



GREAT LAKES BUSINESS PARK

2441 - 2463 S 3850 W | West Valley | Utah | 84120

INDUSTRIAL FOR SALE

Colliers

BUSINESS PARK
FEATURES



110,715 Total SF



9.42 Total Acres



Lab, Wet Lab, Bio Lab



Production Space



Assembly Space



Clean Room

BUILDING 1 | 2417 West

Total Building Size 34,233 SF
Vacancy 0 SF

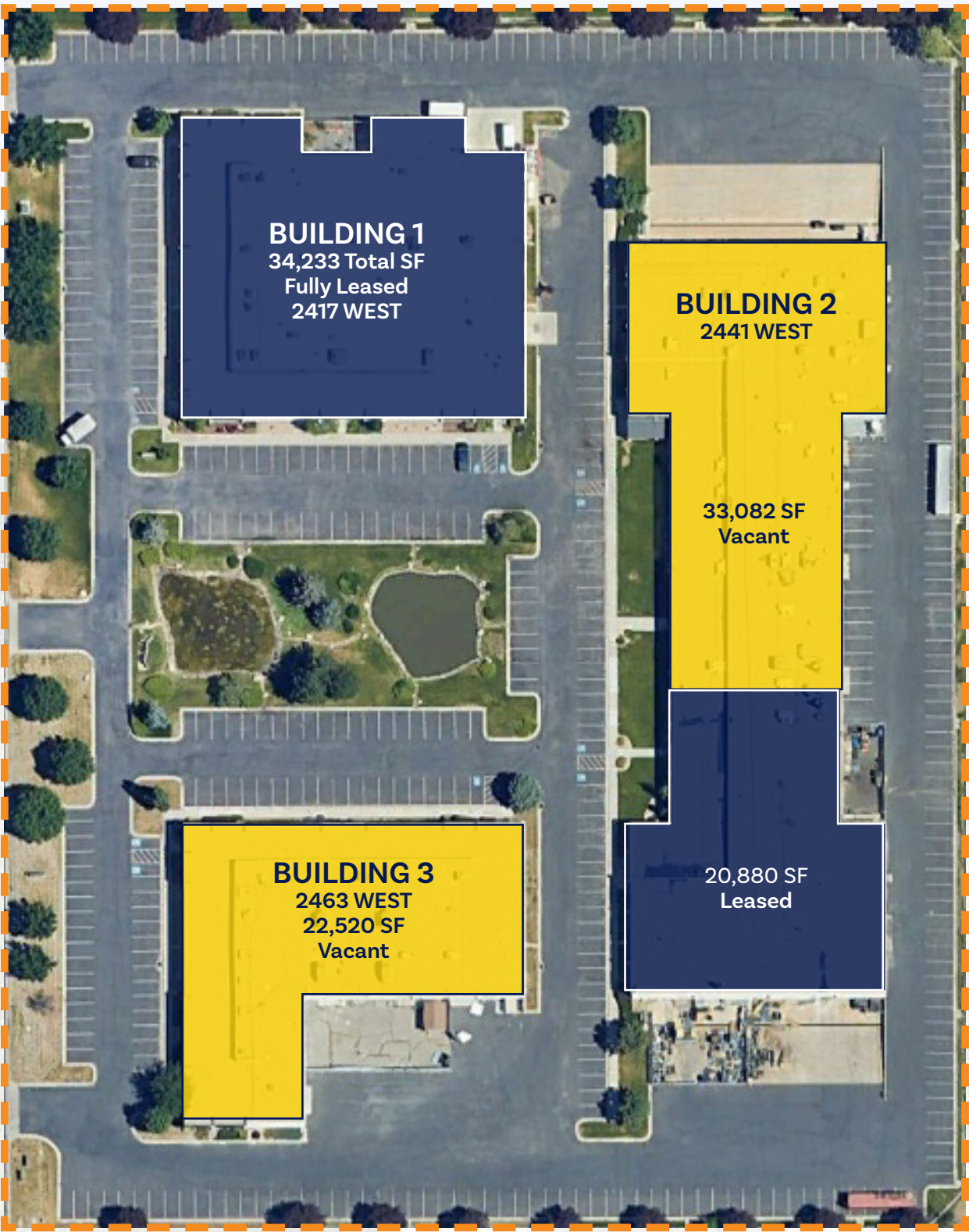
BUILDING 2 | 2441 West

Total Building Size 53,962 SF
Vacancy 33,082 SF
Warehouse 5,000 SF
Office *Will Demo 22,582 SF
Lab Space 5,500 SF
Min Divisibility 5,000 SF
Dock-High Doors Three (3) 10'x10'
*1 equipped with leveler
Drive-In Doors One (1) 8'x12'6"
Two (2) 10'x12'
*Can add one 10'x12'
Parking 4.5 per 1,000
Clear Height 15'6"

BUILDING 3 | 2463 West

Total Building Size 22,520 SF
Vacancy 22,520 SF
Clear Height 11' 3" - 12' 6"
Parking Ratio 4.5 / 1,000
Min.Divisibility 5,000 SF
Loading Two (2) 10'x10' Drive-In
*Two more doors can be added
Power 3-phase
Column Spacing 32'6" X 33'6"

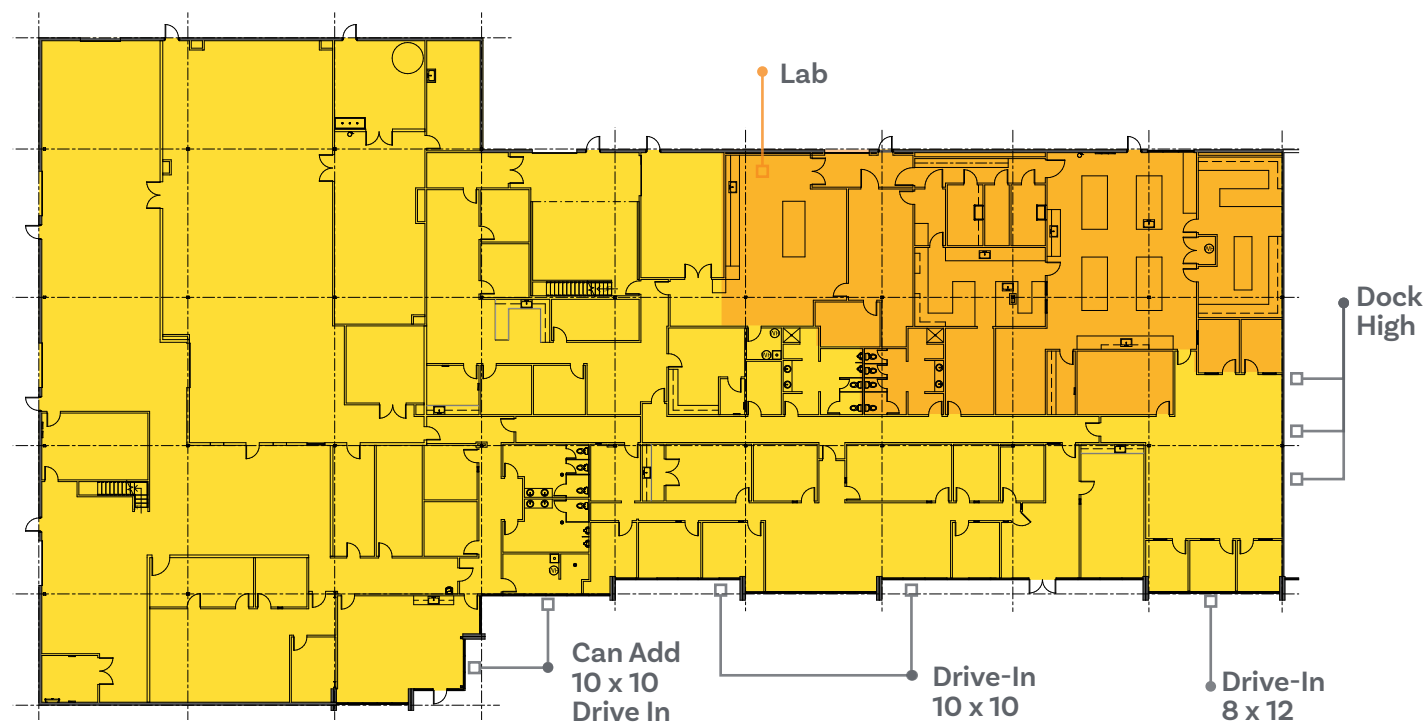
LEASED | 55,113 SF VACANT | 55,602 SF



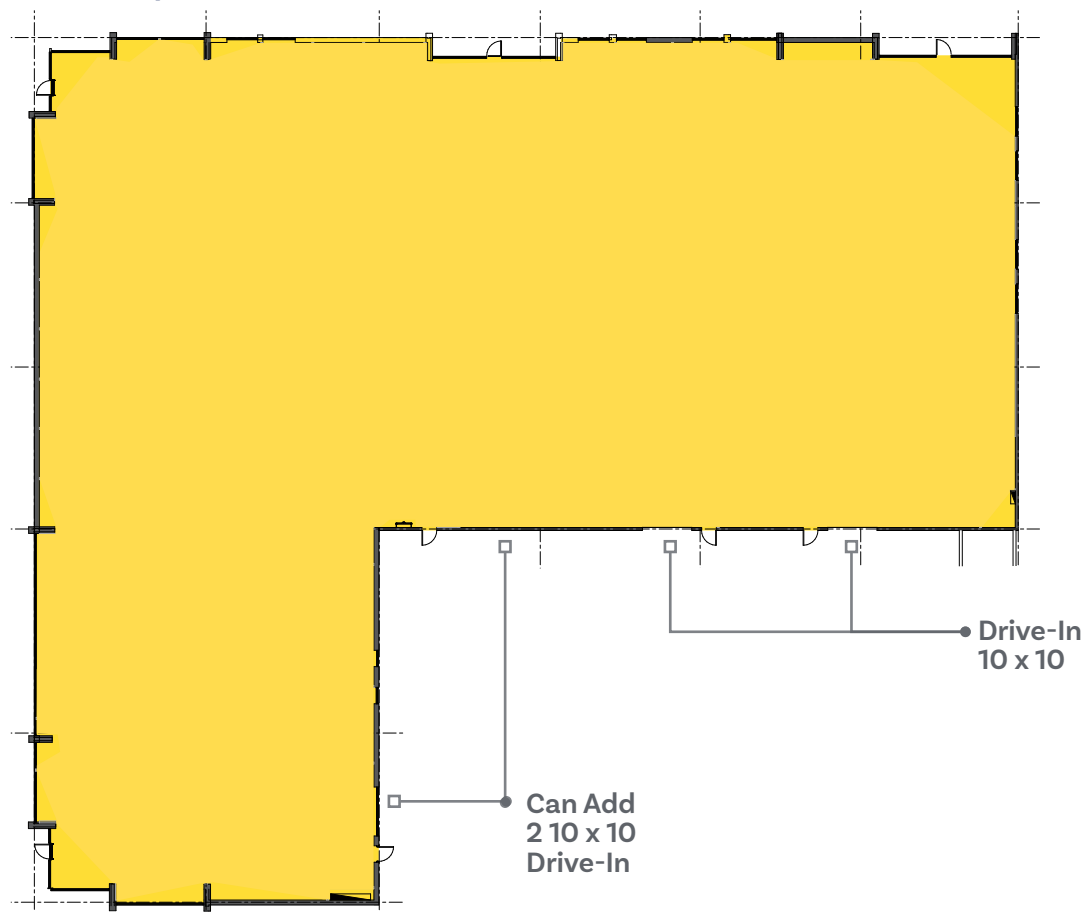
Total SF: 110,715 SF

FLOORPLANS

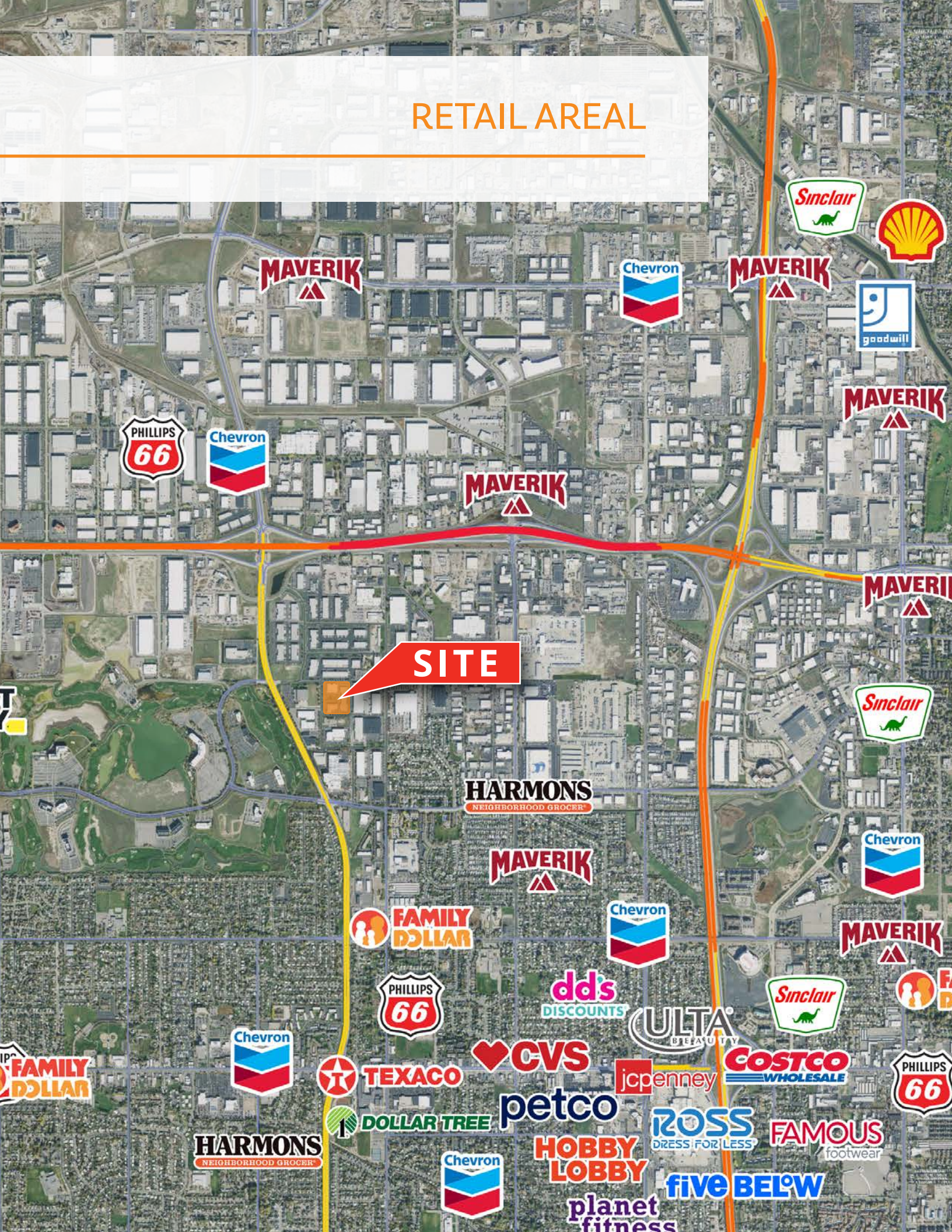
BUILDING 2 | 2441 West



BUILDING 3 | 2463 West

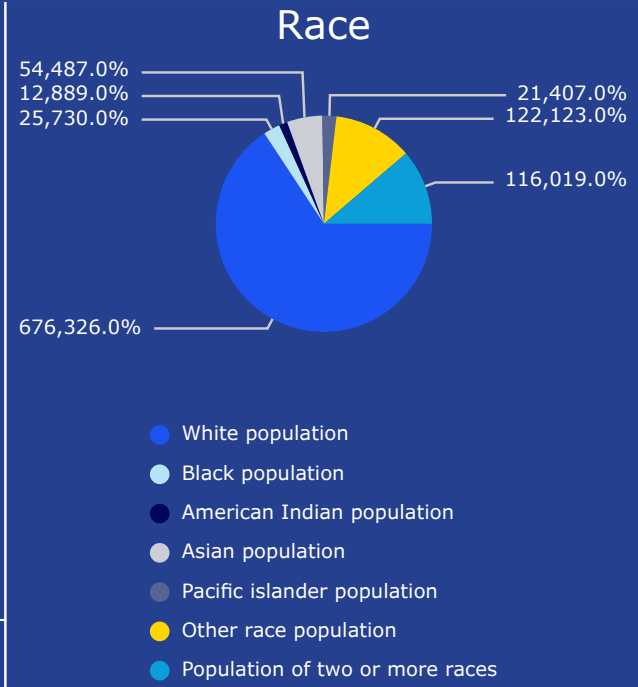
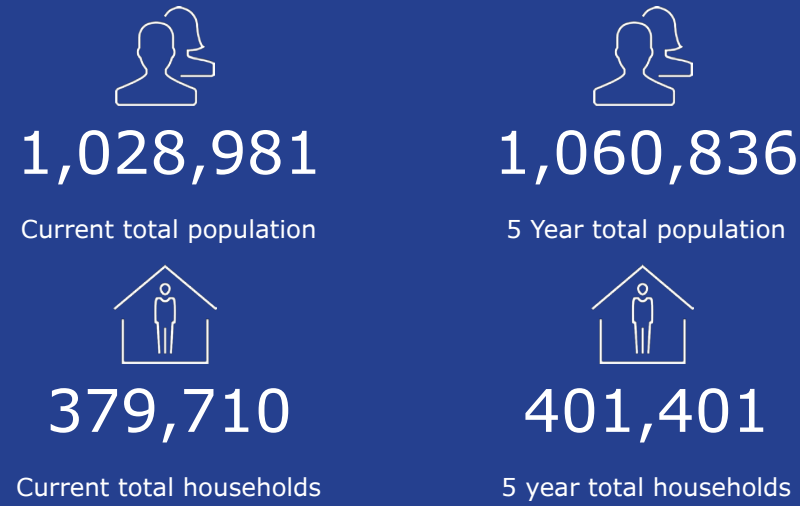


RETAIL AREAL

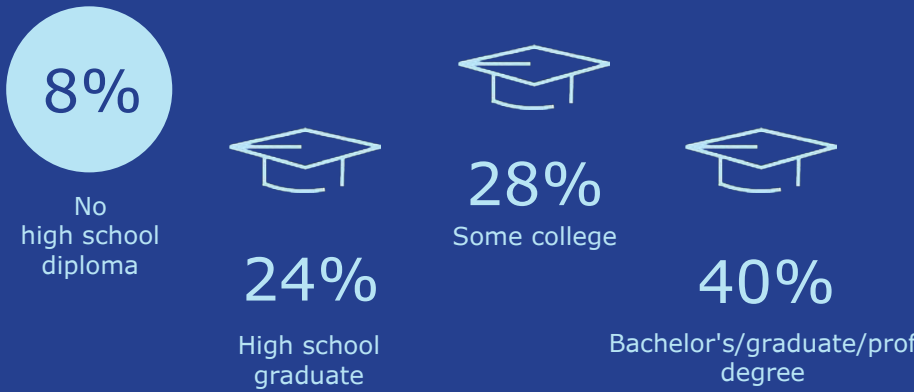


MARKET OVERVIEW 10 MILE RADIUS

Households & population



Education



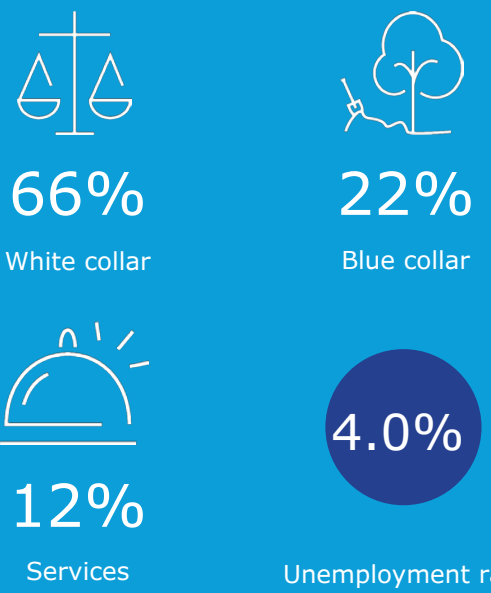
Business



Annual household spending



Employment



GREAT LAKES BUSINESS PARK

Colliers

2441 - 2463 S 3850 W | West Valley | Utah | 84120

INDUSTRIAL FOR SALE



CONTACT US

Jarrold Hunt
Vice Chair
+1 801 787 8940
jarrod.hunt@colliers.com

Andy Blunt
Vice President
+1 801 870 9648
andy.blunt@colliers.com

Lana Howell
Senior Associate
+1 801 453 6857
lane.howell@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.