



**FOR LEASE**

West Jordan industrial Office



## INDUSTRIAL OFFICE SPACE

- ±2300 SF, 2-level office suite
- Class A construction (2020 build)
- Modified Gross lease structure
- 1.00-acre industrial site
- Ideal for contractor HQ / professional services



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### Property Summary

Address:	9489 S 6400 W West Jordan, UT 84081
Offering Type	Lease (Offices only)
Available SF	approx 2300 SF
Lease Type	Modified Gross
Lease Rate:	\$16.50
Offices:	4 (large and divisible)
Restrooms:	4 (Includes exec. shower)
Conference Room:	1 (large glass enclosed)
Levels:	2
Parking:	6 shared surface parking
Year Built	2020
Zoning:	M-1

### Property Overview

Modern Office Suite in West Jordan Industrial Corridor  
9489 S 6400 W offers a rare opportunity to lease a professional-grade office suite within a modern industrial building environment. Built in 2020, the property delivers a clean exterior, efficient layout, and operational reliability suited for contractor headquarters, engineering firms, professional services, or regional office users.

- Building centrally positioned
- Shared parking front & side
- Adjacent industrial development
- Parcel #: 26-10-227-004

### Location Overview

Located in West Jordan's west-side industrial corridor, the property benefits from strong arterial access via 6400 West and proximity to major north/south connectors serving the Salt Lake Valley.

- Access to Bangerter Highway (SR-154)
  - Connectivity to Mountain View Corridor (SR-85)
  - Proximity to I-215
  - Approximately 14–15 miles to Salt Lake City International Airport
- Strong west-side mobility and employee accessibility.



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# BUILDING EXTERIOR

## WEST JORDAN INDUSTRIAL OFFICE

9489 South 6400 West  
West Jordan, UT 84081

[Click for More Information](#)

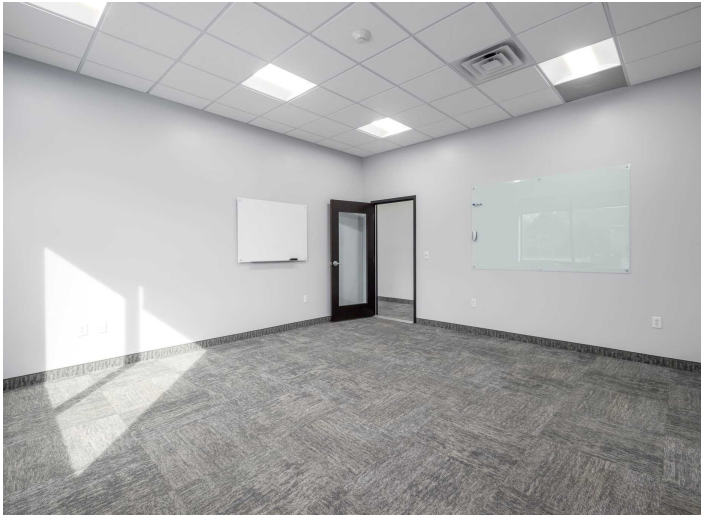


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# MAIN FLOOR

## WEST JORDAN INDUSTRIAL OFFICE

9489 South 6400 West  
West Jordan, UT 84081

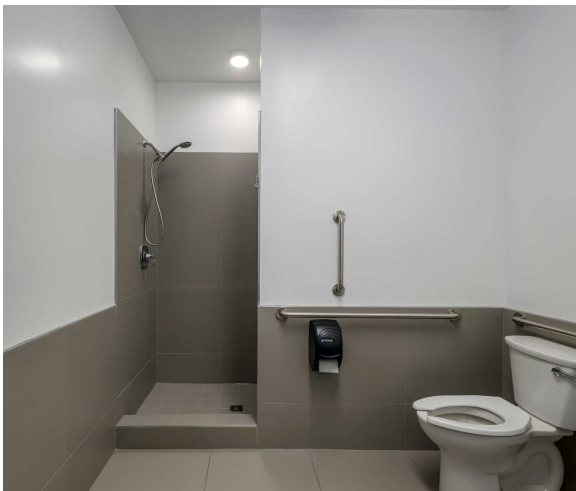


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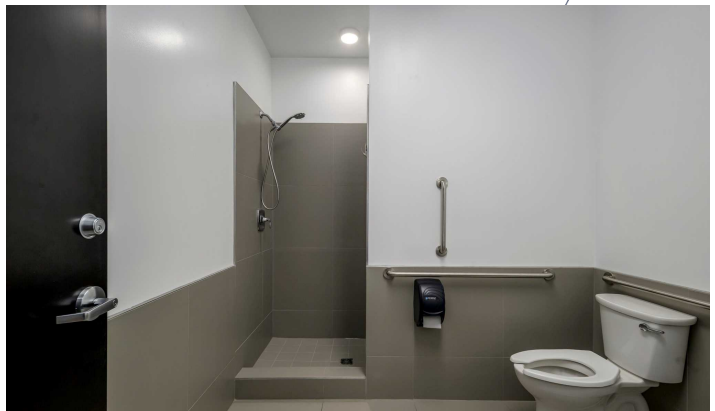


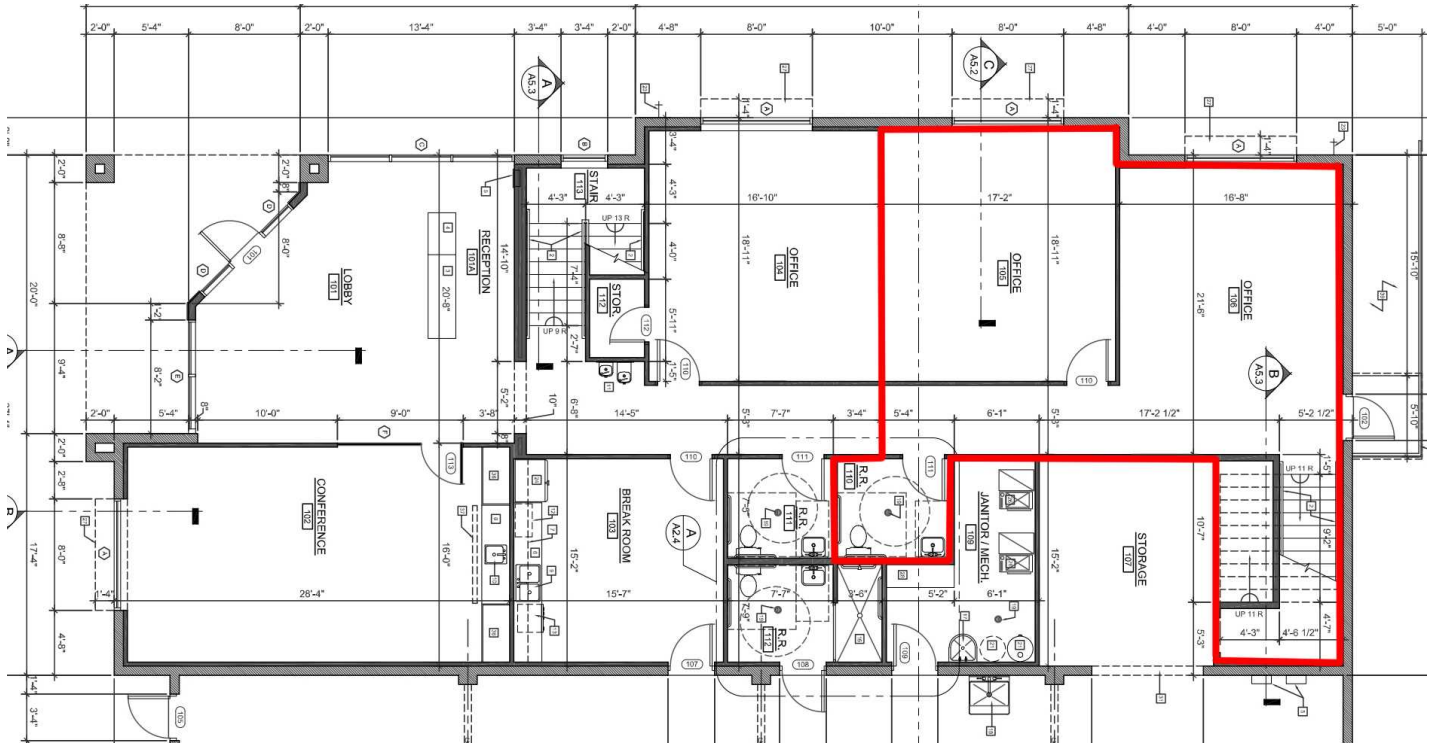
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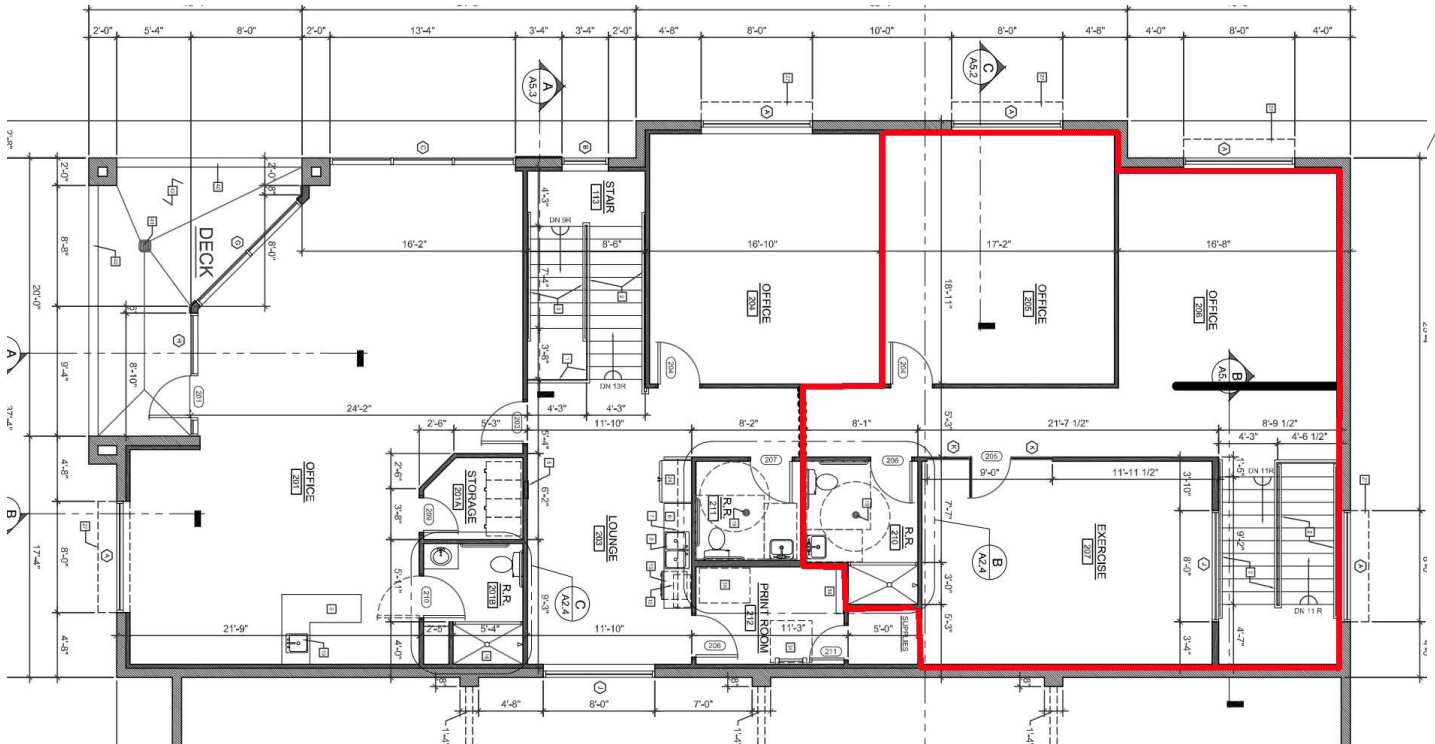
## Suite Overview

- Two-level office configuration
- Reception / open workspace
- Multiple private offices
- Private restrooms
- Executive shower
- Natural light throughout
- Dedicated HVAC (central forced air)
- Large, glass enclosed conference room

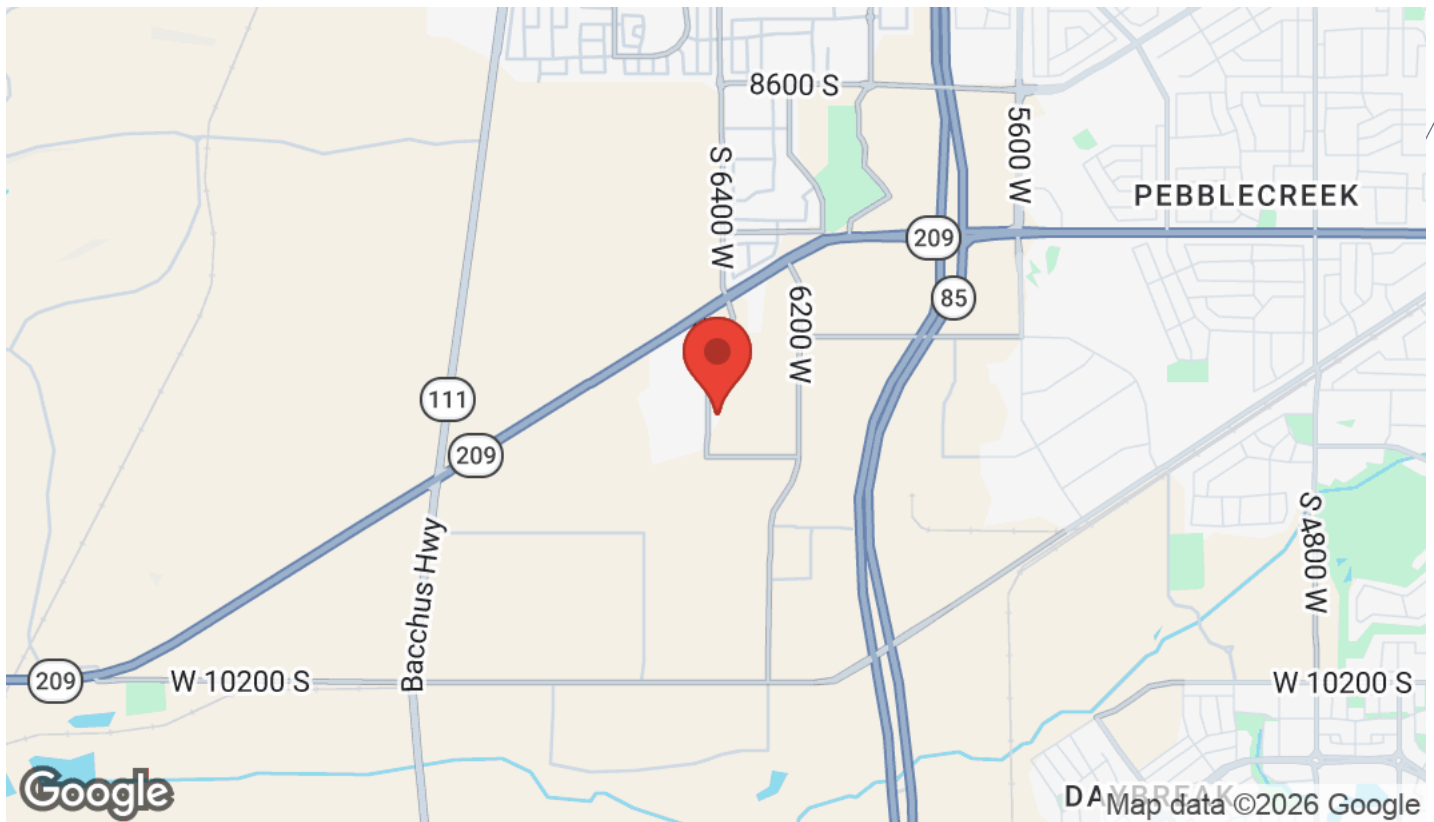
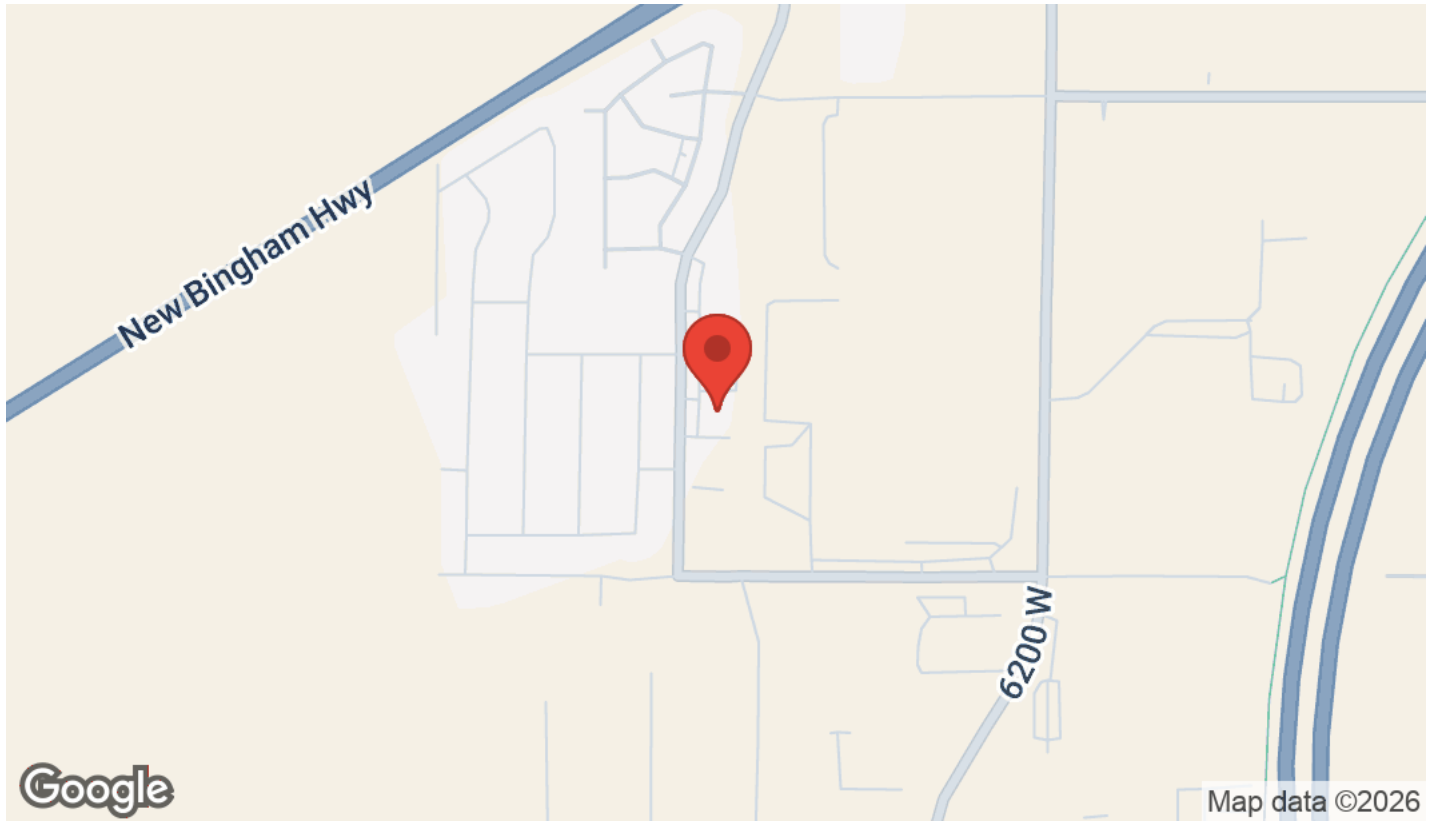




Main Floor



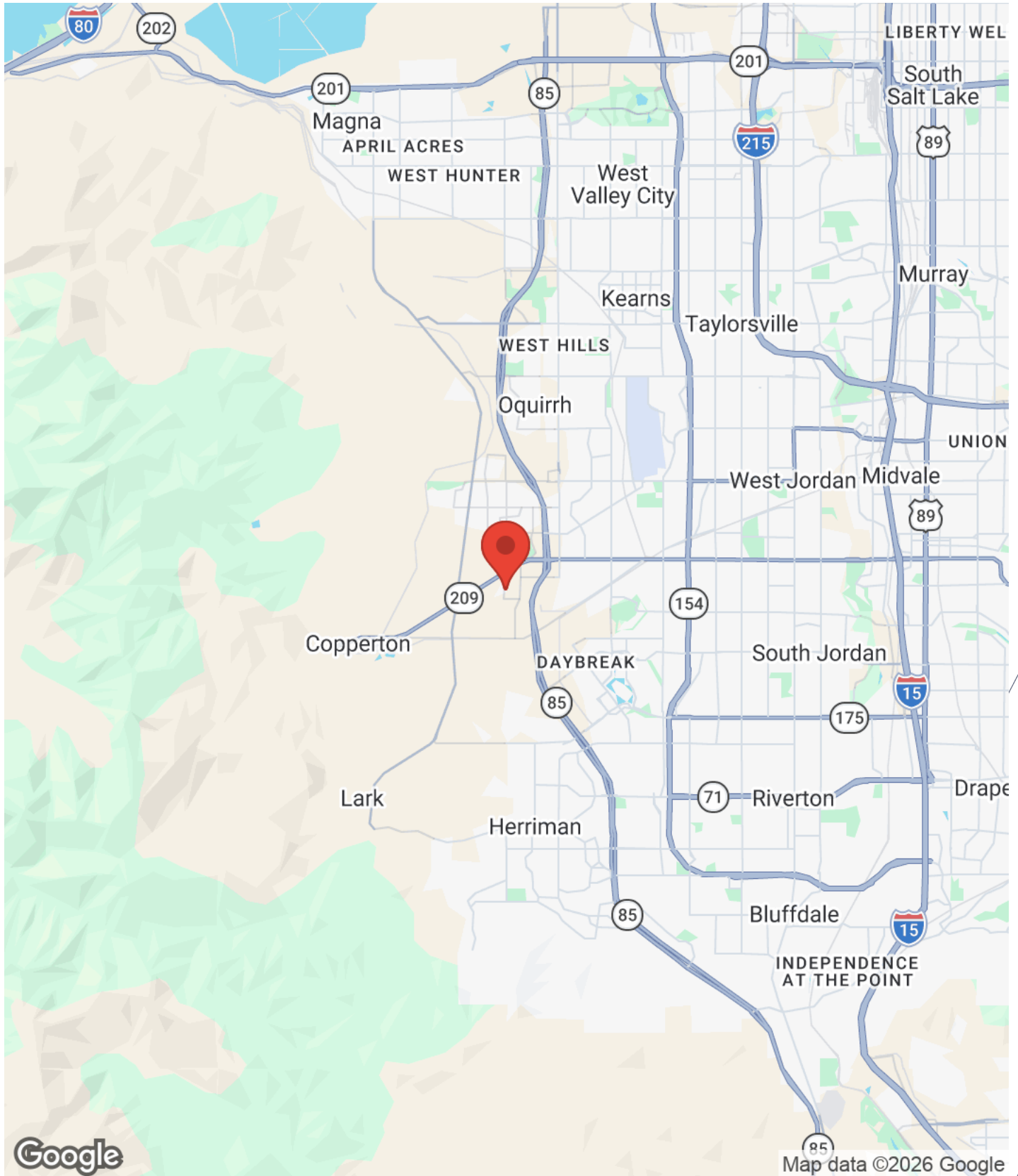
2nd Floor



# BUSINESS MAP

**WEST JORDAN INDUSTRIAL OFFICE**

9489 South 6400 West  
West Jordan, UT 84081



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# AERIAL MAP

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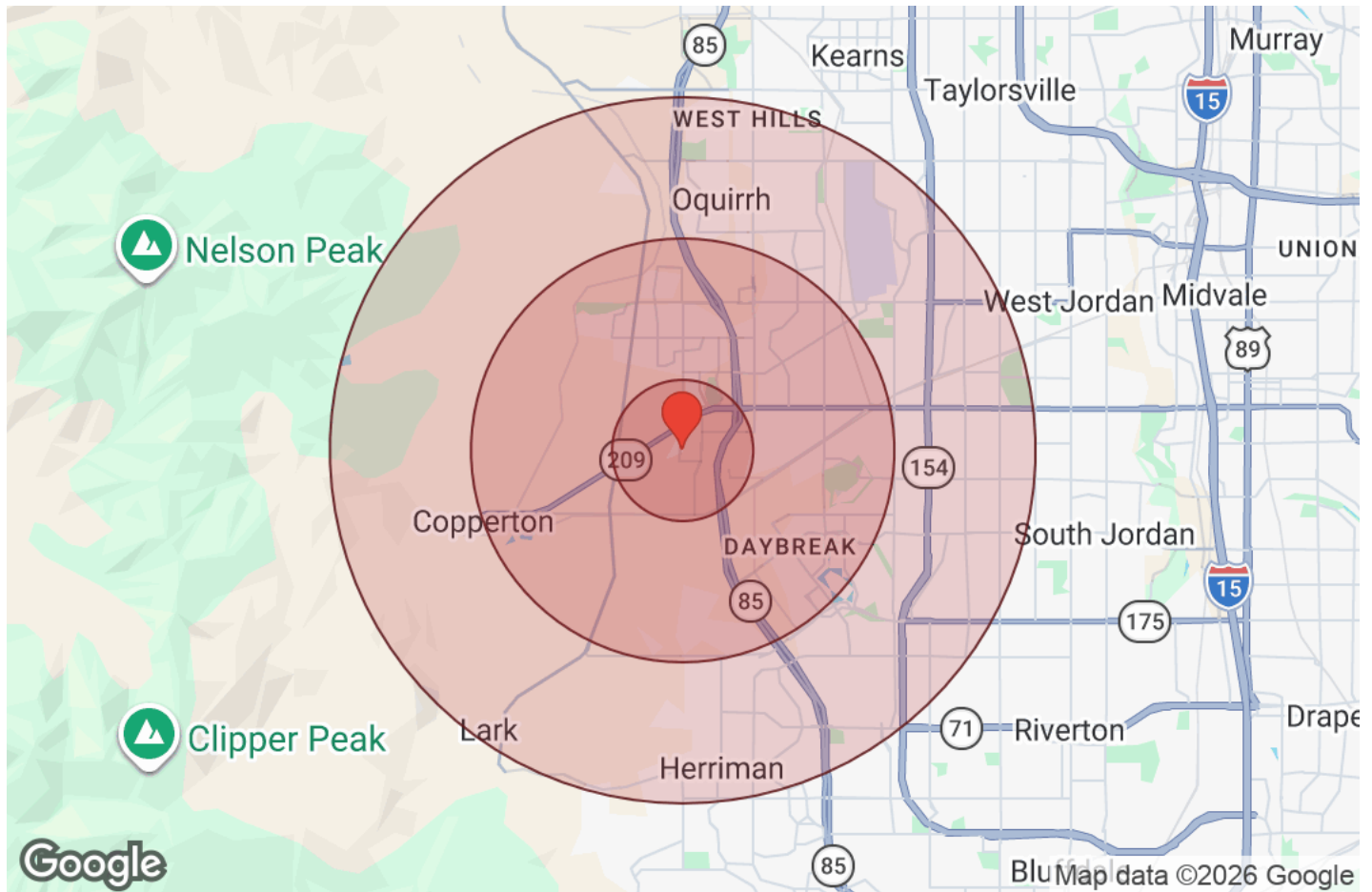


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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Age</b>			
Male	1,071	33,476	98,824	Ages 0 - 14	548	14,732	43,703
Female	1,061	33,878	99,391	Ages 15 - 24	383	10,202	30,314
Total Population	2,132	67,353	198,215	Ages 25 - 54	986	30,937	89,750
				Ages 55 - 64	124	5,602	16,805
				Ages 65+	93	5,880	17,642
<b>Race / Ethnicity</b>				<b>Income</b>			
White	1,355	46,501	133,775	Median	\$97,871	\$128,555	\$120,808
Black	55	1,111	3,191	Under \$15k	19	381	1,591
Am In/AK Nat	7	175	614	\$15k - \$25k	50	308	1,034
Hawaiian	52	815	2,379	\$25k - \$35k	59	423	1,490
Hispanic	525	13,120	41,942	\$35k - \$50k	80	1,253	3,304
Asian	73	3,314	9,514	\$50k - \$75k	55	1,795	6,083
Multiracial	64	2,196	6,402	\$75k - \$100k	48	3,056	9,728
Other	2	128	377	\$100k - \$150k	123	5,053	15,288
				\$150k - \$200k	123	4,116	10,631
<b>Housing</b>				Over \$200k	57	4,387	10,765
Total Units	662	22,327	64,458				
Occupied	615	20,772	59,914				
Owner Occupied	313	17,415	47,897				
Renter Occupied	302	3,357	12,017				
Vacant	47	1,555	4,544				



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