

2025 DEMOS



**FOR LEASE**  
**2160 W**  
**2300 S**  
WEST VALLEY CITY, UT 84119

**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



**RSE**  
4,000 SF



**RATE**  
Call For Pricing



**AVAILABILITY**  
Available Immediately



**JADEN MALAN**

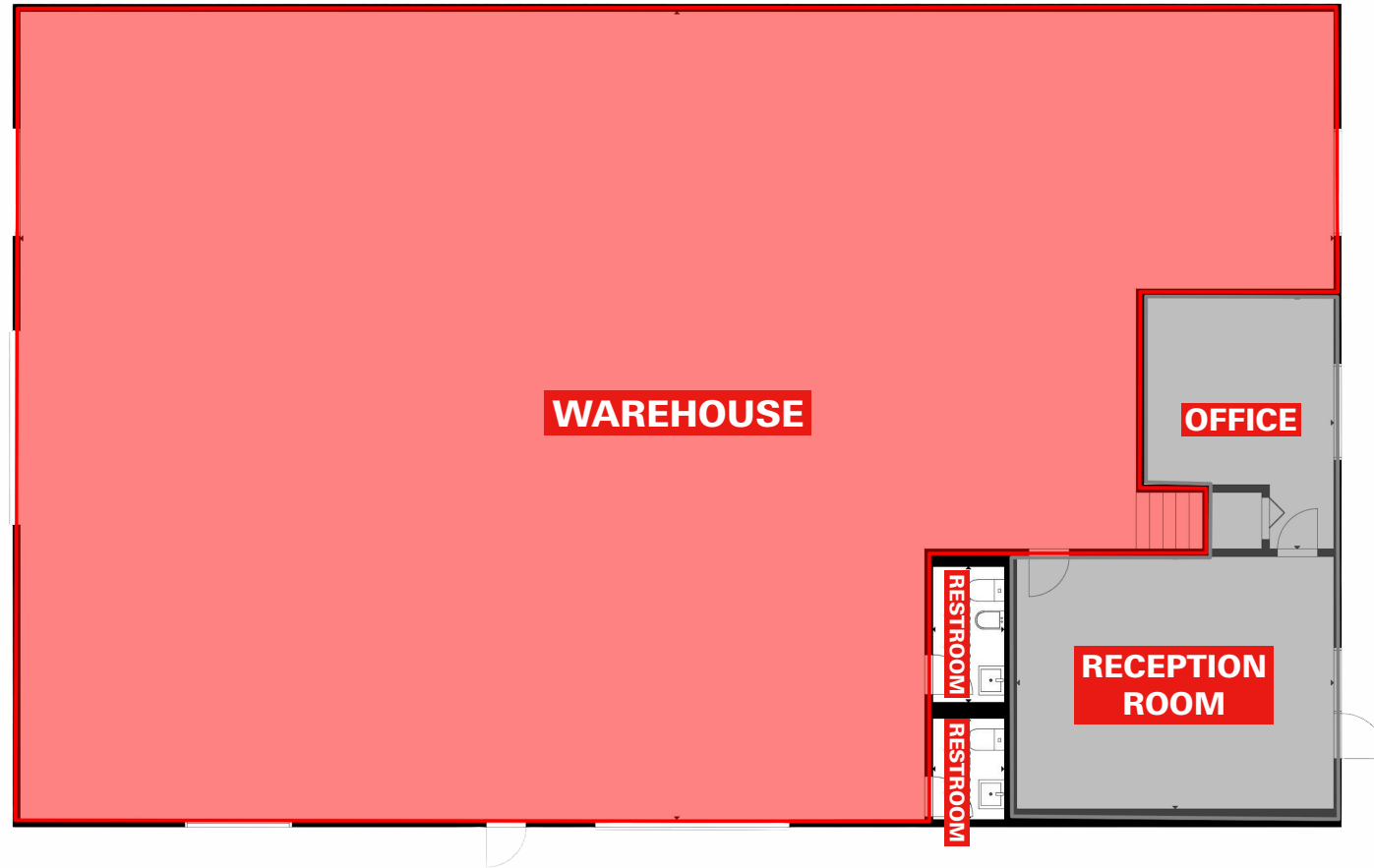
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# FLOOR PLAN

## Property Highlights

- 4,000 SF Available
- 406 SF Office
- 3,594 SF Warehouse
- Two (2) Grade Level Loading Doors (12'x12')
- 17' Minimum Warehouse Clear Height
- LED Warehouse Lighting
- Radiant Heat in Warehouse
- Gas Forced Heat Throughout
- Concrete Block Construction Type
- Clear Span (No Columns in the Warehouse)
- Heavy Power Service
- Central West Submarket
- West Valley City "M" Zoning (Manufacturing)
- 0.11-Acres of Fenced Secured Yard (4,942 SF)
- Lease Type: NNN



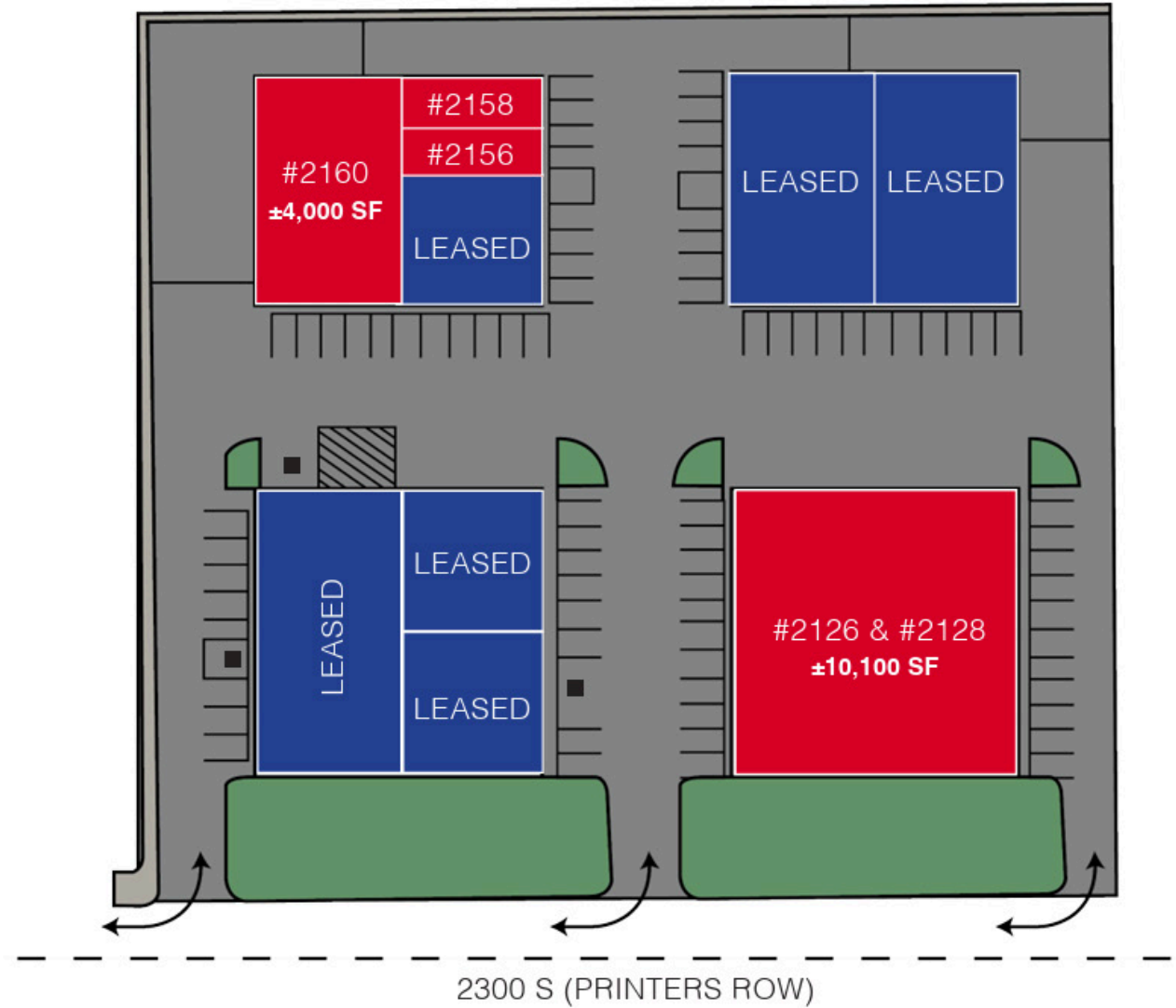
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# SITE PLAN

- LEASED
- AVAILABLE
- 12'X12' GL DOORS



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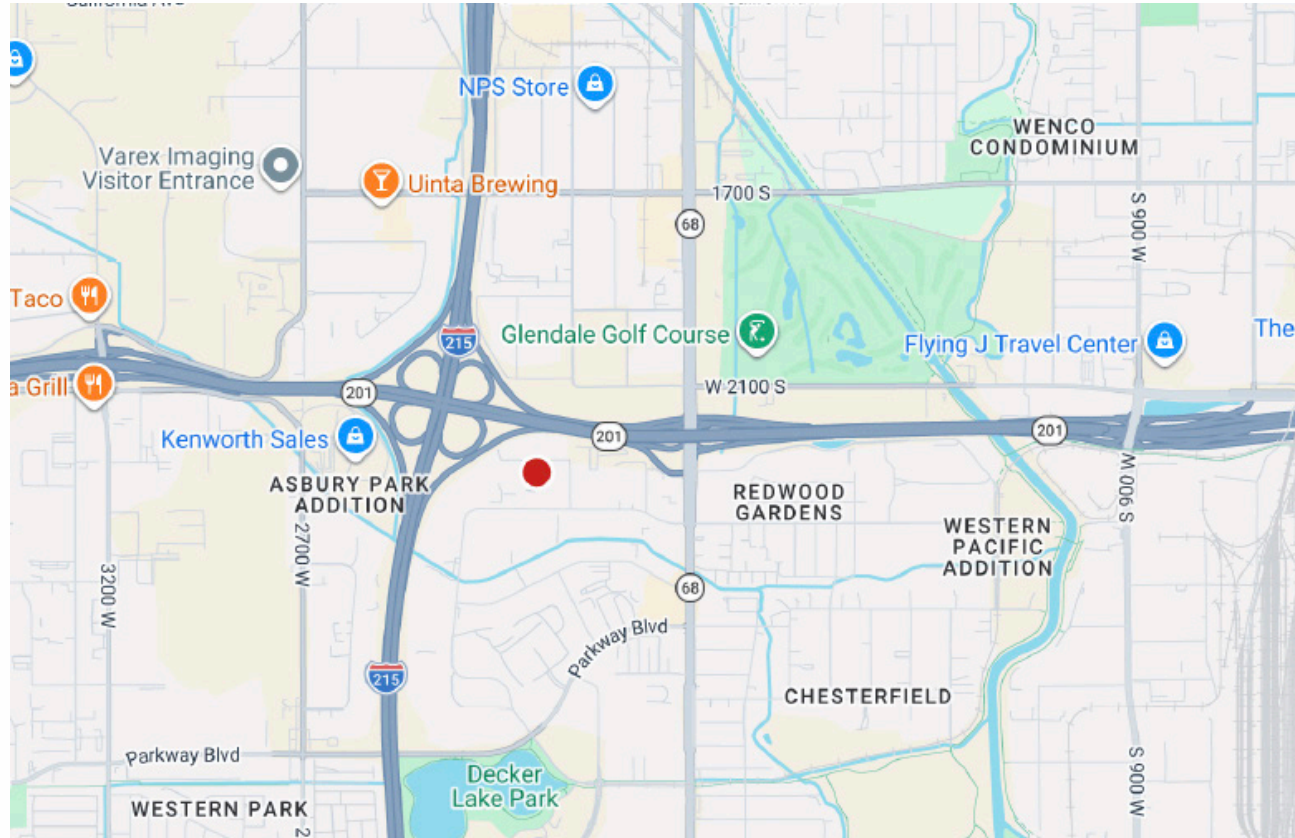
# PRIME LOCATION. SUPERIOR ACCESS.

## LOCATION OVERVIEW

Strategically 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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