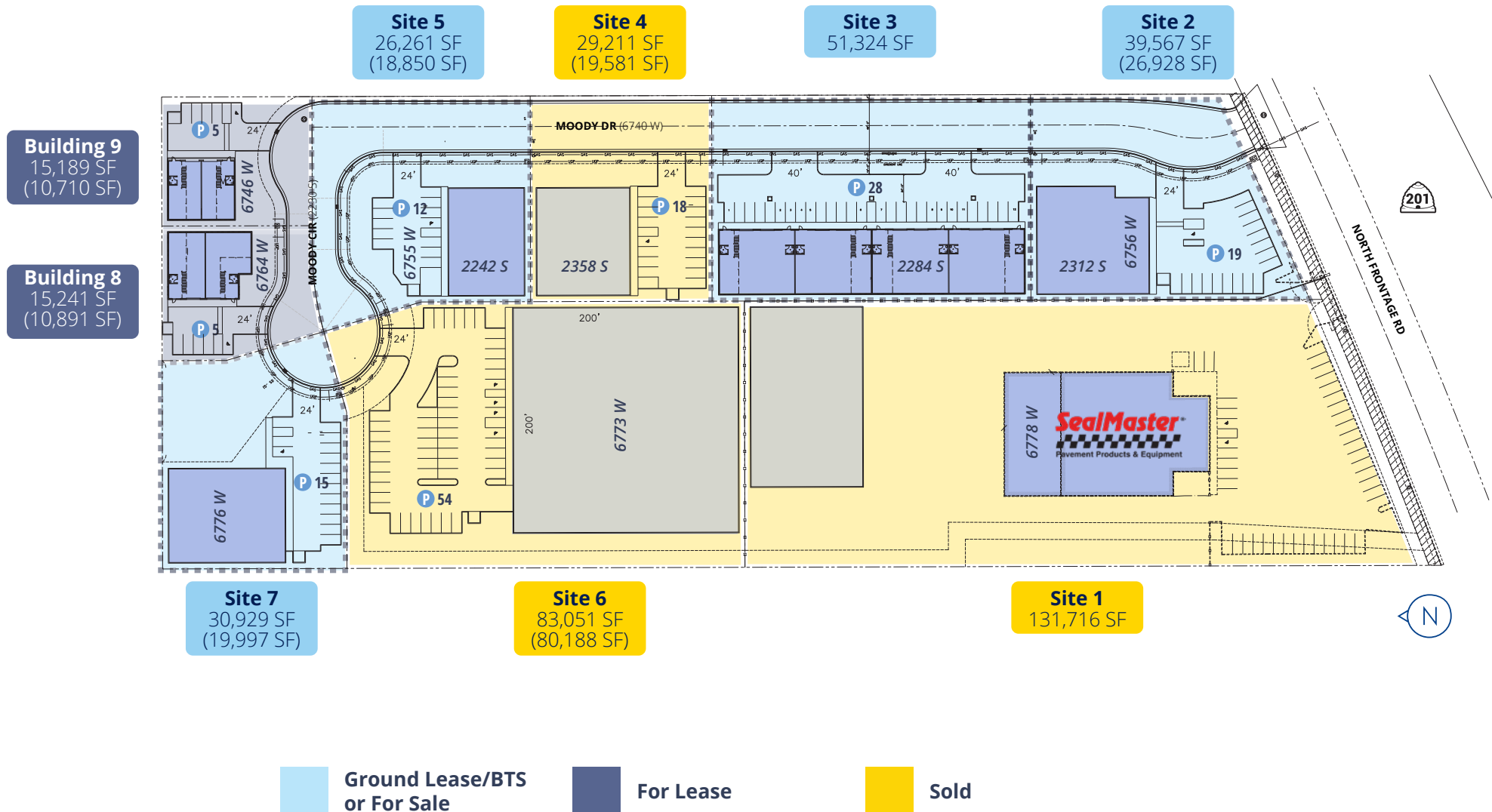


Connectivity:
Utopia Fiber

PROPERTY DETAILS

Site 1	SOLD		Building 8 For Lease	• Total Lot Size: 15,241 SF • Outdoor Yard: 1,700 SF • Perimeter Fencing • 5,091 SF Free Standing Building 4,091 SF Warehouse 1,000 SF Mezzanine (125 lbs./SF) • (5) Parking Stalls • (2) 14' x 12' ground-level doors • (1) Restroom • Ready for Occupancy
Site 2	Ground Lease/BTS or For Sale • Total Lot Size: 39,567 SF 9,300 SF of Retail • (19) Parking Stalls	• Potential Fencing Available • Ready for Occupancy Spring of 2026		
Site 3	Ground Lease/BTS or For Sale • Total Lot Size: 51,324 SF • 19,169 Total SF Building 15,737 SF Warehouse 3,432 SF Office	• Single or Multi Tenant • Free Standing Office - Warehouse • (28) Parking Stalls • Perimeter Fencing Potential • Ready For Occupancy Spring 2026		
Site 4	SOLD			
Site 5	Ground Lease/BTS or For Sale			
Site 6	SOLD		Building 9 For Lease	• Total Lot Size: 15,189 SF • Outdoor Yard: 2,000 SF • Perimeter Fencing • 5,091 SF Free Standing Building 4,091 SF Warehouse 1,000 SF Mezzanine (125 lbs./SF) • (5) Parking Stalls • (2) 14' x 12' ground-level doors • (1) Restroom • Ready for Occupancy
Site 7	Ground Lease/BTS or For Sale • Total Lot Size: 30,929 SF 8,736 SF Office/ Warehouse	• Single or Multi Tenant • Free Standing Office - Warehouse • (15) Parking Stalls • Perimeter Fencing Potential		

PROPOSED DEVELOPMENT PLAN



PROPERTY OVERVIEW



PROPERTY PHOTOS



FOR LEASE

BUILDING 8 & 9



Electrical	3-Phase Power 480 Volt 400 Amp Service Step-down transformer (120V high voltage) Pre-upgradable to 800 Amps
	High ceilings Clear span construction 6-inch slab Engineered mezzanine Office buildout potential Clerestory windows Motion sensor lighting Two heaters Interior exhaust fan Forklift loading compatible Fire sprinkler available
Building Features	(1) Restroom Plumbing available for upstairs restroom Water fountain connection Plumbed for break area
	Paved storage yard Fully fenced Permitted for outside storage Security lighting on exterior of building
Storage Yard & Exterior Features	Five (5) parking stalls per building Additional parking along east fence All remaining areas designated as loading zones only
Parking	Monument signage available
Signage	Extra yard space available if needed Ability to ground lease an additional lot on-site
Expansion Opportunity	

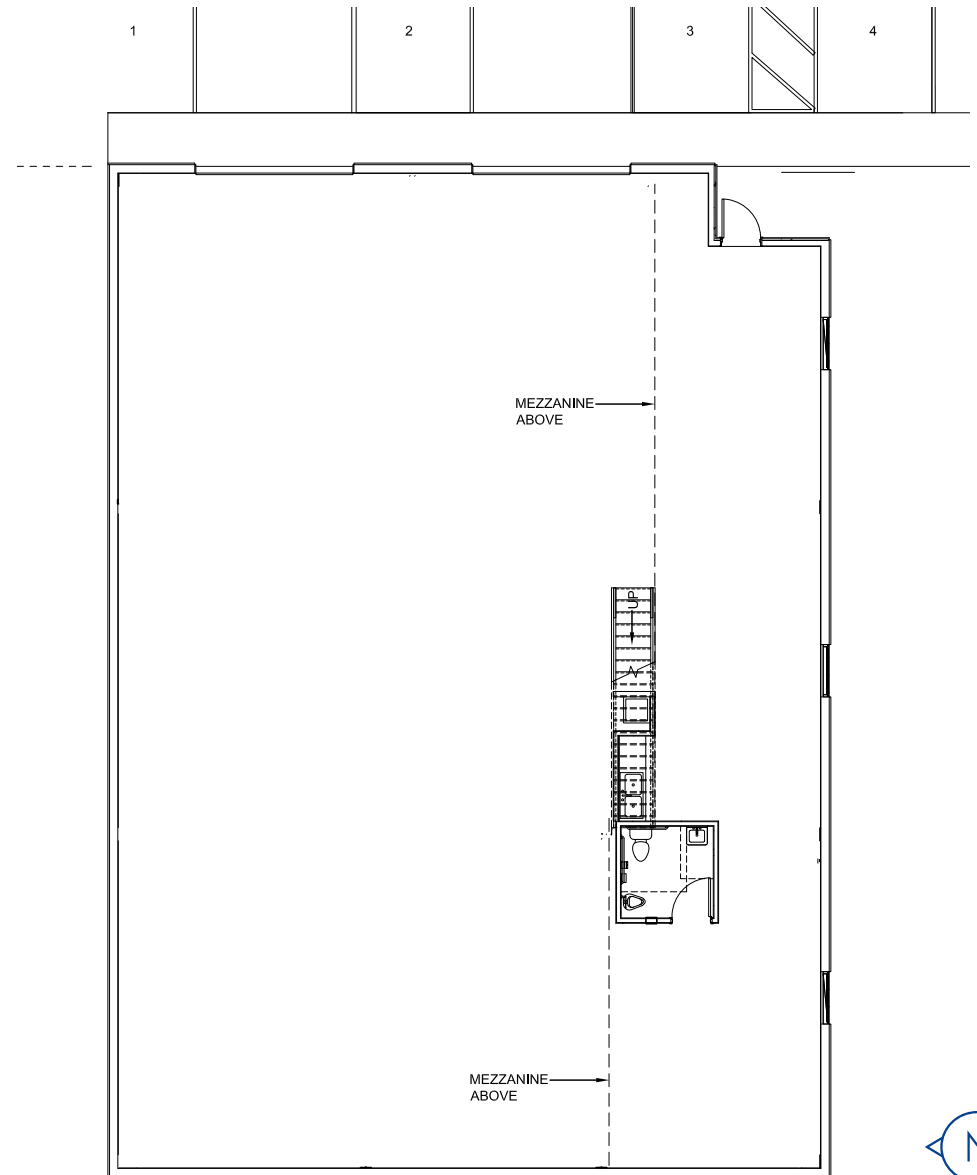


FOR LEASE



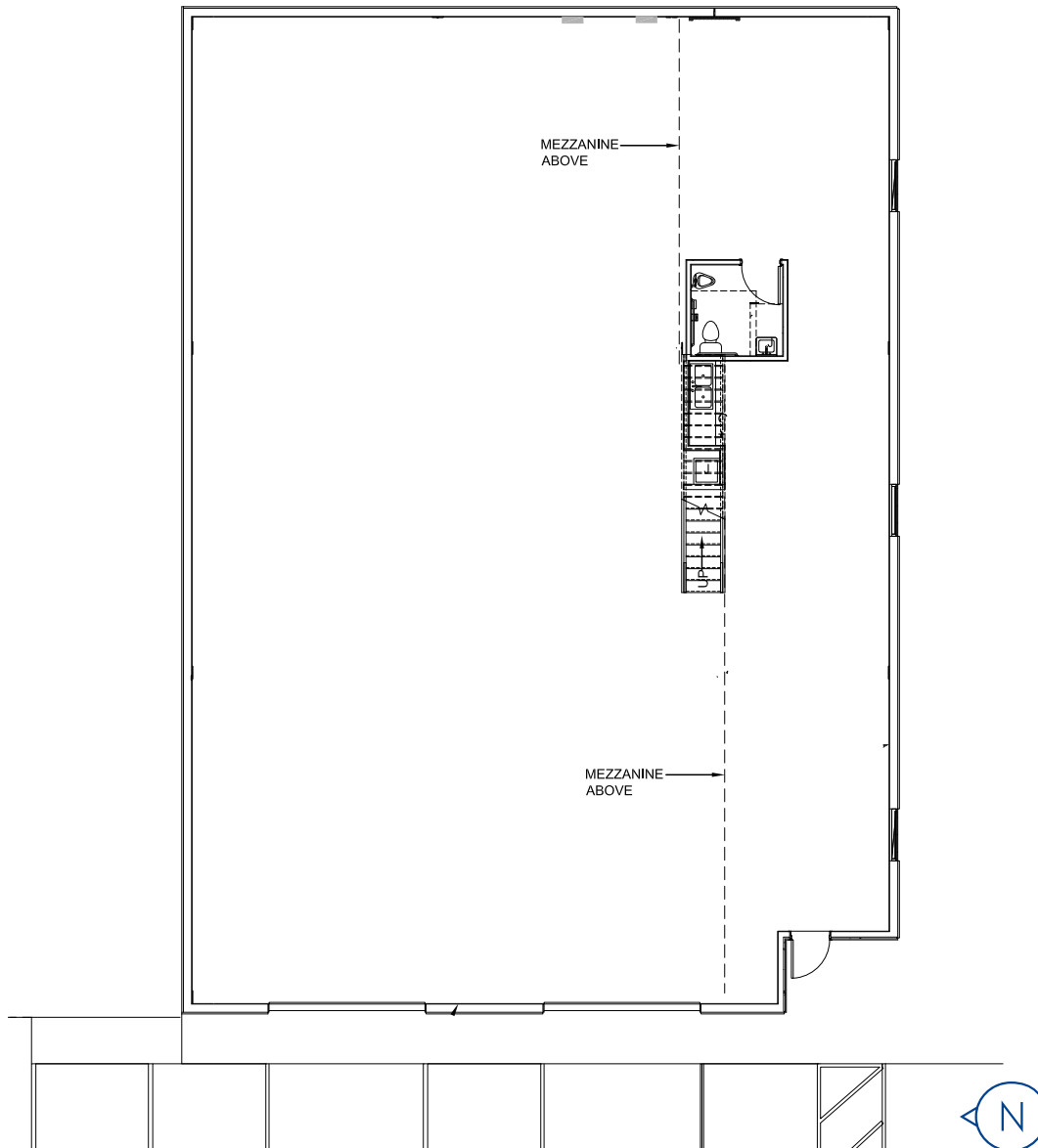
- Total Lot Size: 15,241 SF
- Outdoor Yard: 1,700 SF
- Perimeter Fencing
- 5,091 SF Free Standing Building
 - 4,091 SF Warehouse
 - 1,000 SF Mezzanine (125 lbs./SF)
- (5) Parking Stalls
- (2) 14' x 12' ground-level doors
- (1) Restroom
- Single Tenant with storefront potential
- Ready for Occupancy

BUILDING 8



BUILDING 9

FOR LEASE



- Total Lot Size: 15,189 SF
- Outdoor Yard: 2,000 SF
- Perimeter Fencing
- 5,091 SF Free Standing Building
 - 4,091 SF Warehouse
 - 1,000 SF Mezzanine (125 lbs./SF)
- (5) Parking Stalls
- (2) 14' x 12' ground-level doors
- (1) Restroom
- Single Tenant with storefront potential
- Ready for Occupancy

