



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
2156 West
2300 South
WEST VALLEY CITY, UT 84119



RSE
1,000 SF



RATE
Call For Pricing



AVAILABILITY
Available Immediately



JADEN MALAN

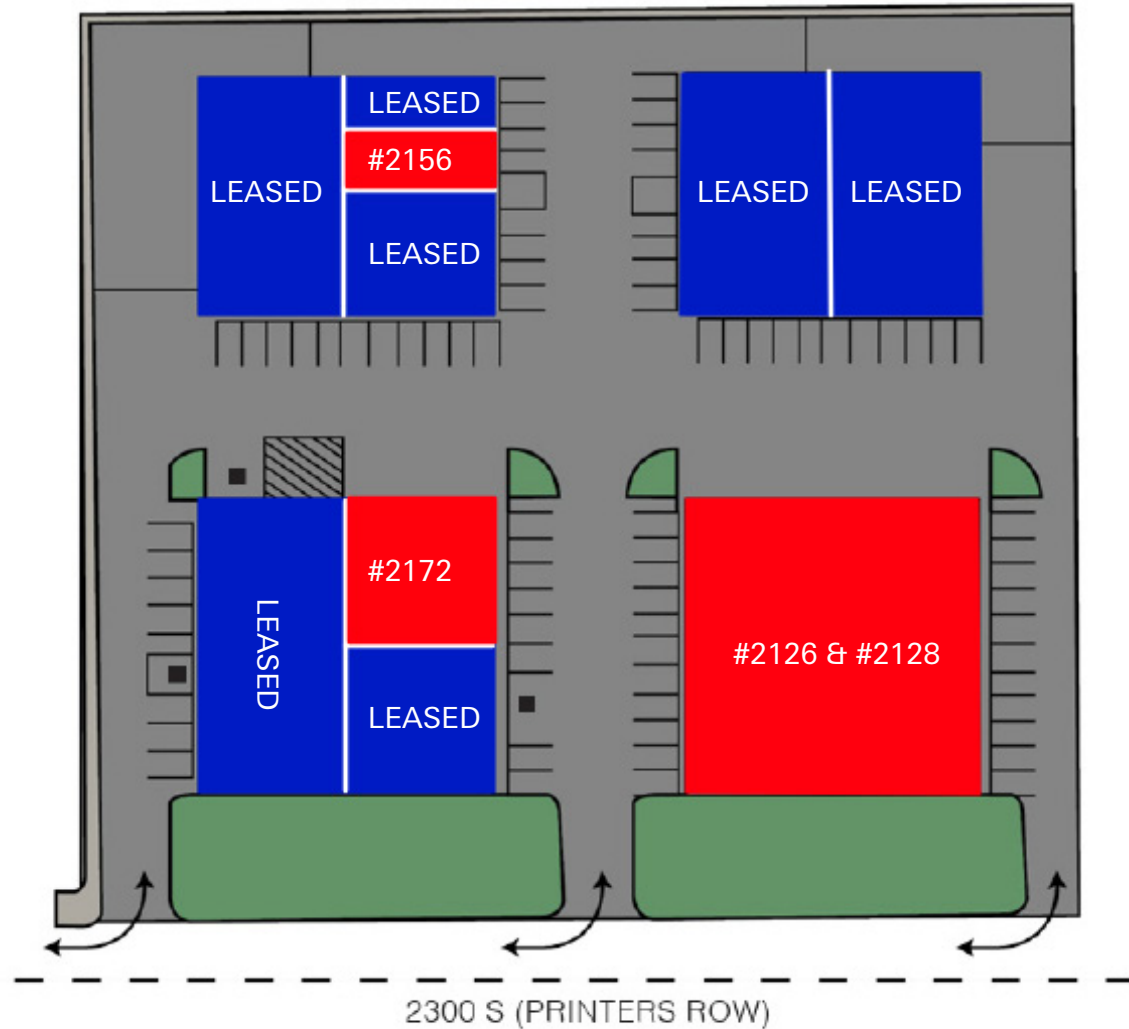
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SITE PLAN

Property Highlights

- Building Size: 8,080 SF
- Unit 2156 Available: 1,000 SF
- One (1) 10'x10' Ground-Level Loading Door
- 17' Warehouse Clear Height
- Gas Forced Heat
- 3 Phase Power
- LED Warehouse Lighting
- NNN Lease Type
- Zoning: M (Manufacturing)
- Minutes to the Salt Lake International Airport
- Excellent Access to Redwood Road, Highway 201, 2100 South, I-15, I-215



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FLOOR PLAN

SUITE 2156



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PRIME LOCATION. SUPERIOR ACCESS.

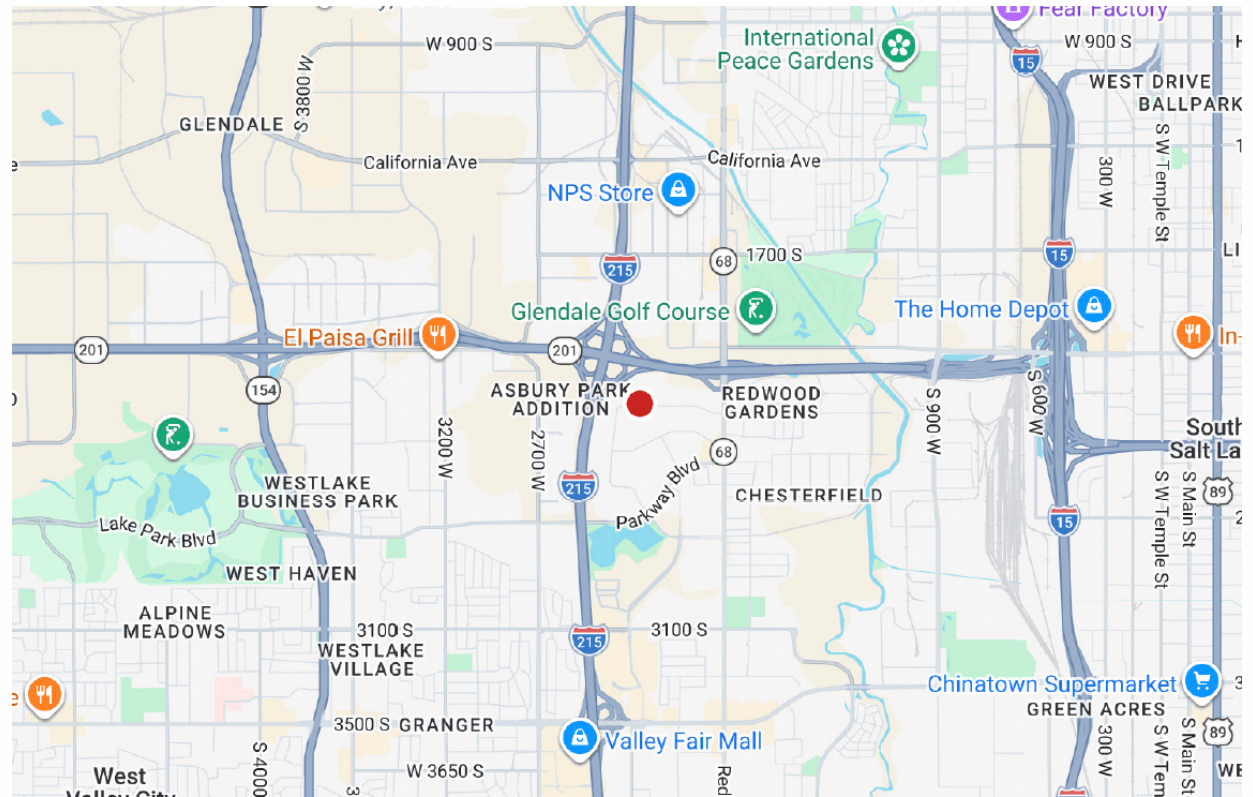
LOCATION OVERVIEW

Strategically positioned within the heart of Salt Lake County's premier industrial and distribution corridor, the property offers exceptional connectivity to the region's major transportation routes including I-215, SR-201, I-80, Bangerter Highway, and the future Mountain View Corridor expansion. The site is surrounded by a strong concentration of national retailers, logistics providers, and major employers including Amazon, UPS, Costco, Walmart, and Union Pacific, providing immediate access to a robust workforce and established commercial infrastructure.

With close proximity to Salt Lake City International Airport and a wide range of nearby retail, dining, and service amenities, this location provides an ideal environment for industrial, warehouse, distribution, and service-oriented users seeking convenience, visibility, and regional accessibility.

NEARBY AMENITIES

- Amazon Fulfillment & Distribution Centers
- UPS Distribution Facility
- Union Pacific Rail Yard
- Walmart Distribution & Retail Operations
- RC Willey Distribution Center
- Costco Wholesale
- Fastenal
- Safelite AutoGlass
- Walmart
- Kohl's
- Ross Dress for Less
- Raising Cane's
- Buffalo Wild Wings
- Chili's
- IHOP
- Chick-fil-A
- Carl's Jr.



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