



# Bluffdale Industrial Building

14621 S 800 W, Bluffdale UT 84065



## FOR LEASE

**Industrial Warehouse  
Building or Condo Units Available**

SQUARE FOOTAGE  
**Approx.**  
**5,941 - 27,556 SF**

ASKING PRICE  
**Upon Request**

CALL OR TEXT TODAY

**Derek Howe**

PRINCIPAL LISTING AGENT

e: [derek@saltcanyon.com](mailto:derek@saltcanyon.com)

c: +1 (801) 800 6837

o: +1 (801) 210 0170



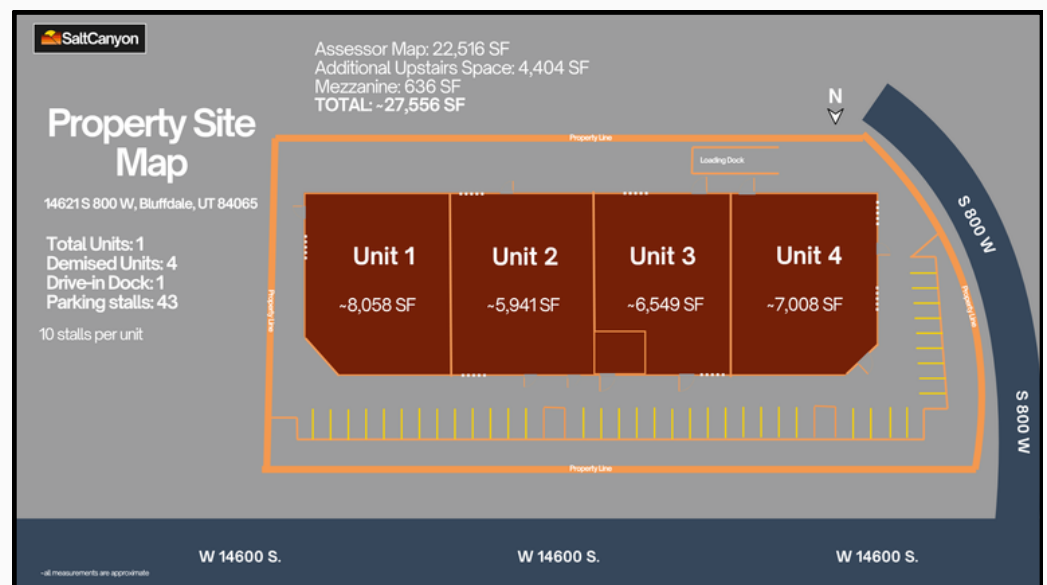
74 E 13065 S, Unit 7 Main: +1 801 210 0170  
Draper, UT 84020 [www.saltcanyon.com](http://www.saltcanyon.com)

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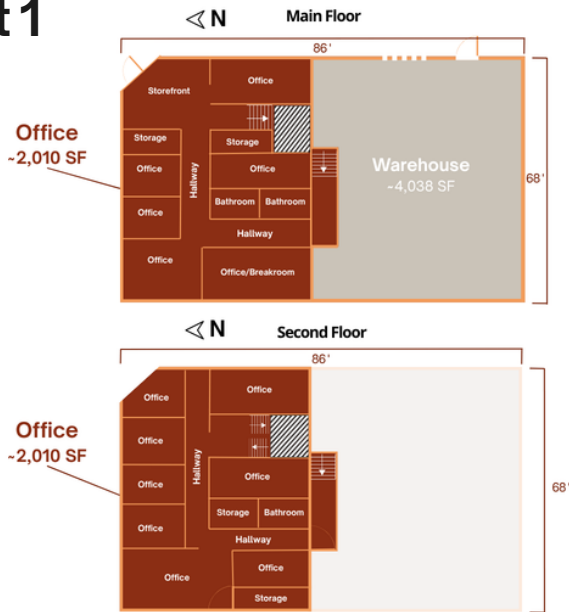
# Site Map



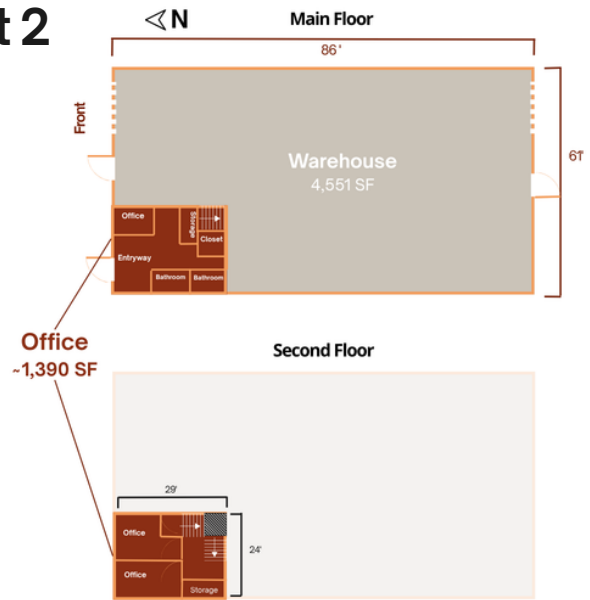
# Site Plan/Unit Information

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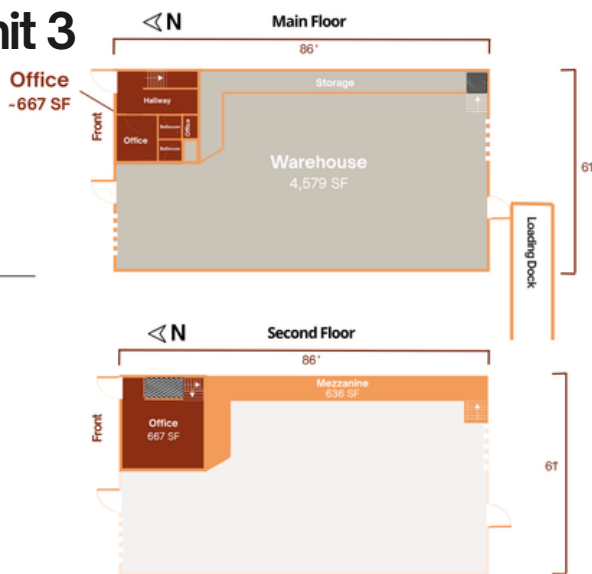
## Unit 1



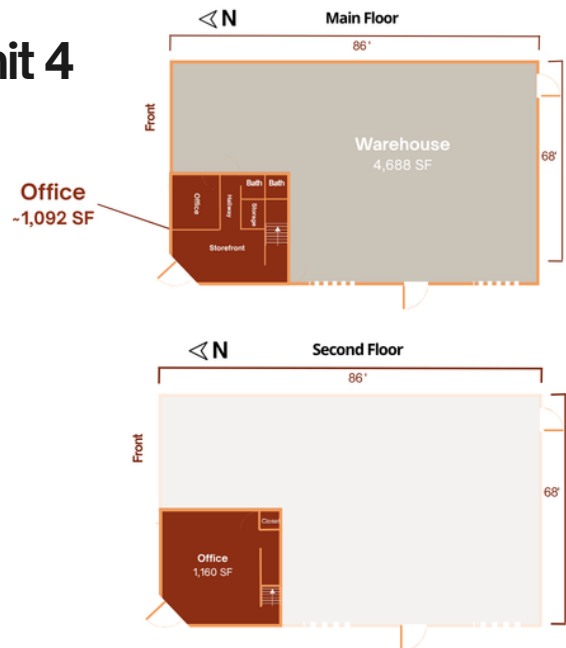
## Unit 2



## Unit 3



## Unit 4



## Warehouse Units For Sale

- **Unit 1:** ~8,058 SF (4,020 SF office, 4,038 SF warehouse)
- **Unit 2:** ~5,941 SF (1,390 SF office, 4,551 SF warehouse)
- **Unit 3:** ~6,549 SF (1,334 SF office, 4,579 SF ware, 636 mezz.)
- **Unit 4:** ~7,008 SF (2,320 SF office, 4,688 SF warehouse)

**Total SF: ~27,556 SF**  
**Warehouse: ~17,856 SF**  
**Office: ~9,064 SF**  
**Mezz.: ~636 SF**

# Property Information

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## Units 1-4

+/- 5,900 - 26,920 SF



14600 S



- Built in 2006, Effective year built in 2011
- Units available from 5,941–27,556 SF
- Condos or whole building available for sale or lease
- Separate tax ID for each unit
- Four-units with removable passthroughs
- Can function as one building or four separate units
- 3-phase power
- Up to 43 parking stalls
- One shared dock-high loading dock
- Seven 12' x 14' grade-level overhead doors
- Approx. 18' ceiling height
- Mix of warehouse, office, showroom, mezzanine, and storage
- Common parking, drive aisles, loading areas, sidewalks, and landscaped areas



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# Interior Photos

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4 flex units - 18' ceiling height



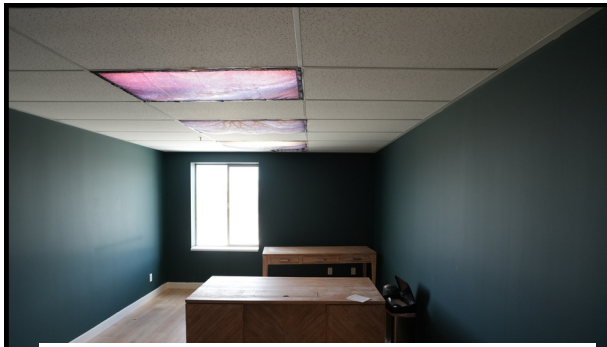
Shared loading dock



7 ground level doors (12'x14')



2 reception/storefront areas



Offices on both floors



Combination of office/storefront/warehouse

- **Ceiling Height:** 18' ceiling height
- **Loading Doors:** 7 ground-level roll-up doors (2 with dock-high capability)
- **Roll-Up Door Size:** Approximately 12'x14'
- **Personnel Access:** 11 exterior man doors and 3 interior walkthrough cutouts
- **Building Amenities:** 9 restrooms and ~9,000 SF of office space



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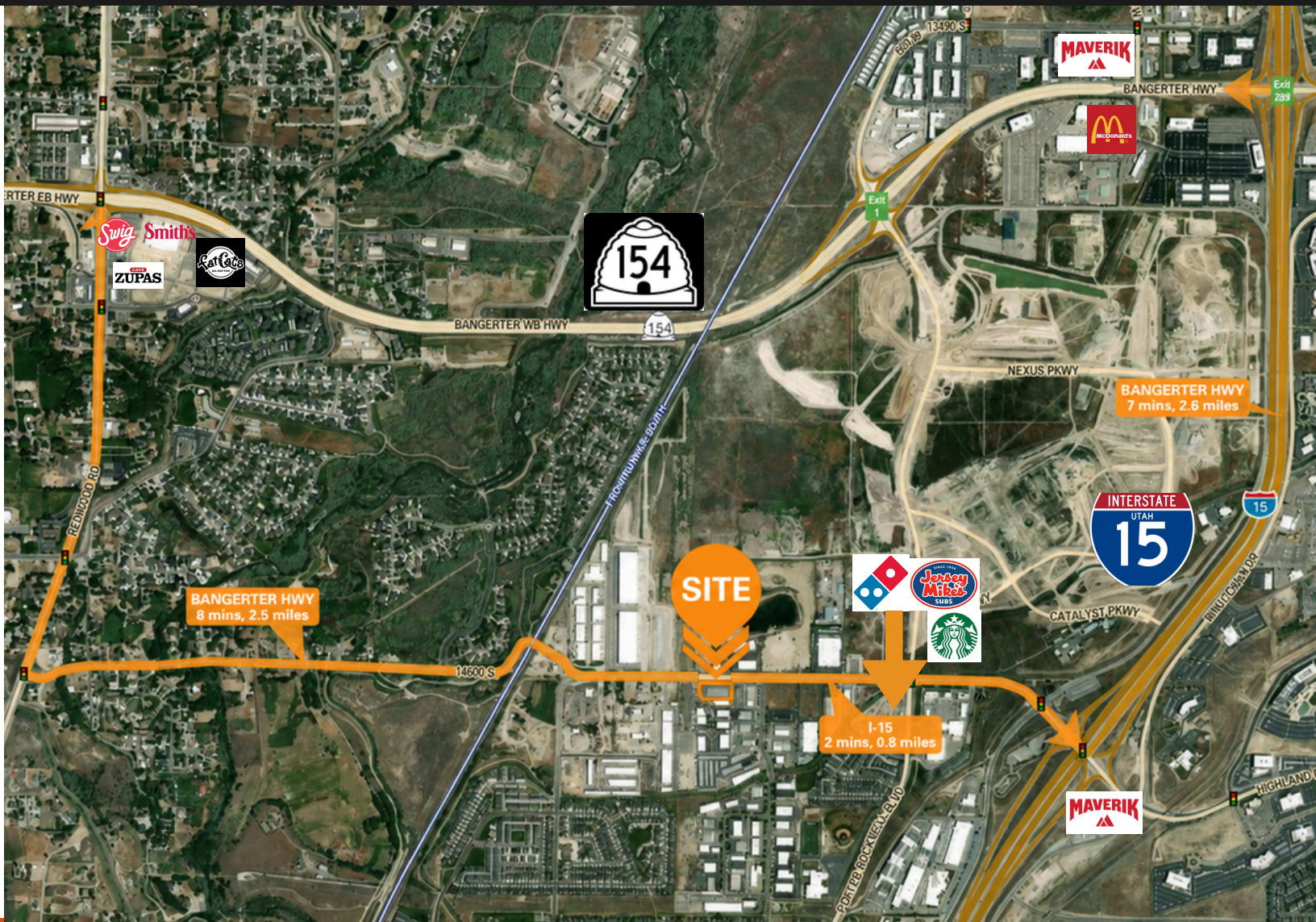
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# Business Map

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## Why Bluffdale?

- Prime location on 14600 South between Salt Lake & Utah Counties
- Minutes from I-15 & Bangerter Highway, and Near Mountain View Corridor
- New retail & housing under development along 14600 S
- Near The Point Innovation Community
- Future office, retail & residential growth nearby
- Planned 4-lane 14600 S connector/underpass improving access
- Strong long-term appreciation potential
- Business-friendly economic climate
- Excellent regional workforce access



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