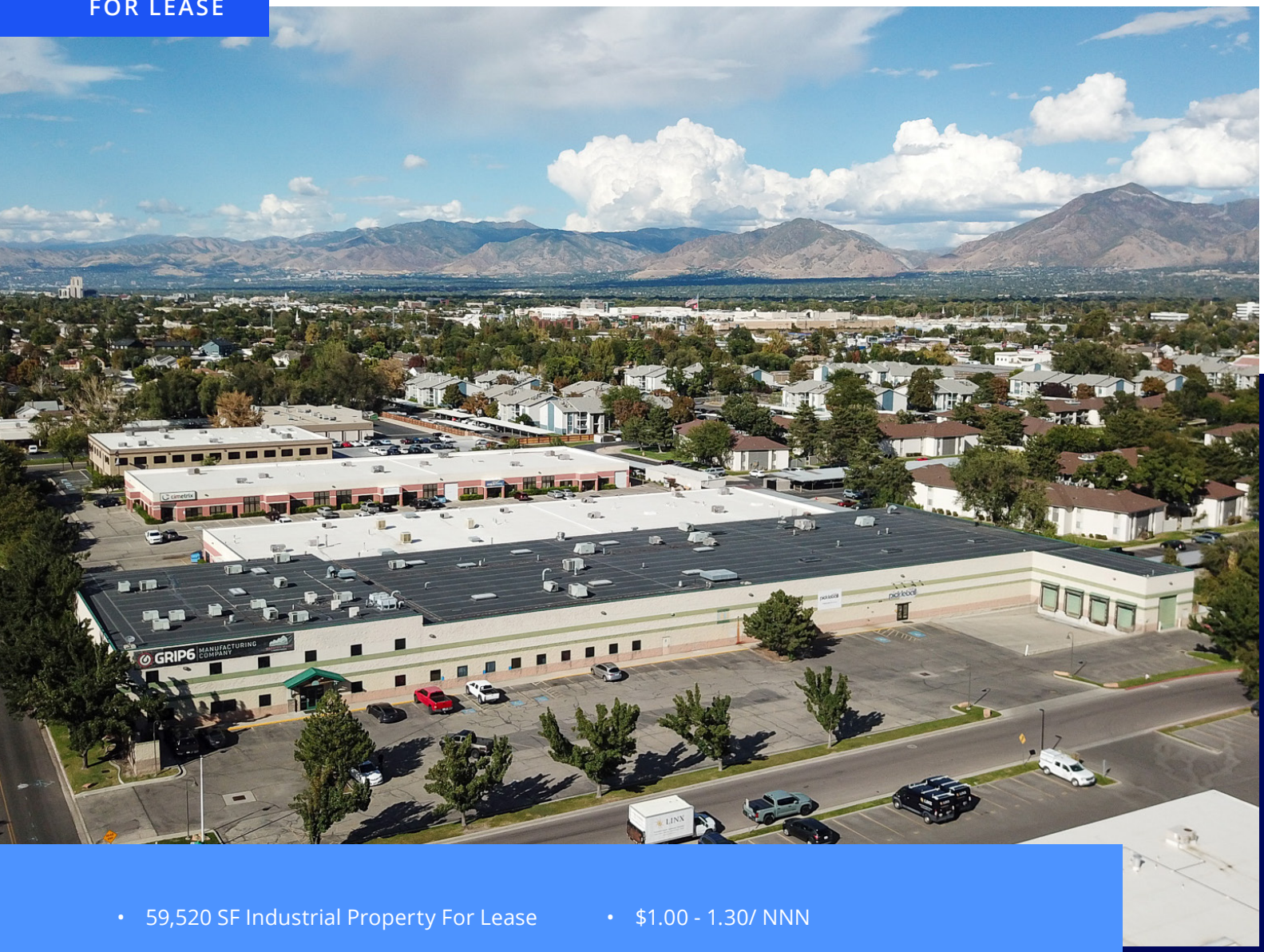
High Tech Industrial

7037 HIGH TECH DRIVE | MIDVALE, UT

FOR LEASE



- 59,520 SF Industrial Property For Lease
- Flexible sizes - 7,800 SF and up
- $1.00 - 1.30/ NNN
- Features: Showroom, Offices, and Warehouse Spaces

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High Tech Industrial

7037 HIGH TECH DRIVE | MIDVALE, UT

Investment/Owner/User Opportunity

Industrial Property For Lease | 59,520 SF

LEASE RATE

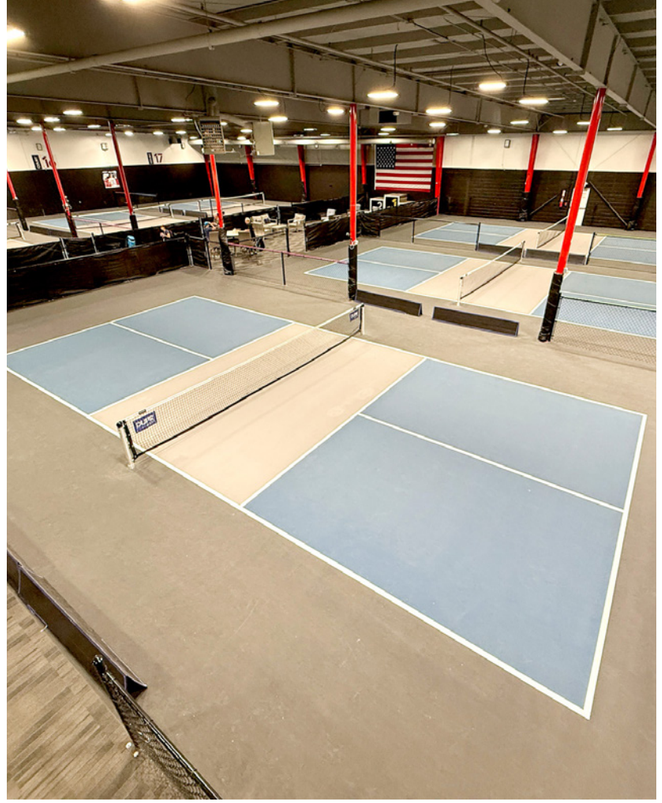
$1.00 - $1.30 / SF

Property Details

Parcel #	21-25-226-019-0000
Year Built	1991, Addition in 2003
Zoning	RC (Regional Commercial)
Power	400V, 2,000 Amps
Clear Height	18'8"
Dock High Doors	4, with levelers
Grade Level Doors	1

Investment Highlights

- Demisable from approximately 7,800 SF and up
- Refinished/polished concrete flooring
- Finished office space and retail showroom areas
- 18,200 SF Professional Pickleball court area, ready to be warehouse
- Quick freeway access

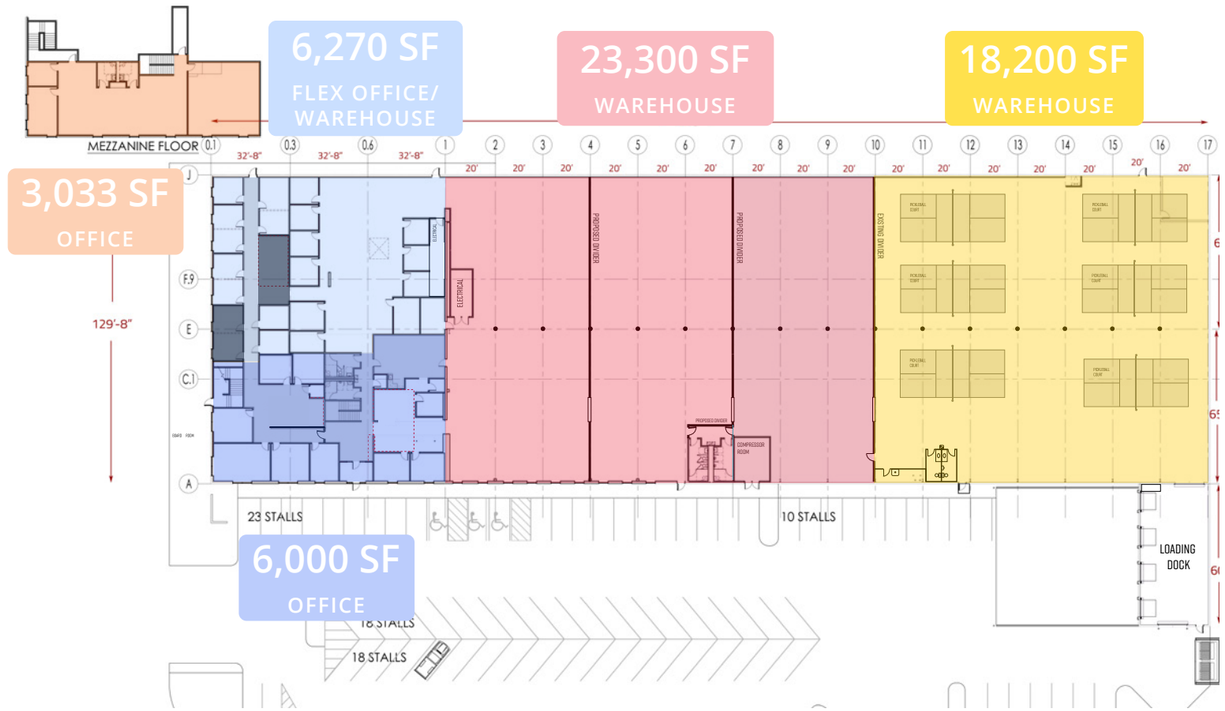


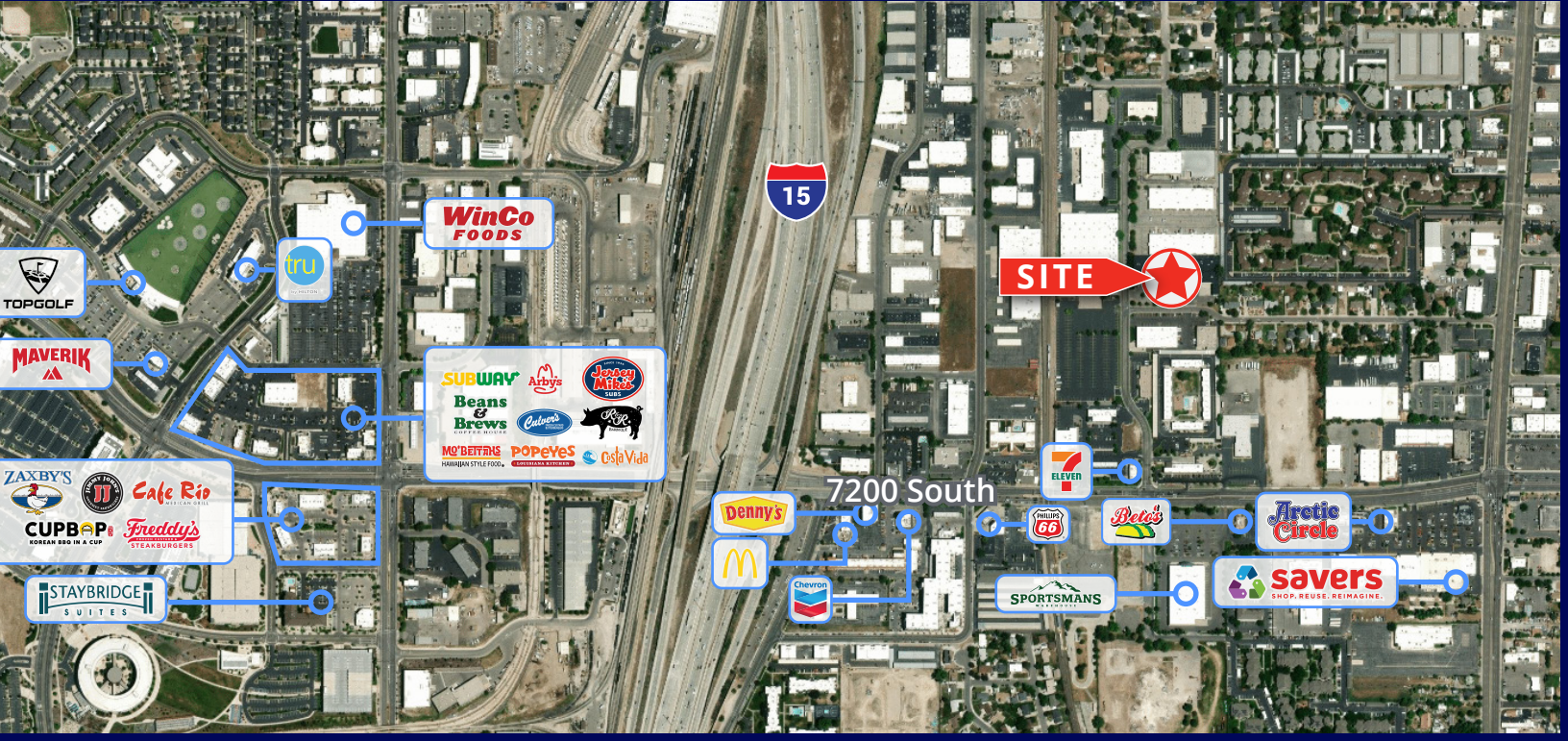






Floor Plan





Area Overview

The city of Midvale is located 12 miles south of downtown Salt Lake City and 15 minutes east of four mountain resort areas. Midvale's strategic location in the middle of the valley offers unparalleled access to major highways and transportation hubs and the city's business-friendly environment attracts a diverse range of industries and employment landscape.

Population	
1 Mile	14,238
3 Miles	135,446
5 Miles	378,892

2031 Projected Pop	
1 Mile	14,792
3 Miles	137,492
5 Miles	382,419

Daytime Population	
1 Mile	19,872
3 Miles	169,169
5 Miles	421,237

Median Household Income	
1 Mile	$78,914
3 Miles	$93,380
5 Miles	$96,227

Average Household Income	
1 Mile	$101,690
3 Miles	$117,636
5 Miles	$124,403

Median Age	
1 Mile	34.5
3 Miles	35.8
5 Miles	36.1

For more information, contact:

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