NEXUS
Commercial Real Estate

9509 S. WELLS CIRCLE, WEST JORDAN, UT 84081

For Sale or Lease | Manufacturing & Distribution | 27,900 Sq Ft | 1.47 Acres

PROPERTY SUMMARY

Address: 9509 S. Wells Circle, West Jordan, UT 84081

Parcel #: 26-11-226-004-0000

Building Size:
Building 1: 12,000 sq. ft. Fabrication
Building 1: 2,400 sq. ft. Office
Building 2: 13,500 sq. ft. Warehouse/Distribution
Total: 27,900 sq. ft.

Site Area: 1.47 acres

Zoning: M-1 (Light Manufacturing)

Parking: 25 striped spaces + 6 on gravel

	BUILDING 1	BUILDING 2
Year Built:	1999	2013
Clearance Height:	23'5" - 26'2"	16' - 20'2"
Fire Suppression:	None	None
Warehouse Heat:	Suspended Infrared tube heaters	Suspended Infrared tube heaters
Cranes:	Two 5-ton bridge cranes (17'5" under hook) One 500-lbs. jib crane	None -
Power Service:	600amps, 480volt, 3phase	150amps, 480volt, 3phase
Floor Thickness:	6" reinforced concrete	8" reinforced concrete
Loading Doors:	One ground-level (14'x14') -	Two ground-level (14'x14') One dock-high (8'x9')
Construction/Roof:	Pre-Engineered Metal	Pre-Engineered Metal

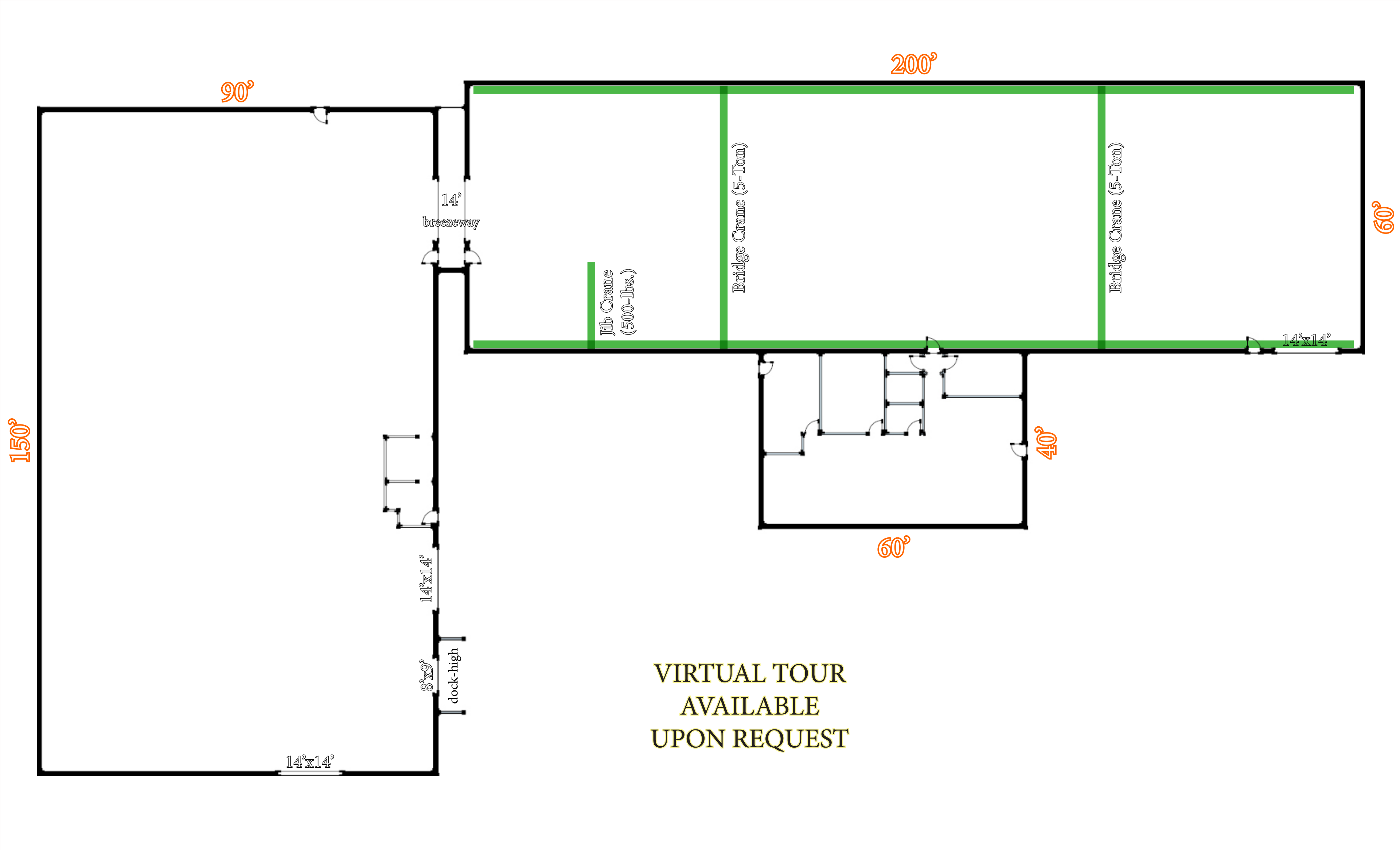
Asking Price: FOR SALE: ~~$6,499,000 ($233 PSF)~~ -or- FOR LEASE: $1.25 PSF/MO., NNN
$5,990,000 ($215 PSF)

PROPERTY PHOTOS - Building 1

PROPERTY PHOTOS - Building 2

SITE AREA

FLOOR PLAN


200'
90'
14'
breezeway
Bridge Crane (5-Ton)
Bridge Crane (5-Ton)
60'
Jib Crane
(500-lbs.)
14'x14'
150'
40'
60'
14'x14'
8'x9'
dock-high
14'x14'
VIRTUAL TOUR
AVAILABLE
UPON REQUEST

AREA & DEMOGRAPHIC INFORMATION

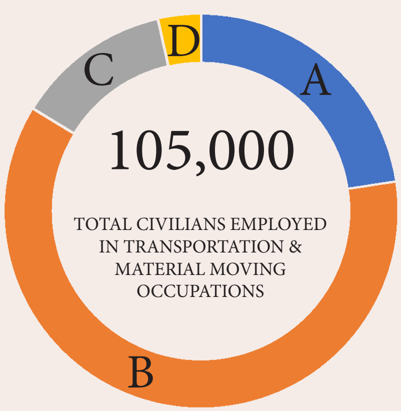
Since 2000, nearly 57% of Salt Lake County's population growth has occurred West of Bangerter Highway; 148,323 new residents in total.

With a 78% rate of home ownership and 40.7% of West Jordan's labor force working in the Manufacturing, Warehousing and Construction industries, the local population demographics support further industrial development.

The upcoming completion of the Mountain View Corridor will allow for distributors to bypass the congested section of I-15 that runs through the heart of Salt Lake City. This will facilitate greater ease of access for industrial users on the west side of Salt Lake Valley, spurring additional development and population growth.

Located in West Jordan, the property sits on the south end of Salt Lake County and not far from Utah County, offering ready access to labor and a population of nearly **1.4 million people within a 25-mile radius**.

Radius	1 Mile	3 Mile	5 Mile
2024 Population estimate	5,369	90,545	234,253
2029 Population projection	5,578	92,883	238,317
2024 Households estimate	1,541	25,745	68,185
2029 Households projection	1,603	26,412	69,332
2024 Household Ownership	65.87%	83.41%	78.28%
2024 Med Household Income	$91,985	$108,782	$98,495
2024 Avg Household Income	$114,292	$126,805	$117,121



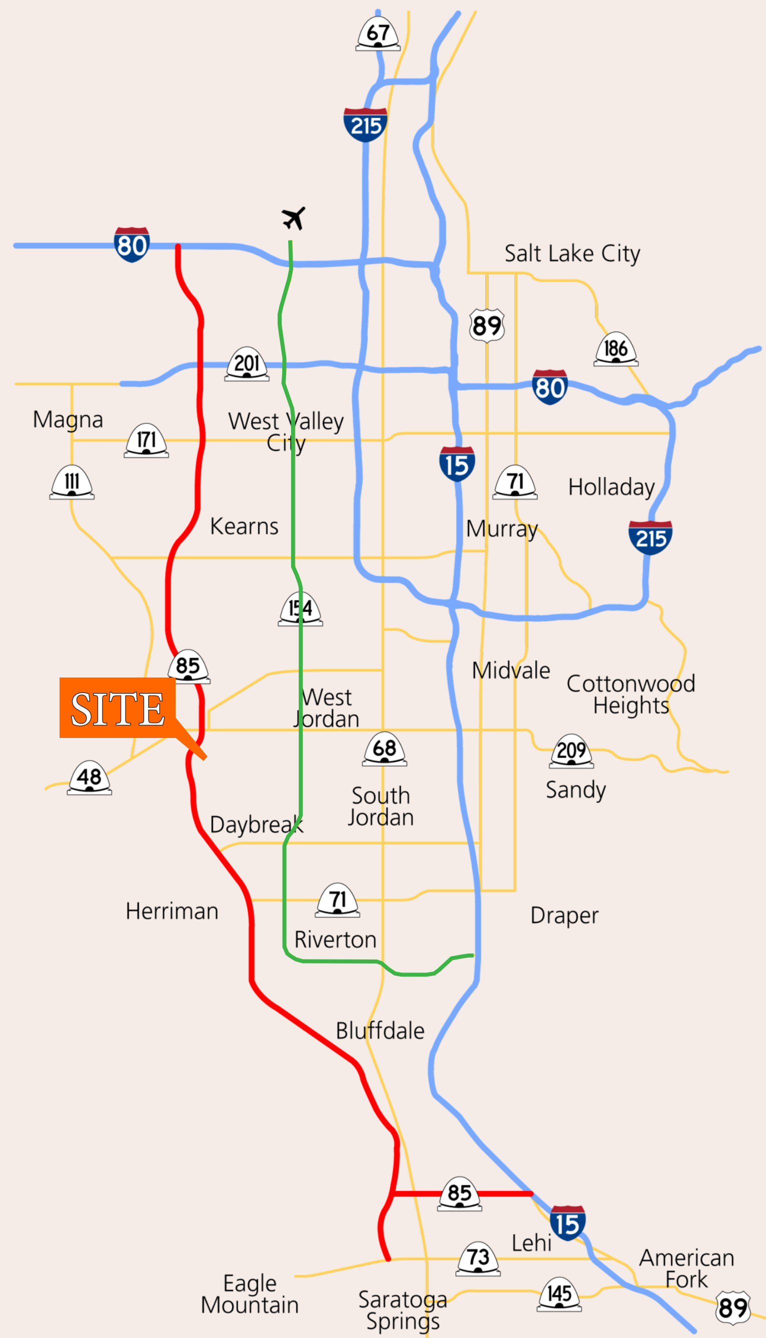
A - 22.60% Ages 15-24 (aging in)
B - 61.10% Ages 25-54 (prime working age)
C - 12.80% Ages 55-64 (aging out)
D - 03.50% Ages 65+ (retired/retiring)

88,000

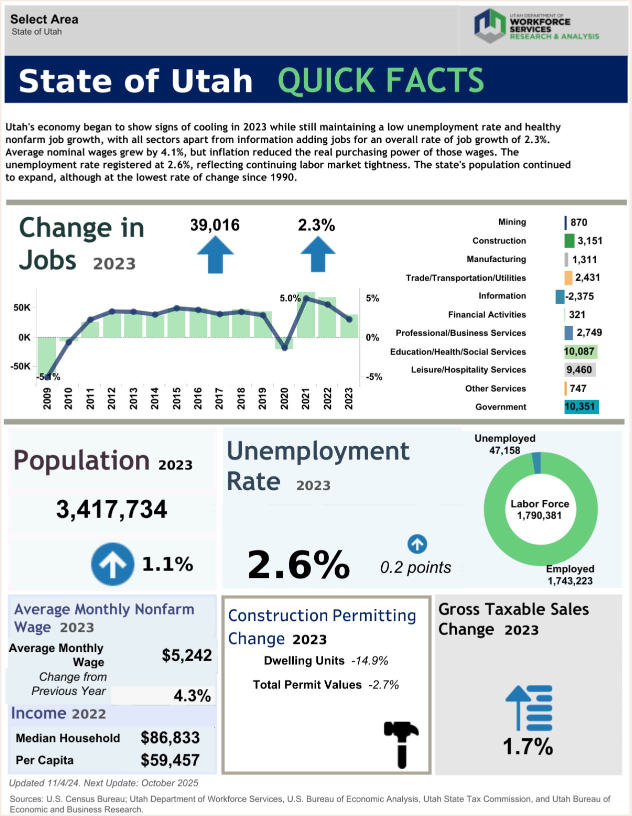
EMPLOYEES WHO ARE AGING IN OR OF PRIME WORKING AGE

The workforce is youthful and experienced. Over 80% of employees are either in prime working age or aging in.

There is only a small percentage of workers who are at risk of retiring soon.



WHY UTAH?



“We are hiring students from our state’s great institutions of higher education as engineers, mathematicians, statisticians, marketing and business professionals.”

-Fred Lampropoulos, Chairman & CEO of Merit Medical

Merit Medical, South Jordan - In 2018, the leading manufacturer and marketer of disposable medical devices, announced it would add up to 1,010 jobs in Utah.

“The economic climate in Utah is ideal for business development.”

- Doug Dilley, a Parker Hannifin manager

Parker Hannafin, Ogden – In 2018, the flight control equipment manufacturer announced that it will move jobs from Orange County, CA to Ogden and create more new jobs in Ogden.

Since 2010, Forbes has consistently ranked Utah as one of the top five “Best States for Business.” The state benefits from light regulation and energy costs that are 23% below the national average. Employment expanded 3.1% year-over-year, making the state the national leader for job growth. Utah has been a tech destination for years, with companies such as eBay, Oracle, Microsoft,Twitter, Facebook and Amazon building up a heavy presence in the state as a low-cost alternative to California. Today, there are over 7,000 tech and life sciences companies located in Utah. Venture capital firms invested $1.1 billion in Utah in 2019—more than three times the average investment over the past four years. From the end of the great recession in 2009, venture capital investment in Utah companies has grown by 500%, nearly double the national growth rate. The number of deals per year has also more than doubled in the same time period.

Utah’s economic performance is impressive on many levels and speaks to the State’s ability to compete in global markets and attract new business. Companies that have recently expanded within or entered Utah include Adobe, Ebay, Amazon, Goldman Sachs, Fidelity and Twitter. This tenant migration has had a notable impact on the region’s unemployment rate, which at 2.7% (2021) is the lowest rate in the U.S.

NEXUS
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