



2025 DEMOS

EST. POPULATION



1 MILE » 1,072  
3 MILE » 9,650  
5 MILE » 26,806

EST. HOUSEHOLDS



1 MILE » 307  
3 MILE » 2,761  
5 MILE » 7,670

EST. AVERAGE HH INCOME



1 MILE » \$96,877  
3 MILE » \$96,877  
5 MILE » \$96,877

**FOR LEASE**  
**2156-2158 W**  
**2300 S**  
**WEST VALLEY CITY, UT 84119**

 **RSE** 2,000 SF  **RATE** Call For Pricing  **AVAILABILITY** Available Immediately



**JADEN MALAN**

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# SITE PLAN

## Property Highlights

- 2,000 SF Total Available | Suites can be combined
- 16' Clear Height in Warehouse
- LED Warehouse Lighting
- Gas / Forced Air in Warehouse
- 3Phase Power Service
- Zoning "M" (Manufacturing)
- Skylights in Warehouse
- Lease Type: NNN
- Lease Rate: Call For Pricing

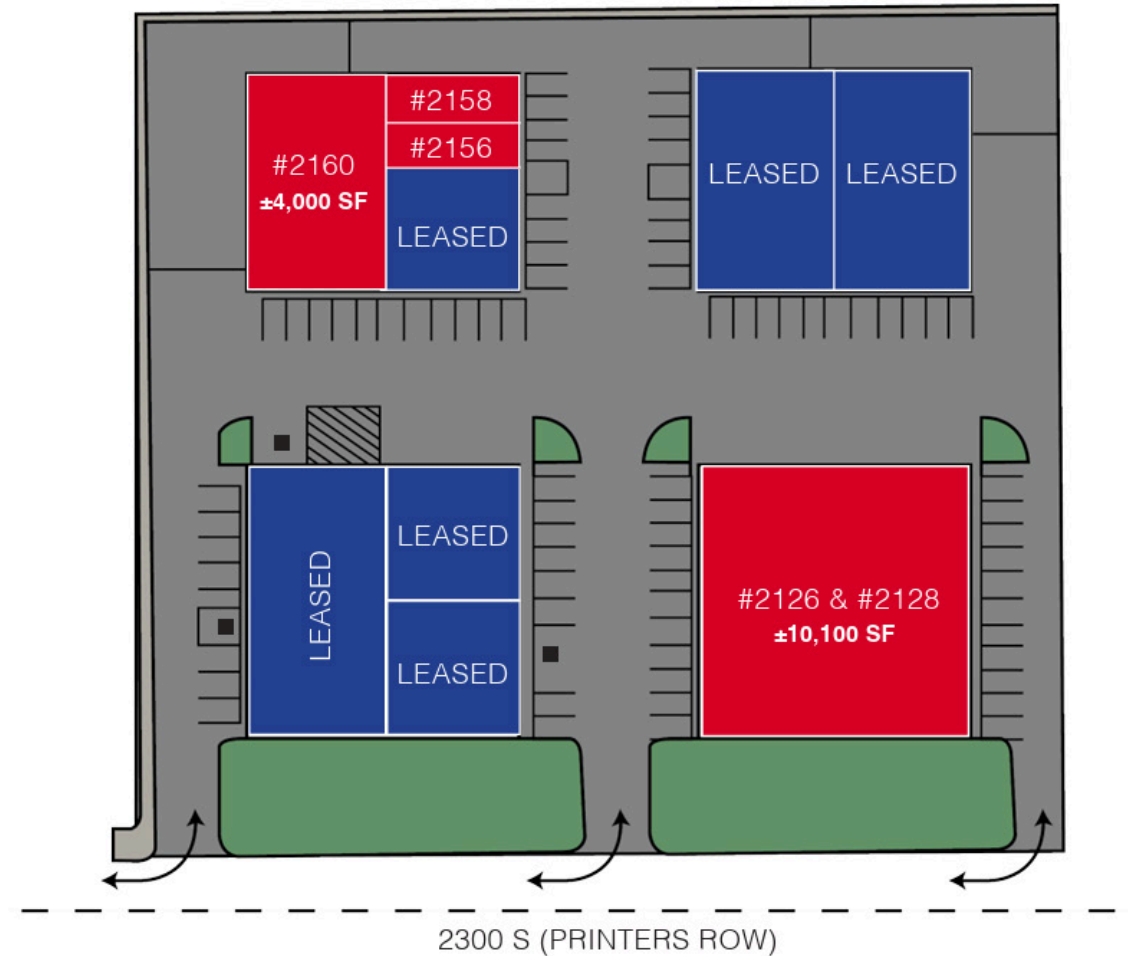
## Suite 2156

- 1,000 SF Available
- One (1) Grade Level Loading Door (10'x10')

## Suite 2158

- 1,000 SF Available
- 135 SF Office
- 865 SF Warehouse
- One (1) Grade Level Loading Door (10'x10')
- Yard: 1,000 SF (50'x20')

- LEASED
- AVAILABLE
- 12'X12' GL DOORS



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# FLOOR PLAN

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SUITE 2156



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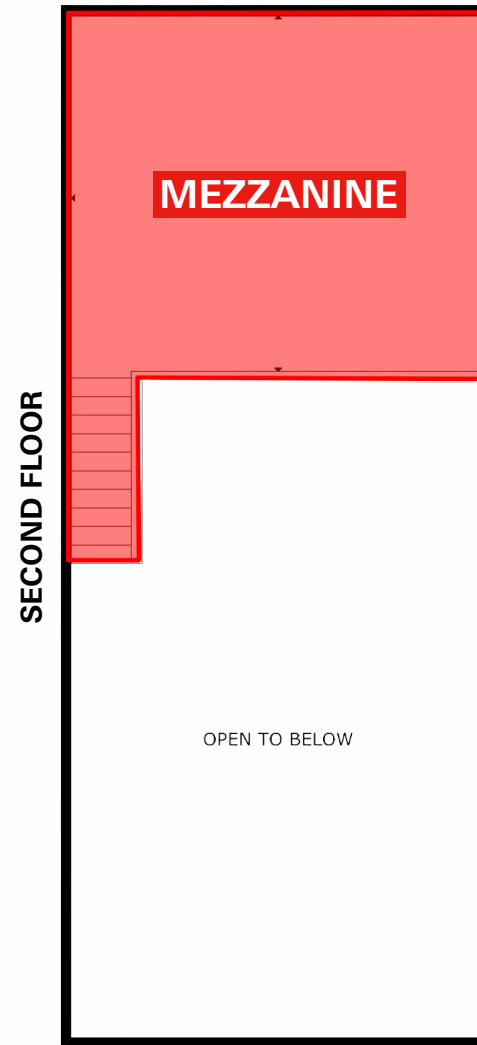
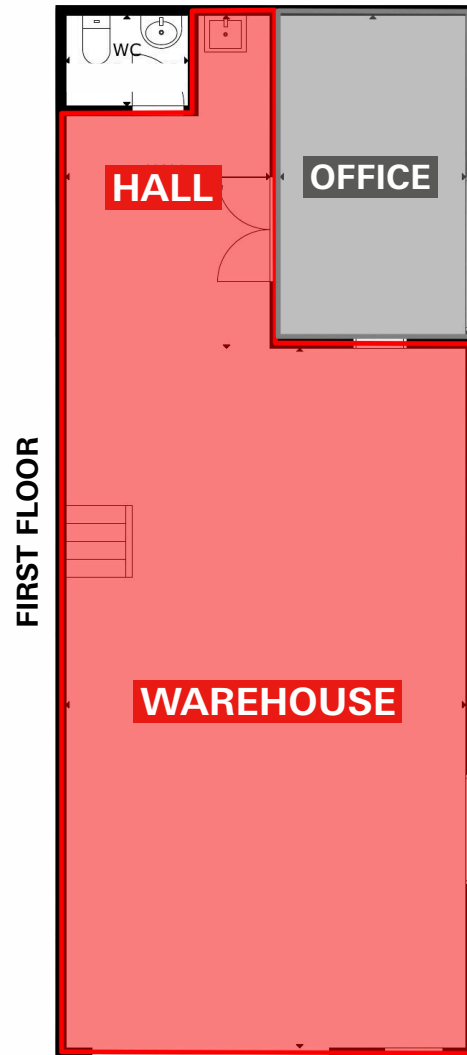
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# FLOOR PLAN

## SUITE 2158



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# PRIME LOCATION. SUPERIOR ACCESS.

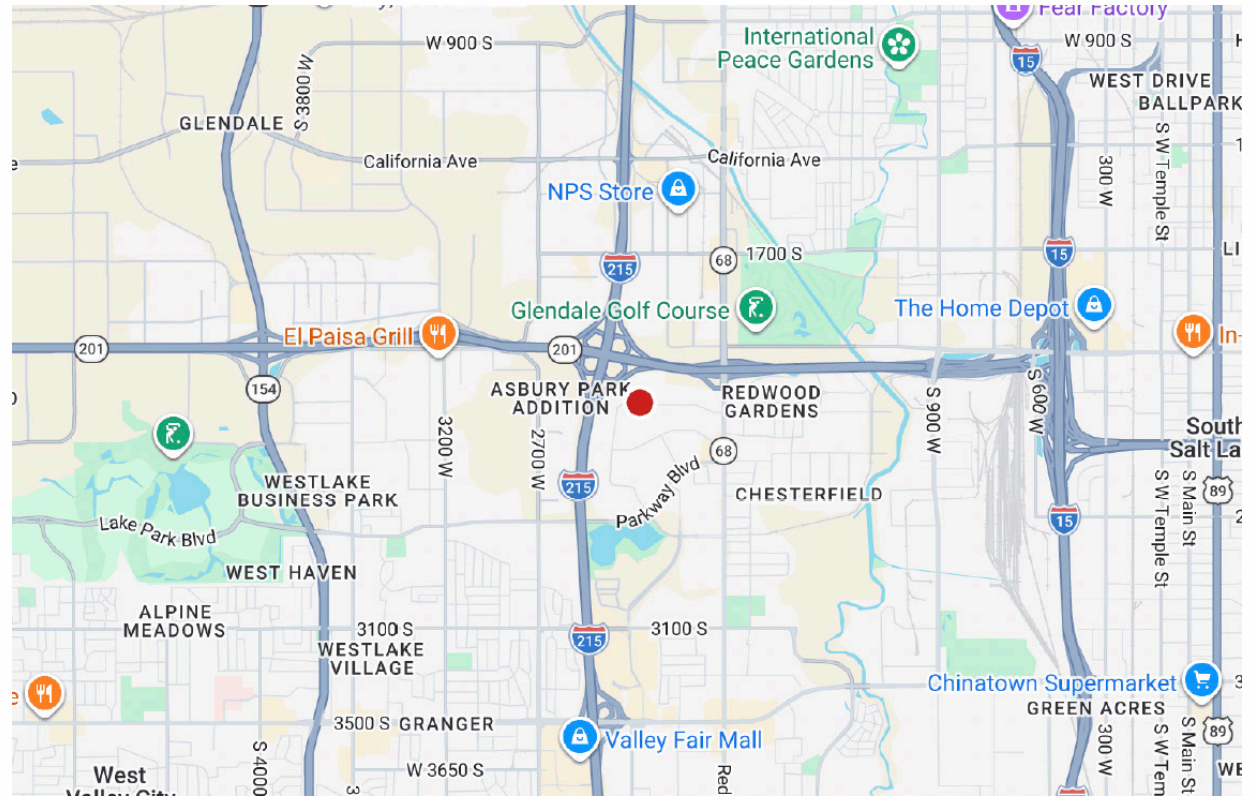
## LOCATION OVERVIEW

Strategically positioned within the heart of Salt Lake County's premier industrial and distribution corridor, the property offers exceptional connectivity to the region's major transportation routes including I-215, SR-201, I-80, Bangerter Highway, and the future Mountain View Corridor expansion. The site is surrounded by a strong concentration of national retailers, logistics providers, and major employers including Amazon, UPS, Costco, Walmart, and Union Pacific, providing immediate access to a robust workforce and established commercial infrastructure.

With close proximity to Salt Lake City International Airport and a wide range of nearby retail, dining, and service amenities, this location provides an ideal environment for industrial, warehouse, distribution, and service-oriented users seeking convenience, visibility, and regional accessibility.

## NEARBY AMENITIES

- Amazon Fulfillment & Distribution Centers
- UPS Distribution Facility
- Union Pacific Rail Yard
- Walmart Distribution & Retail Operations
- RC Willey Distribution Center
- Costco Wholesale
- Fastenal
- Safelite AutoGlass
- Walmart
- Kohl's
- Ross Dress for Less
- Raising Cane's
- Buffalo Wild Wings
- Chili's
- IHOP
- Chick-fil-A
- Carl's Jr.



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