



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
2126 W
2300 S

WEST VALLEY CITY, UT 84119



RSE
10,100 SF



RATE
Call For Pricing



AVAILABILITY
Office/Warehouse



JADEN MALAN

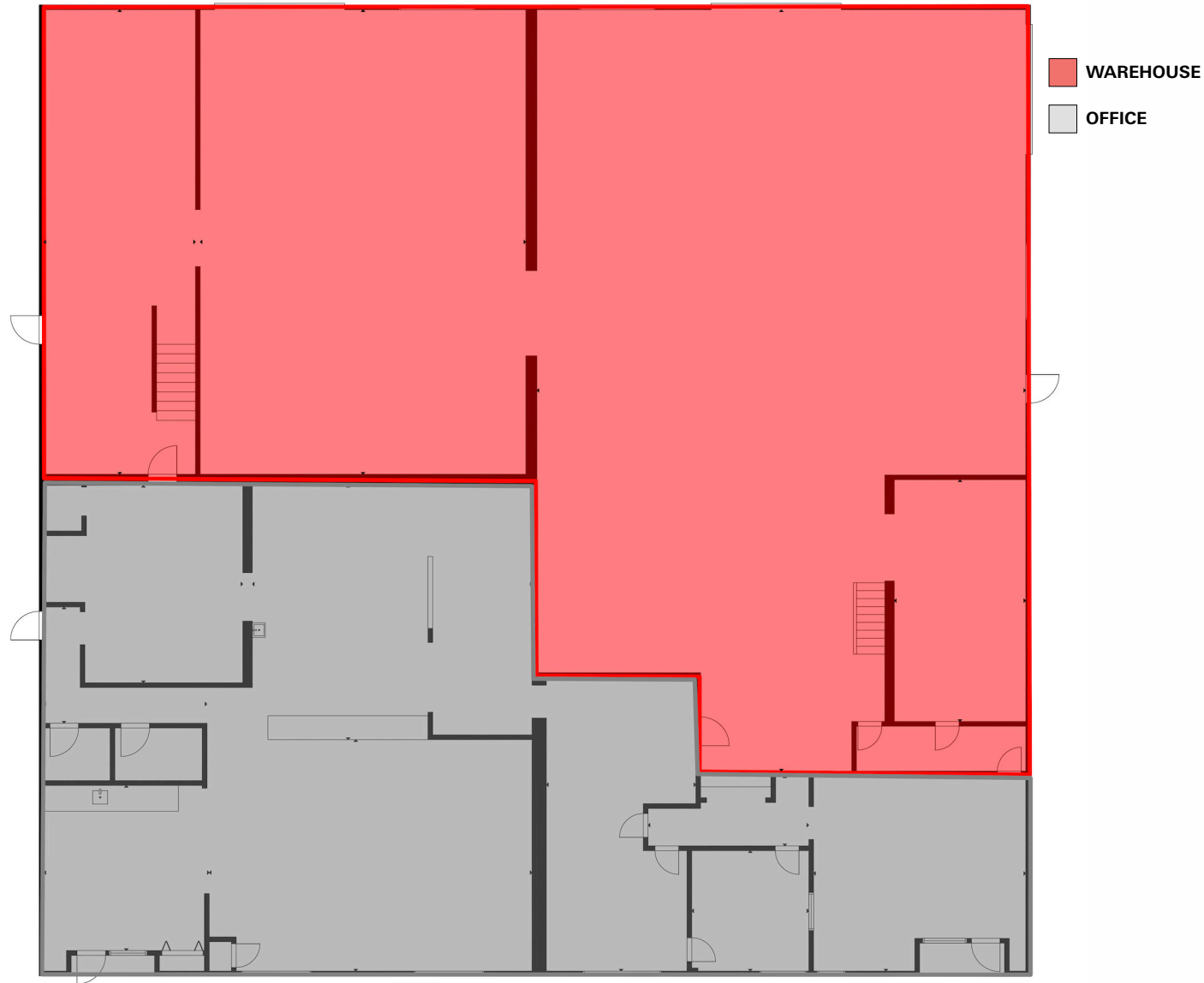
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FLOOR PLAN

Property Highlights

- 10,100 SF
- 10,100 SF Available
- 1,010 SF Office
- 9,090 SF Warehouse
- Minimum Divisibility: 5,000 SF
- Building Depth: 100'
- Building Width: 101'
- Three (3) Grade Level Loading Doors (12'x12')
- 17' Minimum Warehouse Clear Height
- Heavy Power Service
- 27 Auto Parking Stalls
- Gas Forced Heat Throughout
- LED Warehouse Lighting
- Concrete Block Construction Type
- West Valley City "M" Zoning (Manufacturing)
- Central West Submarket
- Lease Type: NNN



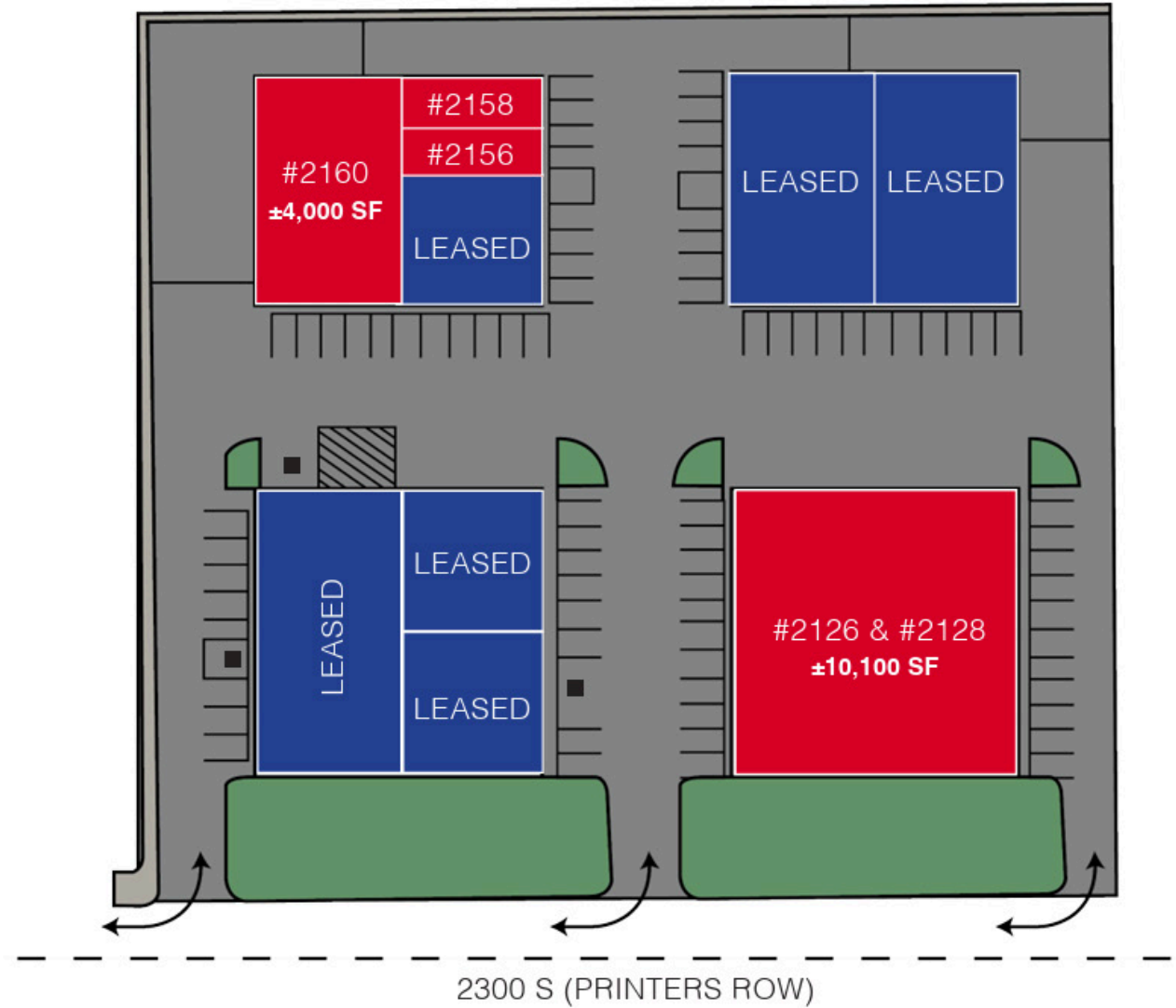
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SITE PLAN

- LEASED
- AVAILABLE
- 12'X12' GL DOORS



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PRIME LOCATION. SUPERIOR ACCESS.

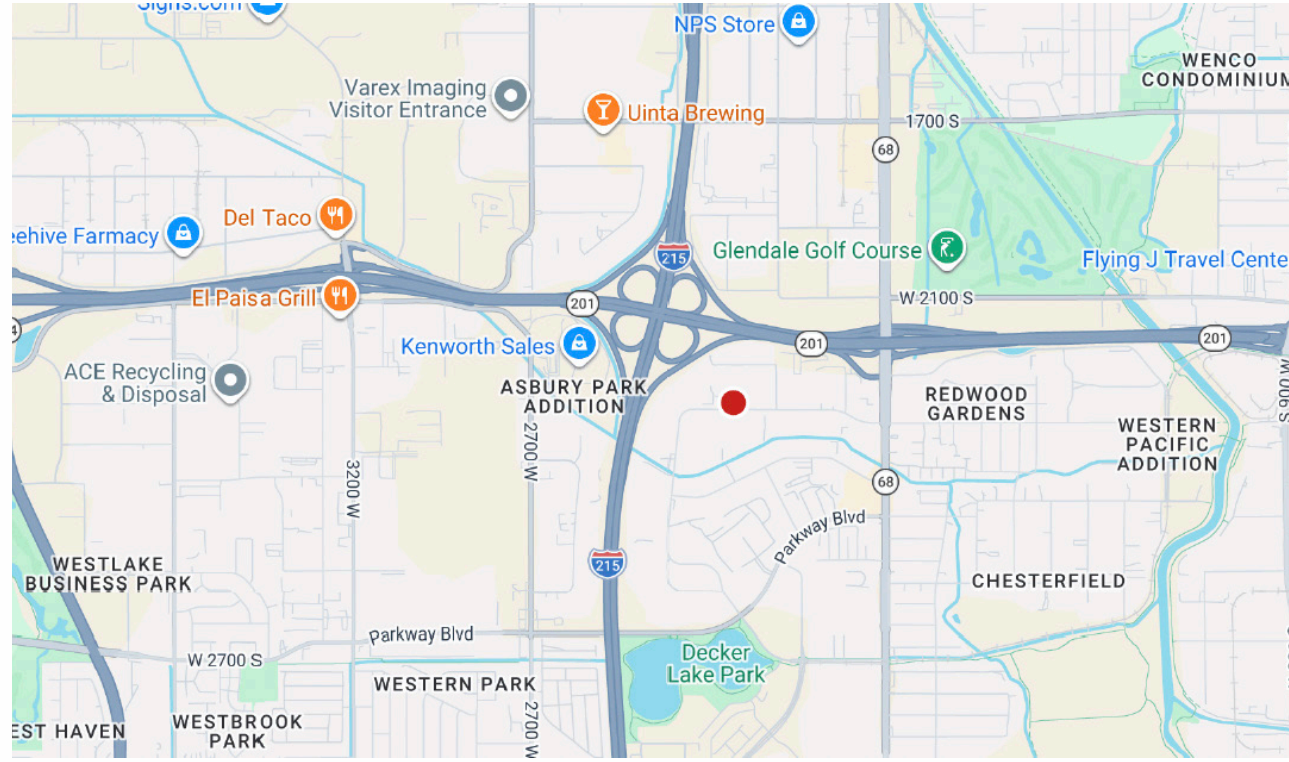
LOCATION OVERVIEW

Strategically positioned in the heart of Salt Lake Valley's premier industrial corridor, the property offers exceptional regional connectivity and immediate access to I-215, SR-201, I-80, and Bangor Highway. The site is surrounded by a strong concentration of national retailers, logistics operators, distribution centers, and industrial users, creating a highly desirable business environment for industrial, warehouse, manufacturing, and service-oriented operations.

The location provides convenient access to Salt Lake City International Airport, Union Pacific's intermodal facilities, and the rapidly expanding Mountain View Corridor, allowing efficient transportation throughout the Wasatch Front and the broader Western U.S. market. Nearby retail centers, restaurants, and service amenities further enhance convenience for employees and customers alike, making this a highly functional and attractive business location.

NEARBY AMENITIES

- Amazon Fulfillment Centers
- UPS Distribution Facility
- Union Pacific Intermodal Terminal
- Costco Wholesale Distribution
- RC Willey Distribution Center
- Walmart Distribution & Retail Operations
- Fastenal
- Peterbilt
- Walmart Supercenter
- Costco Wholesale
- Kohl's
- Ross Dress for Less
- Burlington
- Raising Cane's
- Buffalo Wild Wings



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