



Landscaping has been added by AI software

Leasing Price:

\$1.20
PSF, NNN

CONTACT US

Robert Kofoed, MBA

Senior Vice President
+1 801 947 8343
robert.kofoed@colliers.com

Colliers International

6440 S. Millrock Dr., Suite 500
Salt Lake City, UT 84121
Main: +1 801 947 8300
colliers.com

FOR LEASE

4158 Links Drive

West Valley City, Utah 84120

Property Highlights

- Medical Device Manufacturing Facility
- 21,000 to 53,000 SF available
- First-generation space
- Partially completed build out with many interior walls in place
- Clean room with ventilation/ filtration already in place
- HVAC units and ducting installed
- Ample Power
 - 440 Volts - III Phase power
 - 1,200 amps on the West Side
 - 800 amps on the East side
 - Can add additional power if needed
- Potential to expand and build an additional building on the property
- **Available for immediate delivery. Move-in by July**

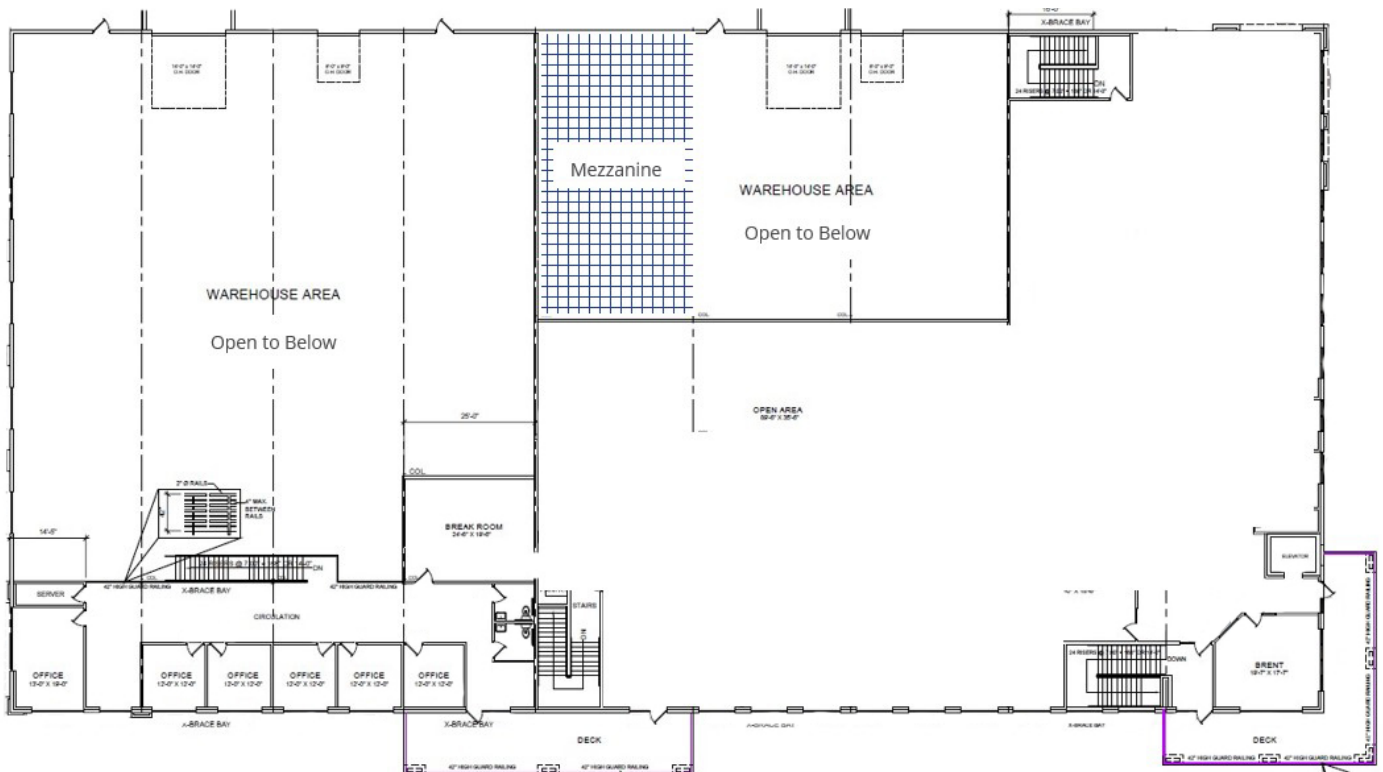
Property Site Plan

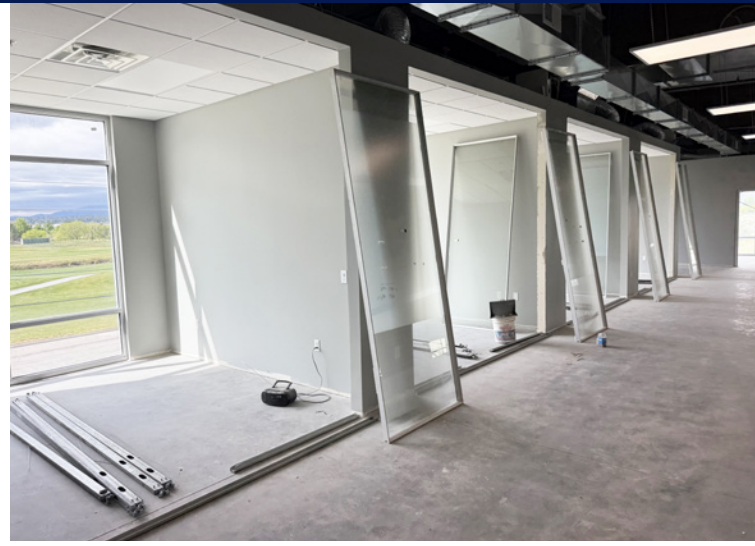
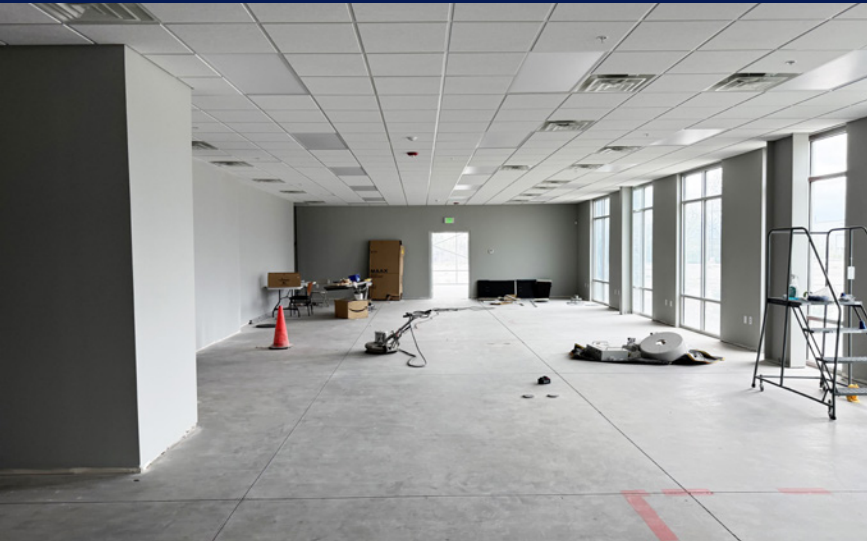
4158 Links Drive | West Valley City, Utah

MAIN FLOOR



SECOND FLOOR







Demographics	1 Mile	3 Mile	5 Mile
Population			
2025 Estimated	3,296	74,094	232,807
2030 Projected	3,268	74,250	234,368
Households			
2025 Estimated	971	22,605	73,515
2030 Projected	977	23,242	76,073
Income			
2025 Median HHI	\$87,440	\$84,167	\$83,225
2025 Average HHI	\$112,328	\$99,653	\$99,850
2025 Per Capita	\$33,987	\$30,387	\$31,655

Information provided by ESRI Business Analyst

CONTACT US

Robert Kofoed, MBA
 Senior Vice President
 +1 801 947 8343
 robert.kofoed@colliers.com

Colliers
 6440 S. Millrock Dr., Suite 500
 Salt Lake City, UT 84121
 Main: +1 801 947 8300
 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). ©2026. All rights reserved.