



Colliers

7,230 SF Building  
5.5 Acre Yard

2 Acre Yard

# IOS with 4 Bay Shop on 8± acres

650 West 4100 South | Millcreek, UT 84123

## For Lease

Call for Pricing

<b>Site</b>	±5.5 Acre yard w/bldg   ±2 acre yard
<b>Yard</b>	Mix of Asphalt and gravel with concrete shop aprons
<b>Boundaries</b>	Fenced & Lit
<b>Zoning</b>	M-1
<b>Power</b>	225 Amp 120/240-volt 3-Phase
<b>Shop</b>	±7,230 Square Feet
<b>Maintenance Bays</b>	(6) 4 drive-thru & 2 pull-in
<b>Location</b>	West Valley City. Less than 2 miles from I-15, less than 5 miles from I-215, under 12 miles from SLC International Airport

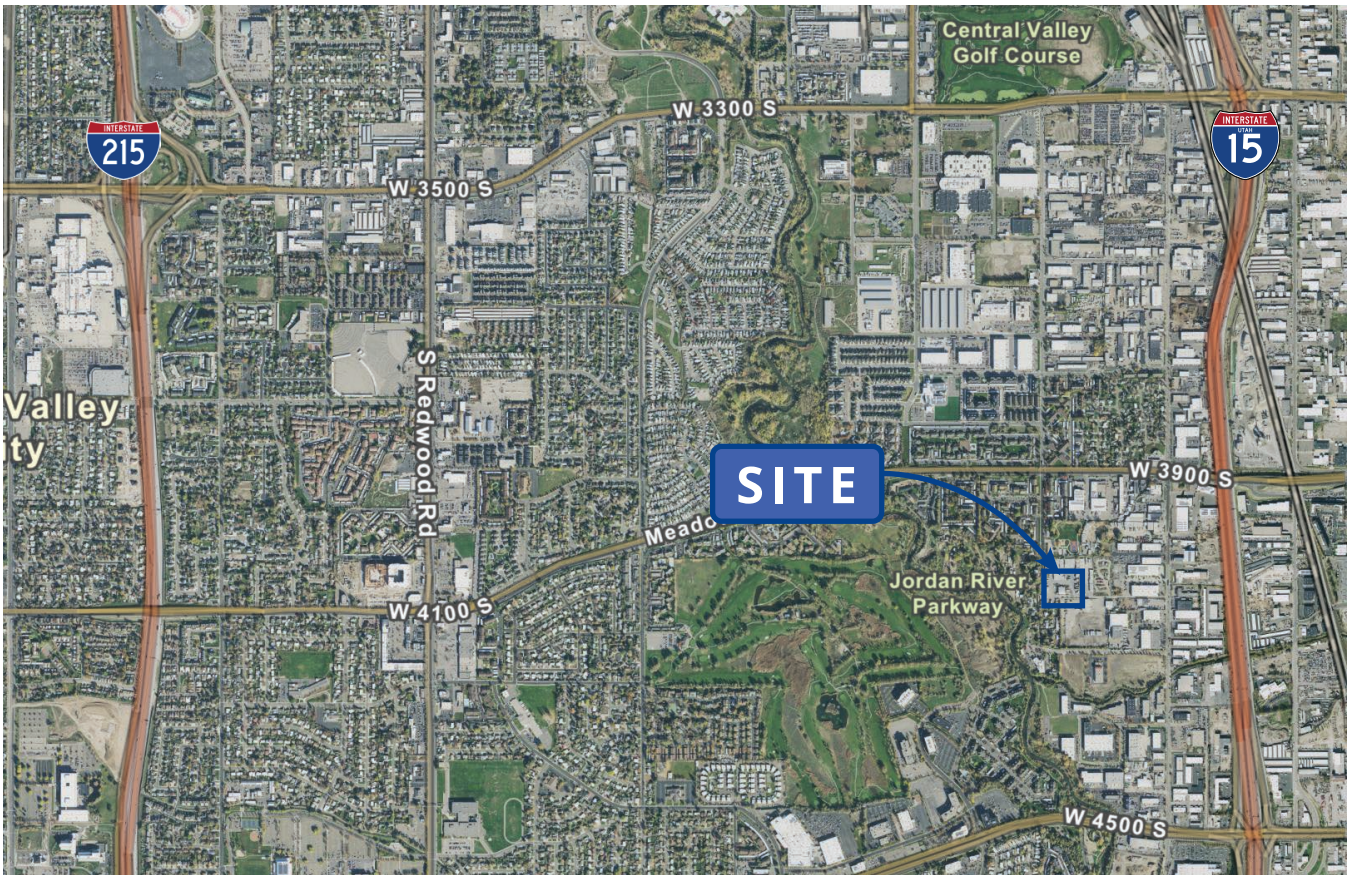
## Contact

### Jeremy Terry

Vice President  
801 671 9349  
jeremy.terry@colliers.com

### Jeremy Jensen, SIOR, CCIM

Executive Vice President  
801 441 1207  
jeremy.jensen@colliers.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.