



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
2172 W
2300 S

WEST VALLEY CITY, UT 84119



RSE

2,500 SF



RATE

Call For Pricing



AVAILABILITY

Available Immediately



JADEN MALAN

jaden@summitutahcre.com

direct: 801.648.3624

office: 801.435.5005

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FULL SERVICE **COMMERCIAL** REAL ESTATE

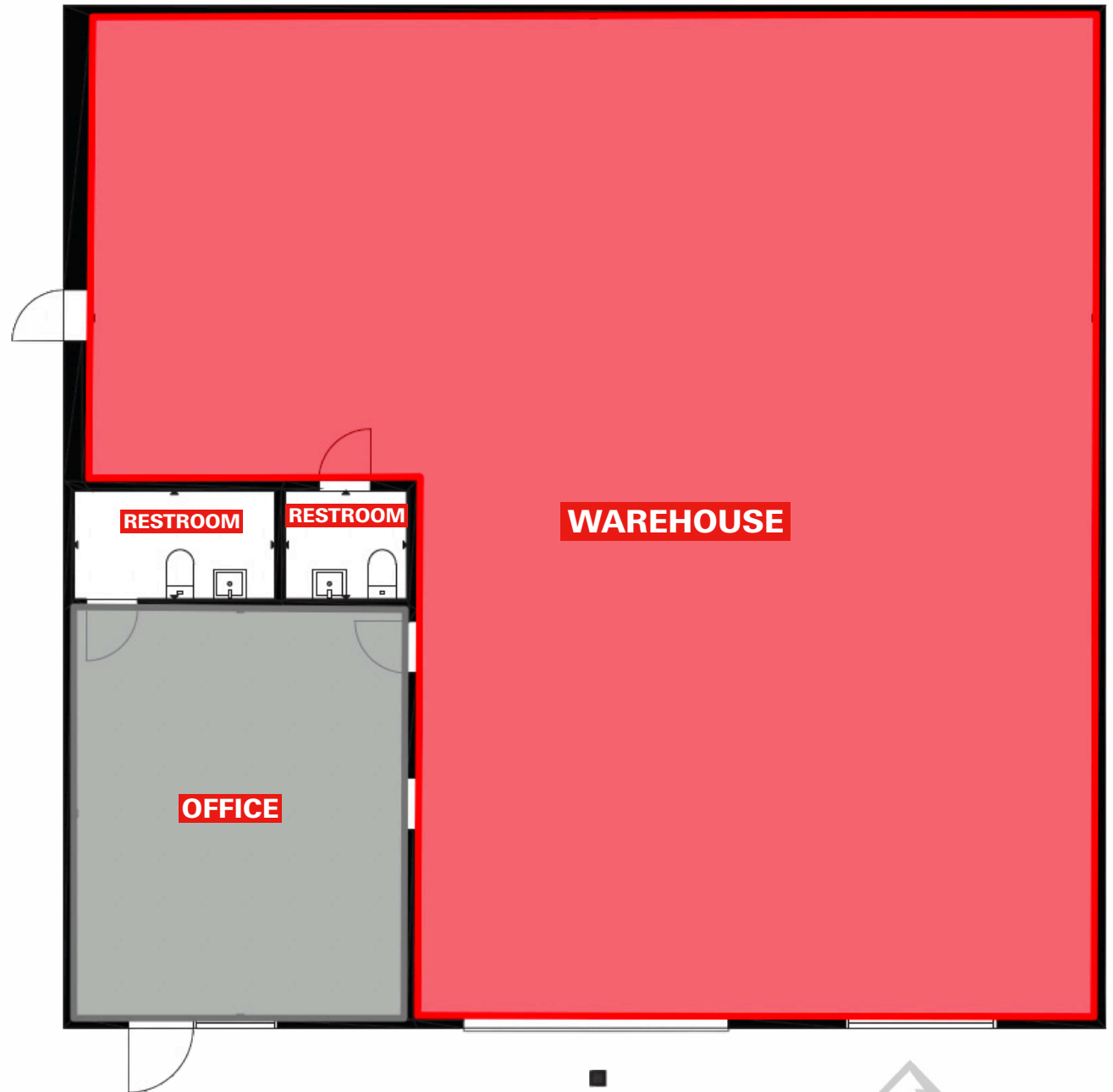
1875 S STATE ST., SUITE 1000, PO BOX 970432, OREM, UT 84097

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office.

FLOOR PLAN

Property Highlights

- Building Size: 10,100 SF
- Unit 2172 Available: 2,500 SF
- Office: 330 SF
- Warehouse: 2,170 SF
- Loading: One (1) 12'x12' Ground-Level Door
- Clear Height: 17'
- Gas Forced Heat in Warehouse
- Evaporative Cooling Throughout Warehouse
- Nine (9) Auto Parking Stalls
- 3Phase Power
- LED Warehouse Lighting
- Concrete Block Construction Type
- Lease Type: NNN
- Zoning: M (Manufacturing)
- Minutes to the Salt Lake International Airport
- Excellent Access to Redwood Rd, Highway 201, 2100 South, I-15, I-215



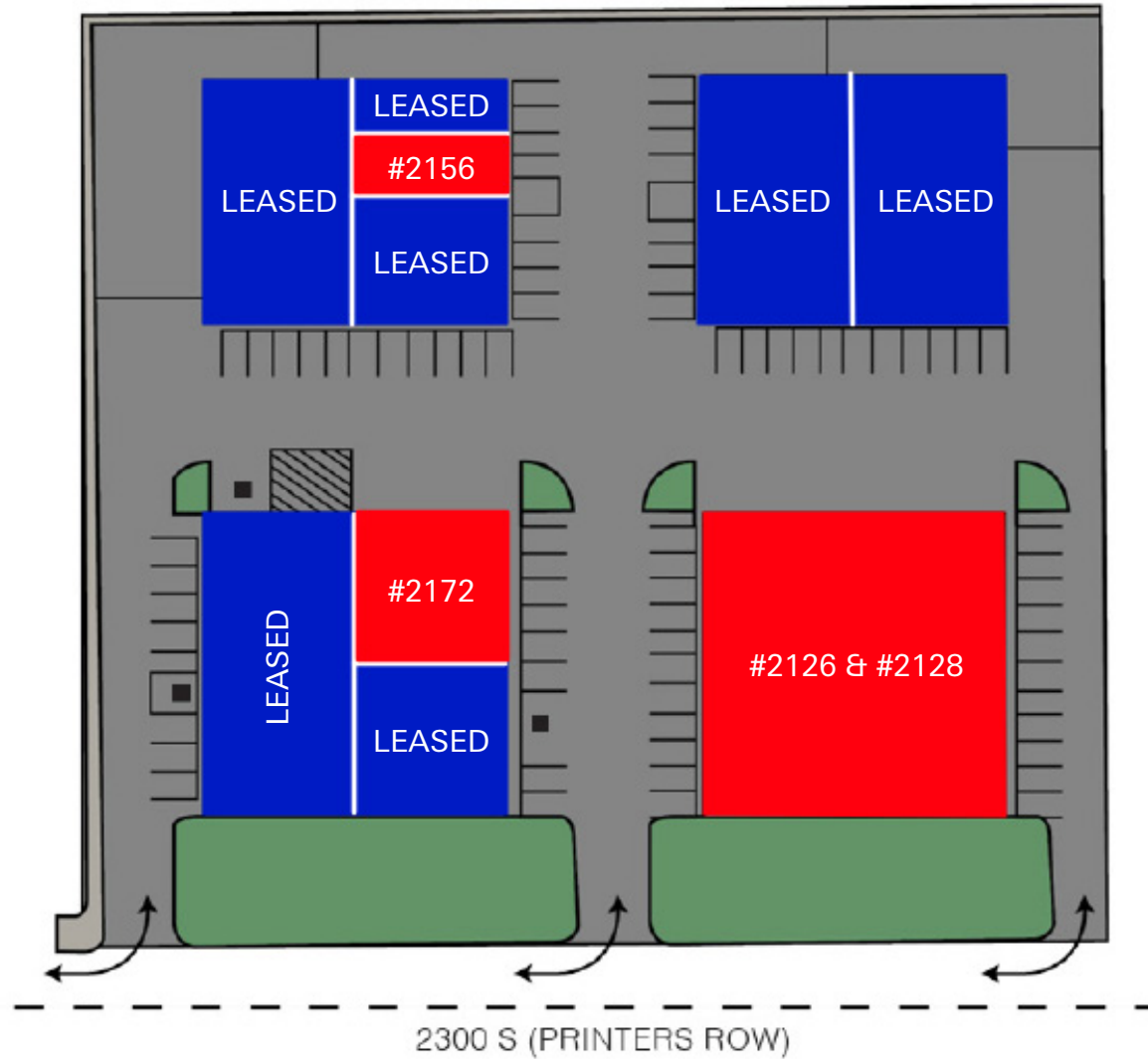
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SITE PLAN

■ LEASED
■ AVAILABLE
■ 12'X12' GL DOORS



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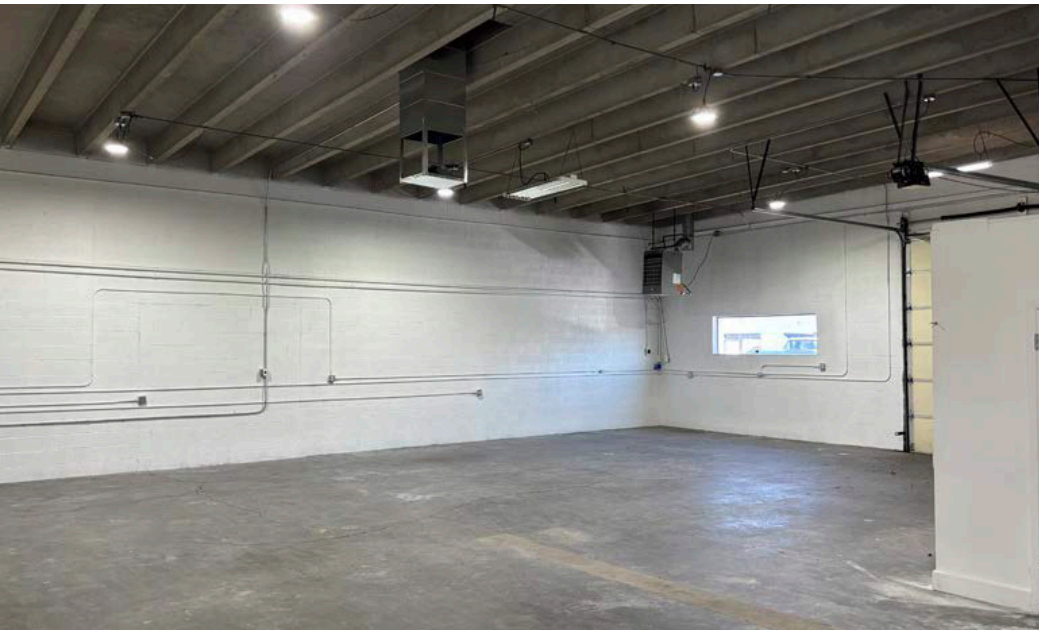
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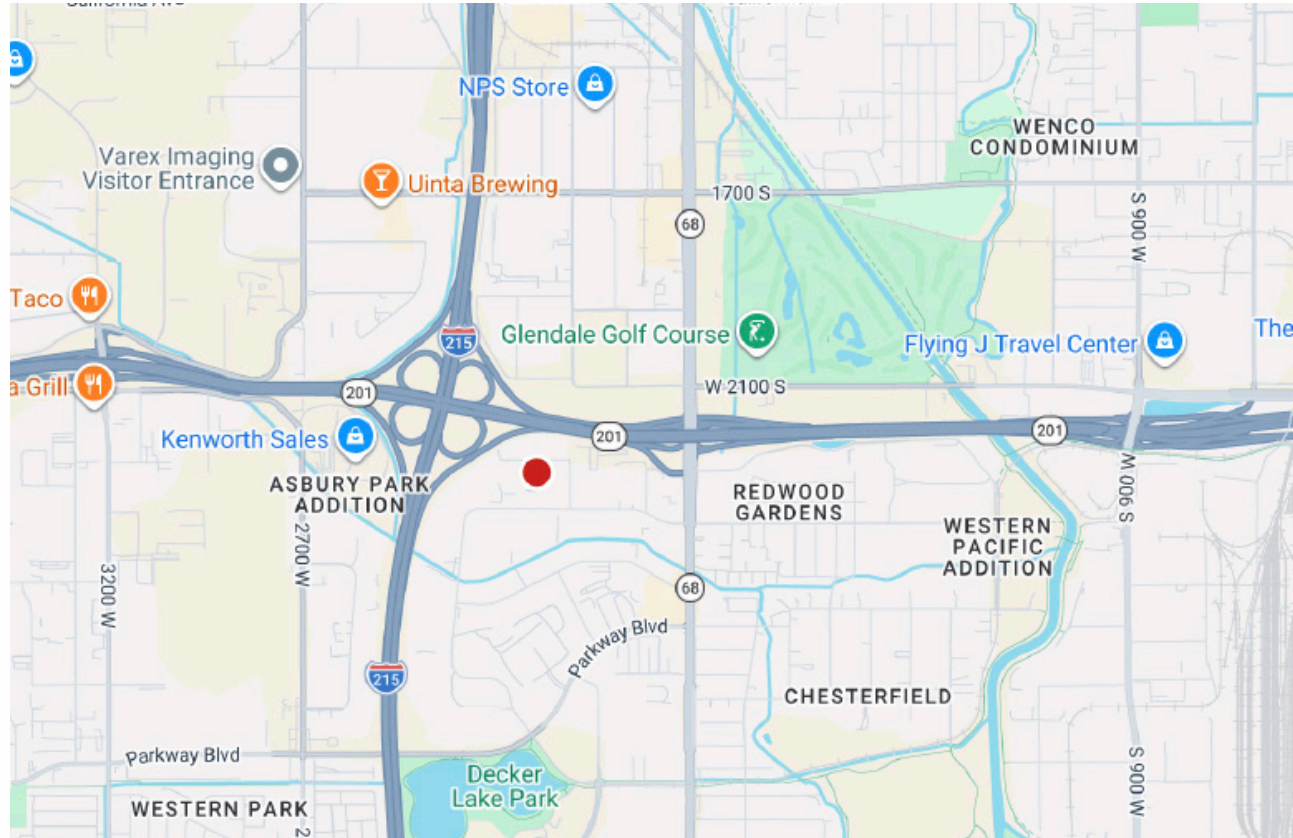
PRIME LOCATION. SUPERIOR ACCESS.

LOCATION OVERVIEW

Strategically located in the heart of Salt Lake's premier industrial corridor, the property offers exceptional connectivity to the entire Wasatch Front and surrounding western states. With immediate access to major transportation routes including I-215, I-15, Highway 201, California Avenue, and the Mountain View Corridor, the location is ideal for warehouse, distribution, manufacturing, and service-oriented users. Positioned just minutes from Salt Lake City International Airport and surrounded by nationally recognized retailers, logistics companies, and industrial operators, the site provides outstanding accessibility, workforce availability, and long-term growth potential within one of Utah's most active industrial submarkets.

NEARBY AMENITIES

- Minutes from Salt Lake City International Airport
- Immediate access to I-215, I-15, Highway 201, and California Avenue
- Close proximity to the Mountain View Corridor and Bangerter Highway
- Surrounded by major national and regional employers including Amazon, UPS, Walmart Distribution, Costco Wholesale, RC Willey, Fastenal, FedEx Ground, and Union Pacific
- Nearby retail and dining options including Raising Cane's, Chick-fil-A, Chuy's, Buffalo Wild Wings, IHOP, McDonald's, Taco Bell, Ross, Burlington, Kohl's, and Walmart
- Convenient access to fuel stations, logistics services, and industrial suppliers
- Located near established industrial parks and distribution hubs throughout the Northwest Salt Lake market



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