



13855 South 2950 West | Bluffdale, UT 84065

Building 3 - December 2026

Building 2 - March 2027

Building 1 - TBD

FOR SALE

Phase 1 Starting at \$418,000

Fully Finished Units from 1,045 SF & Up

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Project Overview

Bluffdale Exchange is a modern micro-flex development featuring 46 new units ranging from 1,000 to 2,309 Square Feet. Designed for today's small business owners, trades, and investors. This project delivers functional layouts, contemporary design, and the ability to scale or combine units. Situated on 3.38 acres in one of Bluffdale's fastestgrowing corridors, the location provides immediate access to I-15, Bangerter Highway, and key northsouth routes. These connect seamlessly to both Salt Lake and Utah County.

Key Highlights

Flexible Unit Uses

The GC-1 zoning allows a wide range of commercial, industrial, and service-oriented operations. Approved uses include:

- Restaurant uses (Building 2)
- Construction sales and service
- Wholesale and warehousing
- Printing services
- Light and general manufacturing
- Automotive service
- Automobile and recreational vehicle sales
- Business services
- Commercial vehicle and equipment rental or sale
- Convenience store
- General office
- Repair services
- General retail



Owner-User and Investor Appeal

Units are for sale, giving buyers the opportunity to build equity, control their space long term, or lease units as investment holdings. Adjacent suites can be combined for users needing additional square footage.

Modern Design and Practical Layouts

High ceilings, efficient floor plans, optional glass storefronts, professional aesthetics, and dedicated parking create a functional and high-quality operational environment.

Strategic Location

Bluffdale's rapid residential and commercial growth, combined with scarce small-bay industrial product, positions this project as an ideal solution for users needing affordable, well-located flex space along the Wasatch Front.

Phasing Disclosure

This project is planned in two phases. Phase 1 consists of Buildings 2 and 3, and Phase 2 consists of Building 1. Phase 2 is subject to developer election and is not guaranteed to be built. All project totals, including unit count and square footage, assume completion of both phases.



Property Highlights

- Total Project SF: 52,127 SF
 - Building 1 – 17,664 SF (Phase 2)
 - Building 2 – 23,001 SF (Phase 1)
 - Building 3 – 11,462 SF (Phase 1)
- Total Units: 46
- Total Parking: 174 Spaces
- Clear Height: 18'
- Potential Pull Through Capability
- Zoning: GC-1
- Total Acreage: 3.38
- Prime Bluffdale Location with Bangerter Highway Visibility, and Quick Freeway Access



Unit Highlights

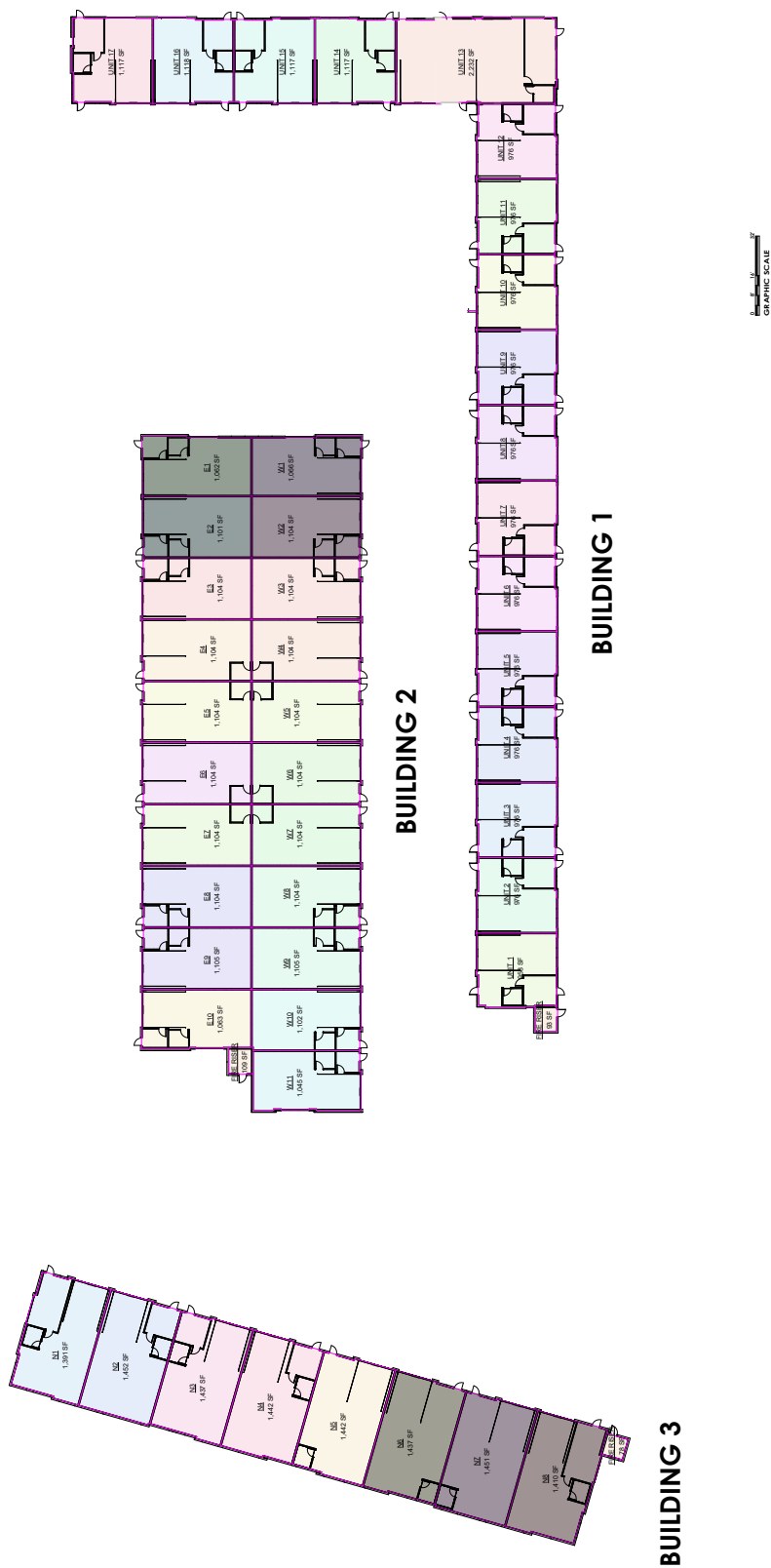
Unit Highlights

- Thirty-Five (35) standard flex units featuring fully built office and warehouse space
- Eleven (11) hobby-cave units with fully built warehouse and restroom-only layouts
- Gas-forced air heating
- One 14'X16' grade-level door per unit
- One restroom per unit
- HVAC system servicing all office areas
- Energy-efficient LED lighting
- Power: 200 amps, 208V, 3-phase electrical service per unit

 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 EST. POPULATION	9,934	91,028	226,772
2030 PROJECTED POPULATION	9,740	93,330	234,457
2025 EST. DAYTIME POPULATION	6,551	70,262	194,128
2025 EST. AVG HH INCOME	\$157,251	\$125,245	\$128,920
2025 EST. HOUSEHOLDS	2,735	27,044	69,818



Floor Plan



Building 1
Phase 2

Unit #	Unit SF	Office SF	Purchase Price
1	958 SF	≈ 160	\$383,200
2	976 SF	≈ 140	\$390,400
3	976 SF	≈ 140	\$390,400
4	976 SF	≈ 155	\$390,400
5	976 SF	≈ 330	\$390,400
6	976 SF	≈ 150	\$390,400
7	976 SF	≈ 150	\$390,400
8	976 SF	≈ 150	\$390,400
9	976 SF	≈ 150	\$390,400
10	976 SF	≈ 150	\$390,400
11	976 SF	≈ 145	\$390,400
12	976 SF	≈ 145	\$390,400
13	2,232 SF	≈ 150	\$892,800
14	1,117 SF	≈ 150	\$446,800
15	1,117 SF	≈ 150	\$446,800
16	1,118 SF	≈ 150	\$447,200
17	1,117 SF	≈ 155	\$446,800

Building 2
Phase 1

Unit #	Unit SF	Office SF	Purchase Price
E1	1,062 SF	≈ 80	SOLD
E2	1,101 SF	≈ 85	SOLD
E3	1,104 SF	≈ 80	\$441,600
E4	1,104 SF	≈ 0	\$441,600
E5	1,104 SF	≈ 0	\$441,600
E6	1,104 SF	≈ 0	\$441,600
E7	1,104 SF	≈ 0	\$441,600
E8	1,104 SF	≈ 85	\$441,600
E9	1,105 SF	≈ 80	\$442,000
E10	1,063 SF	≈ 80	\$425,200
W1	1,066 SF	≈ 85	SOLD
W2	1,104 SF	≈ 85	SOLD
W3	1,104 SF	≈ 80	\$441,600
W4	1,104 SF	≈ 0	\$441,600
W5	1,104 SF	≈ 0	\$441,600
W6	1,104 SF	≈ 0	\$441,600
W7	1,104 SF	≈ 0	\$441,600
W8	1,104 SF	≈ 85	\$441,600
W9	1,105 SF	≈ 80	\$442,000
W10	1,102 SF	≈ 80	\$440,800
W11	1,045 SF	≈ 80	\$418,000

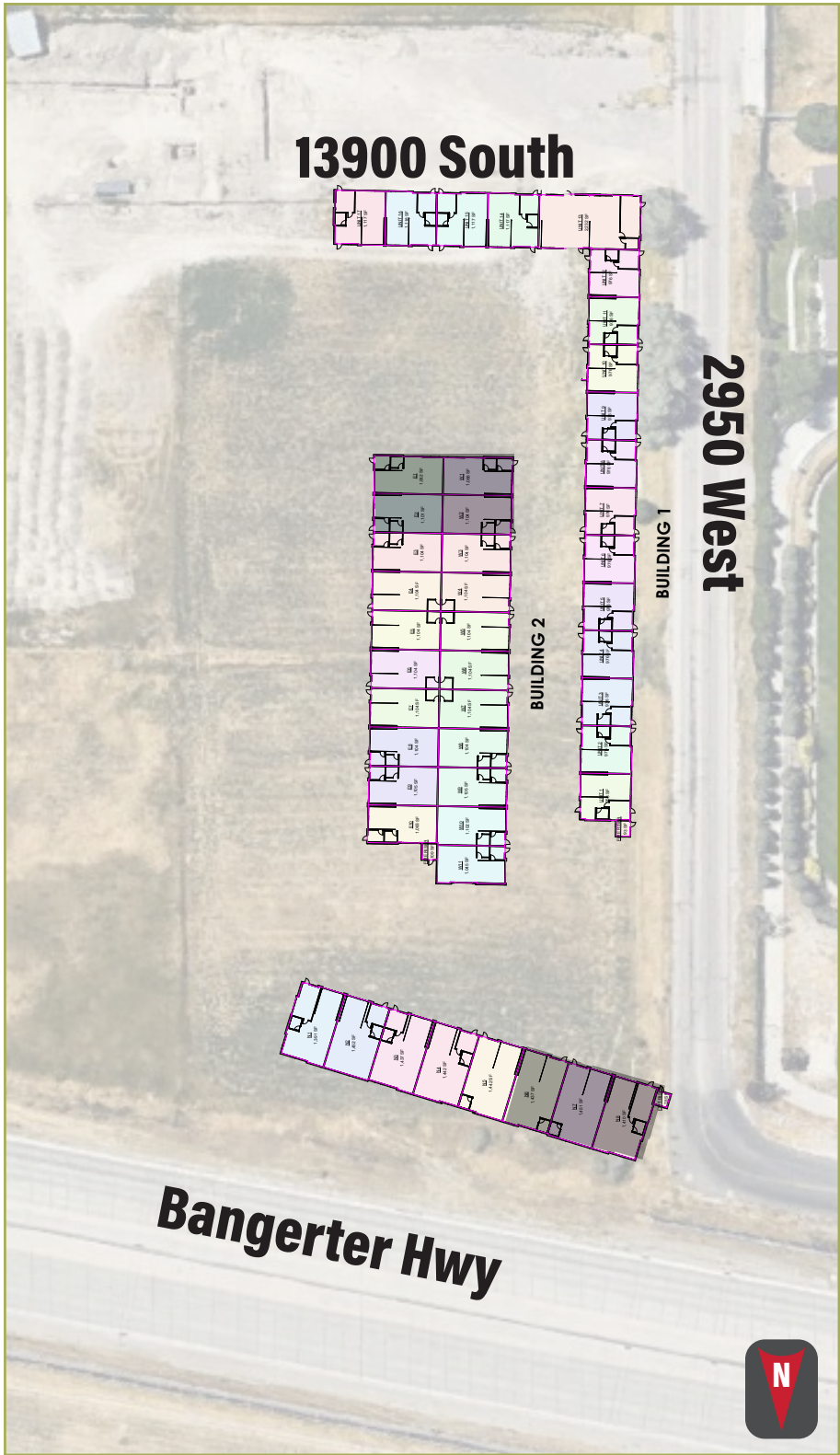
Building 3
Phase 1

Unit #	Unit SF	Office SF	Purchase Price
N1	1,391 SF	≈ 260	\$591,175
N2	1,452 SF	≈ 140	\$580,800
N3	1,437 SF	≈ 140	\$574,800
N4	1,442 SF	≈ 140	\$576,800
N5	1,442 SF	≈ 0	\$576,800
N6	1,437 SF	≈ 0	SOLD
N7	1,451 SF	≈ 0	SOLD
N8	1,410 SF	≈ 270	SOLD

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Site Plan



Elevations



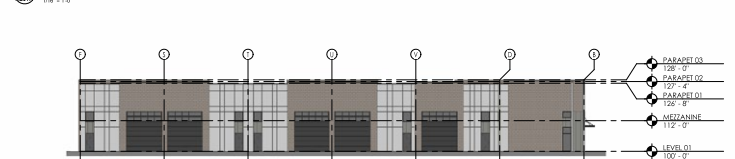
Building 1 Overall East Elevation



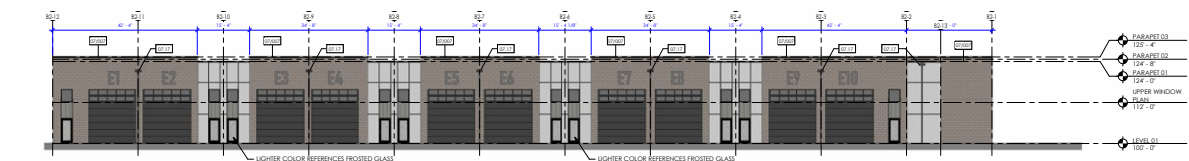
Building 1 Overall South Elevation



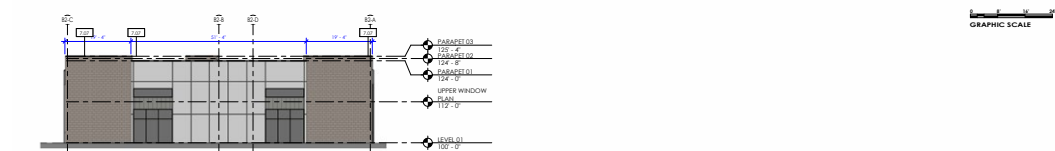
Building 1 Overall West Elevation



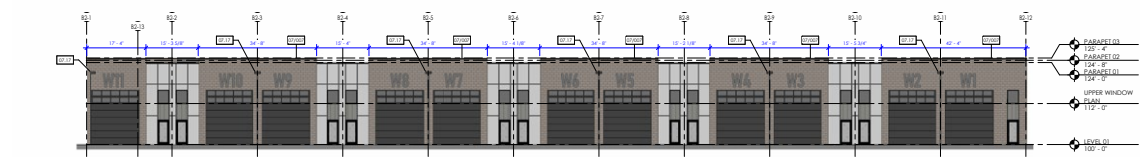
Building 1 Overall North Elevation



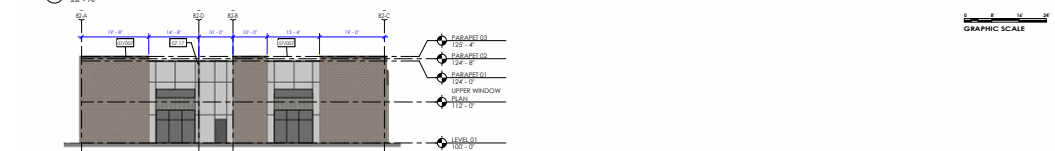
Building 2 East Overall Elevation



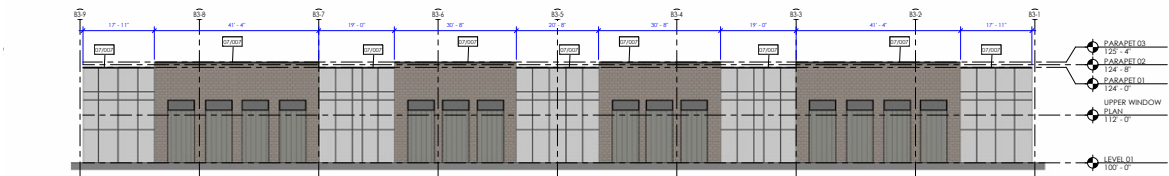
Building 2 Overall North Elevation



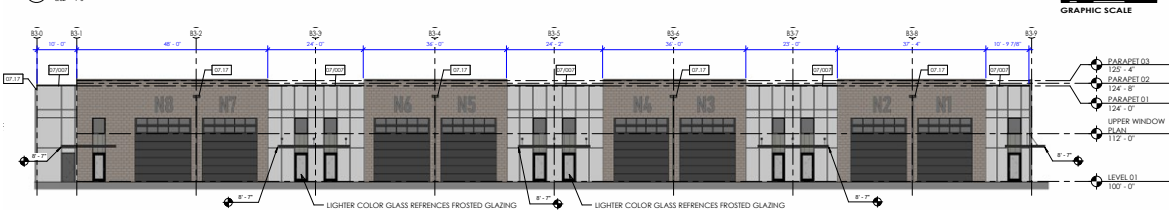
Building 2 Overall West Elevation



Building 2 Overall South Elevation



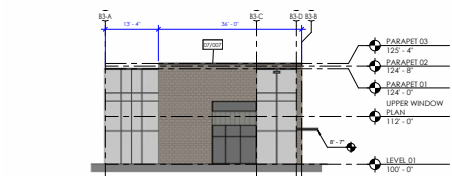
Overall South Elevation



Overall North Elevation



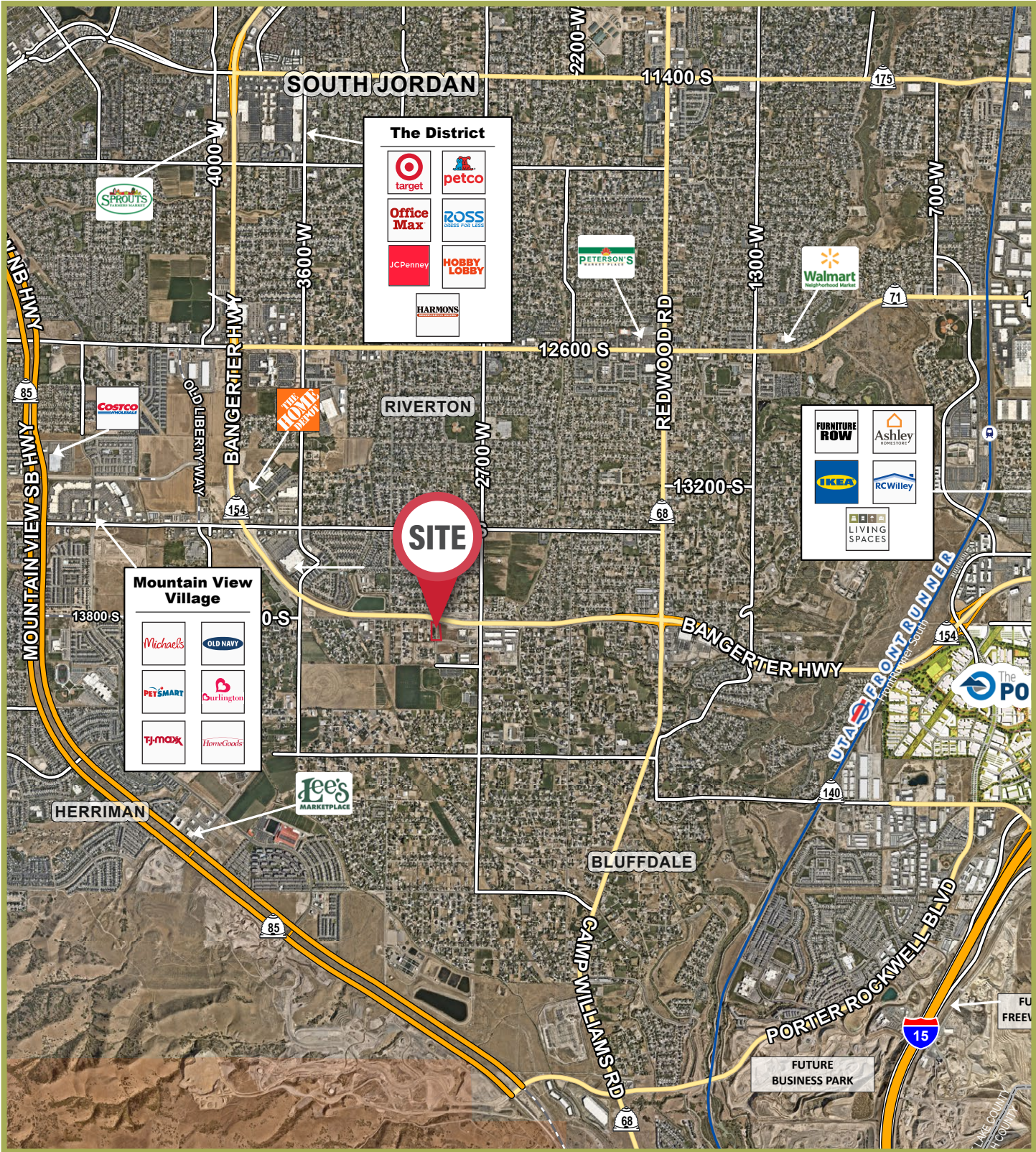
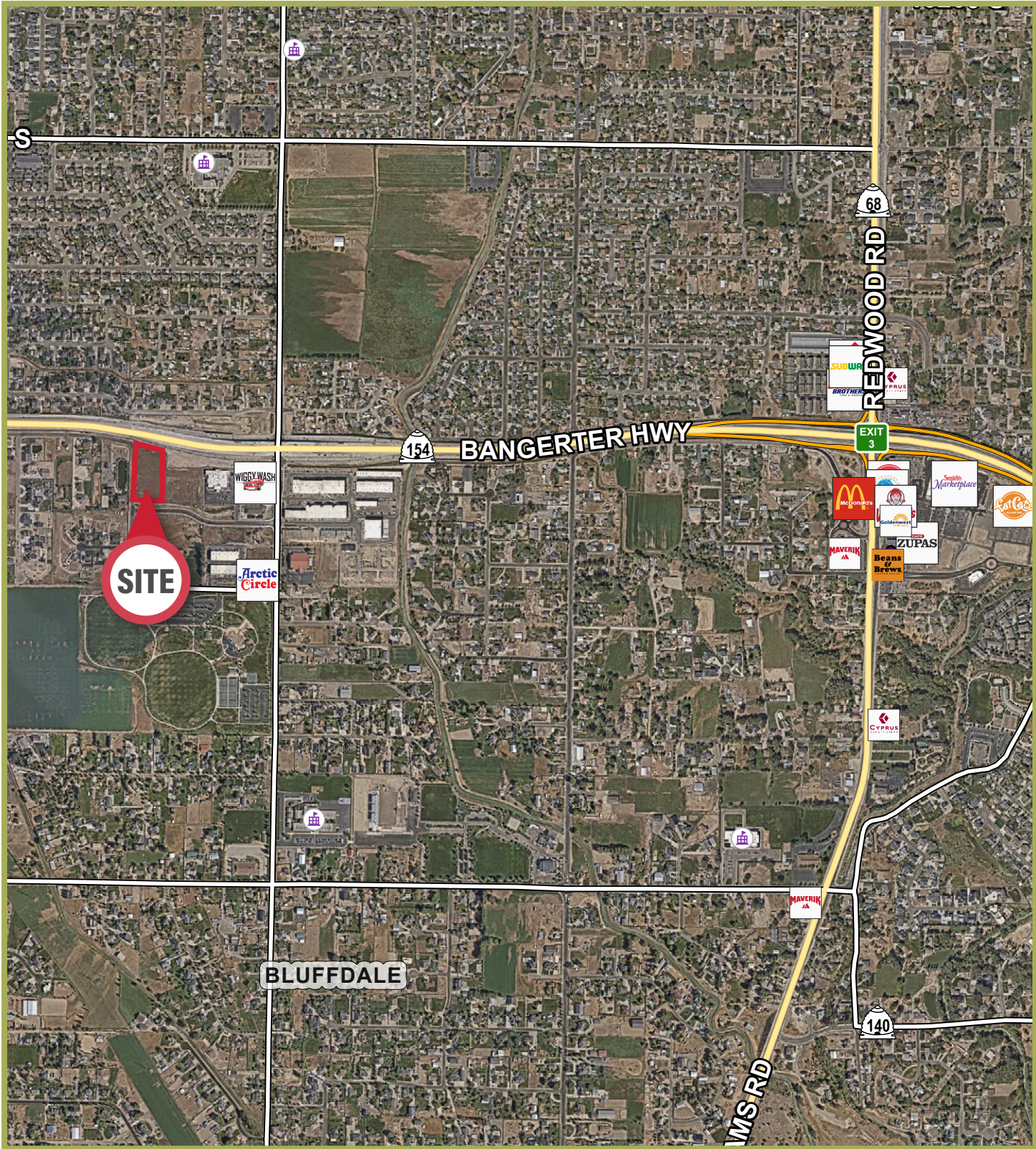
Overall West Elevation



Overall East Elevation



Maps



7A

- Up to 85% LTV
- 25 - year amortization / maturity
- Rates ranging from 6.25% - 7.25% (depending on strength of business, cash flow, borrower strength, etc)
- Bank keeps the loan
- 3-year prepayment penalty

504

- Up to 90% LTV
- Lender partners with the community development companies (CDC)
- 10 – year maturity / 25 year amortization on Bank side
- 25-year maturity / amortization – CDC portion
- Blended rates ranging from 6.65% - 7.5% (depending on strength of business, cash flow, borrower strength, etc)
- No prepayment penalty on Bank side
- 10-year prepayment penalty on CDC (SBA) portion

BLUFFDALE EXCHANGE

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