



Colliers

FOR LEASE

8475 SANDY PARKWAY

8475 Sandy Parkway, Sandy Utah 84047

DIVISIBLE TO APPROXIMATELY 50,000 RSF

Property Highlights

- Full building available
- Approximately 131,703 RSF
- Single story building promotes highly efficient layout
- Well suited for blended office, lab, manufacturing, or R&D type uses
- Proposed exterior improvements to suit a Class A image and working environment
- 13.59 acres
- Single story flex building that can accommodate light manufacturing operations
- Clear height: 12' 7"
- Overhead door
- Heavy power
- Two backup generators (1) 900 KVA (1) 750 KVA & UPS systems
- Parking: 6.23/1000 (approximately)
- Zoned CR-PUD, this site provides excellent redevelopment opportunities for future growth or transformation
- Ability to have a large warehouse component, manufacturing, and loading
- On-site amenities: fitness center, conferencing areas, breakroom, private entrances

Chris Kirk, SIOR
Managing Director
+1 801 947 8385
chris.kirk@colliers.com

Colliers
111 S. Main St. | Suite 2200
Salt Lake City, UT 84111
Main: +1 801 947 8300
colliers.com

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PROPOSED EXTERIOR IMPROVEMENTS



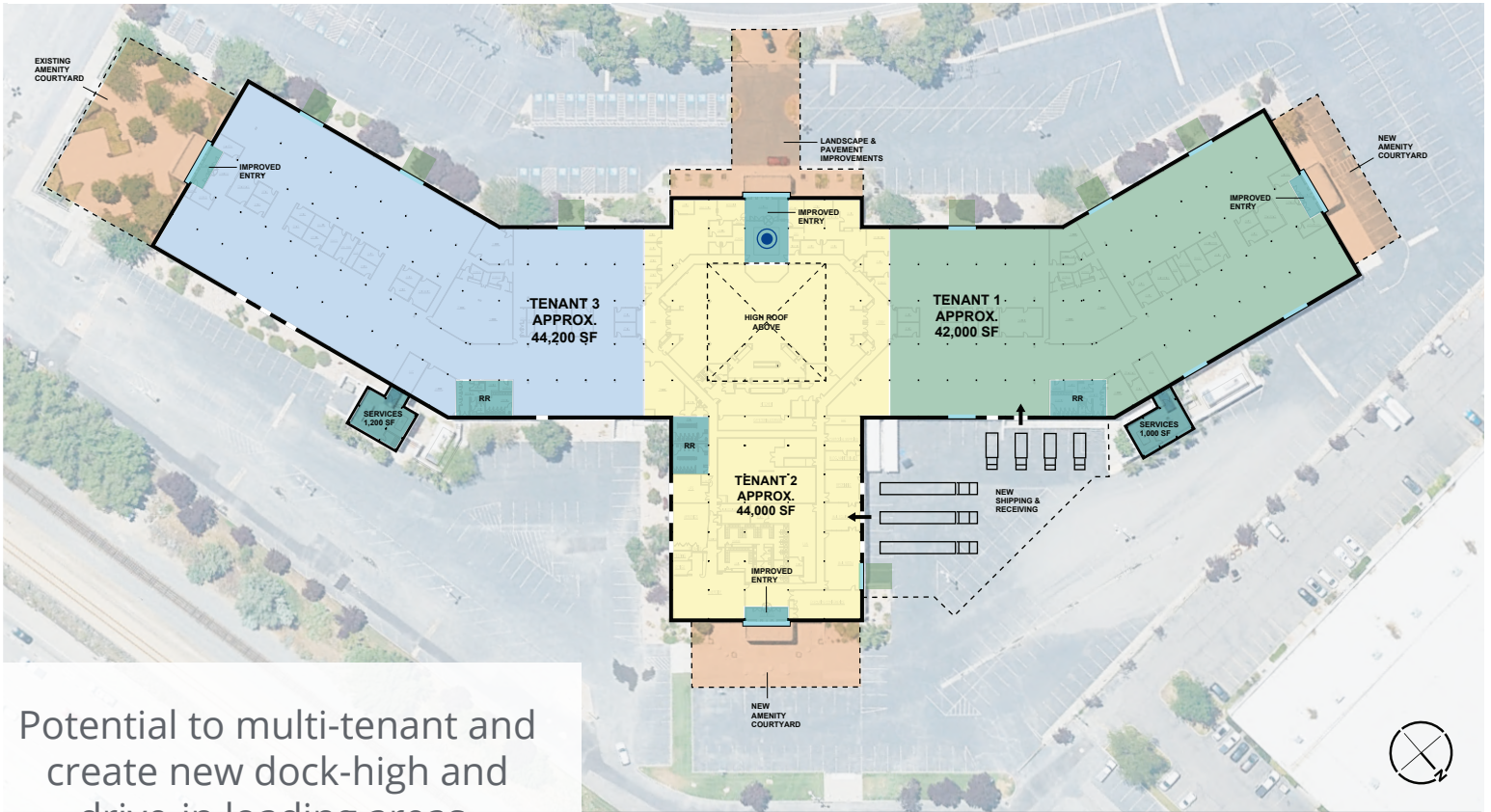
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PROPOSED OFFICE/FLEX LAYOUT



Potential to multi-tenant and create new dock-high and drive-in loading areas.



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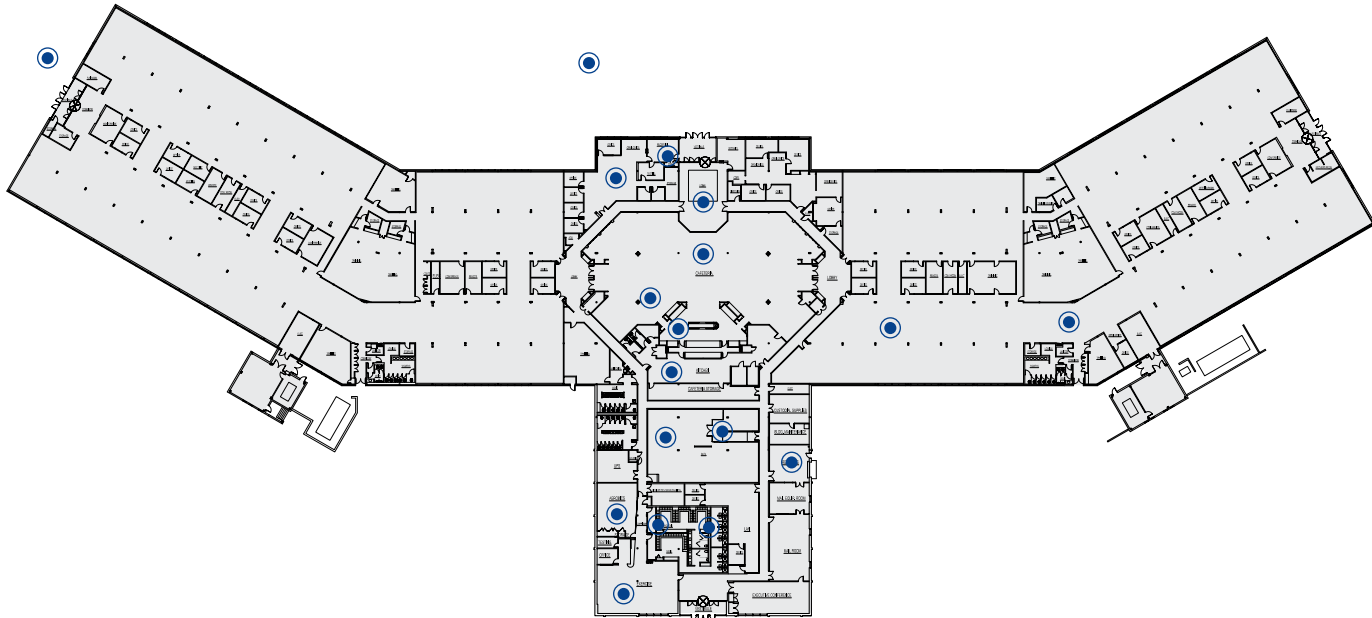
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EXISTING BUILDING LAYOUT

[Click to Explore](#)



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Contact:
Chris Kirk, Sior
 Managing Director
 +1 801 947 8385
 chris.kirk@colliers.com

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