


# GREAT LAKES
# BUSINESS PARK

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

INDUSTRIAL FOR LEASE

Colliers

# PROPERTY OVERVIEW

## BUSINESS PARK FEATURES

110,715 Total SF

9.42 Total Acers

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 | **54,962 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"** |

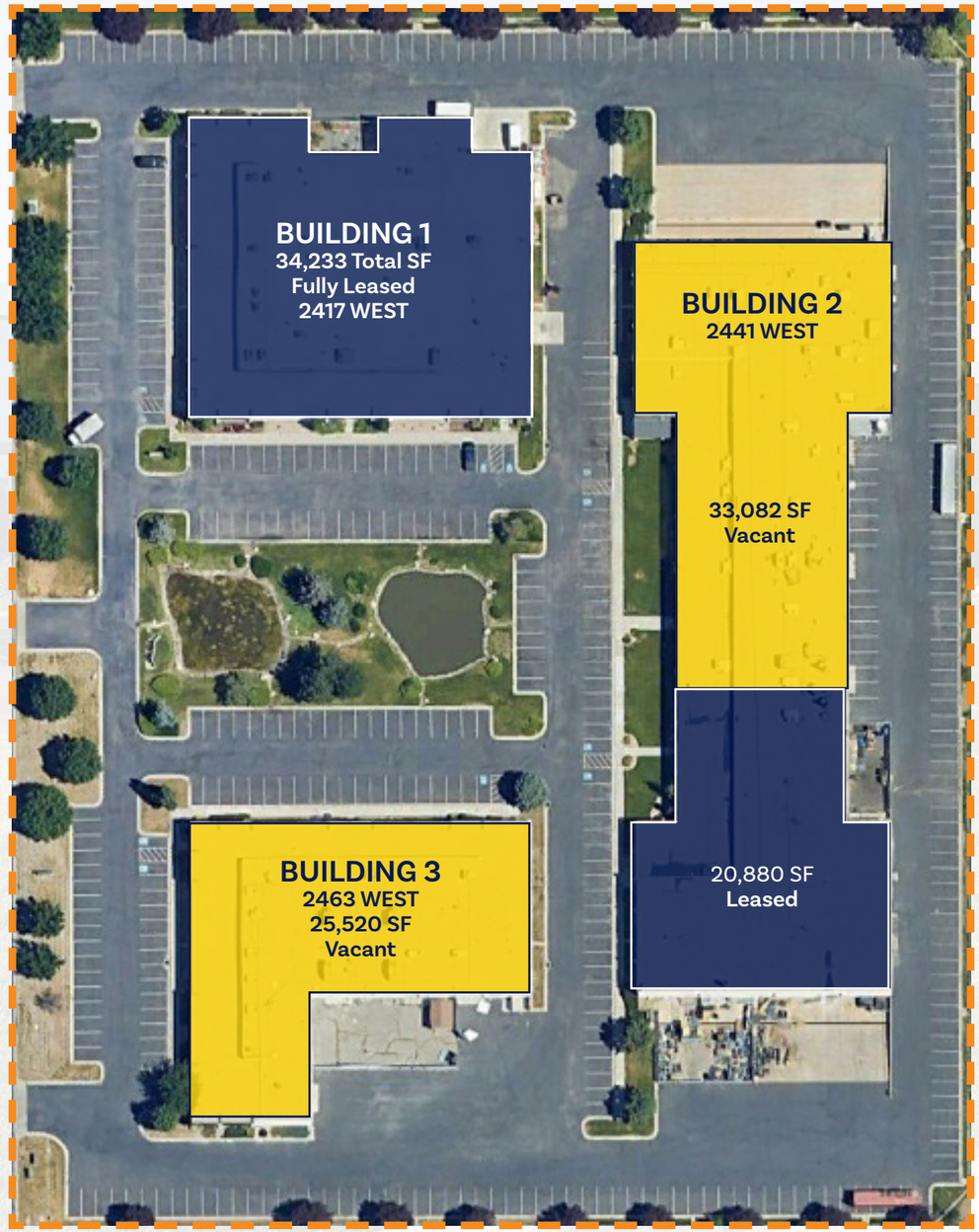
### BUILDING 3 | 2463 West

| | |
|---|---|
| Total Building Size | **25,520 SF** |
| Vacancy | **25,520 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"** |

# SITEPLANS

LEASED | 55,113 SF

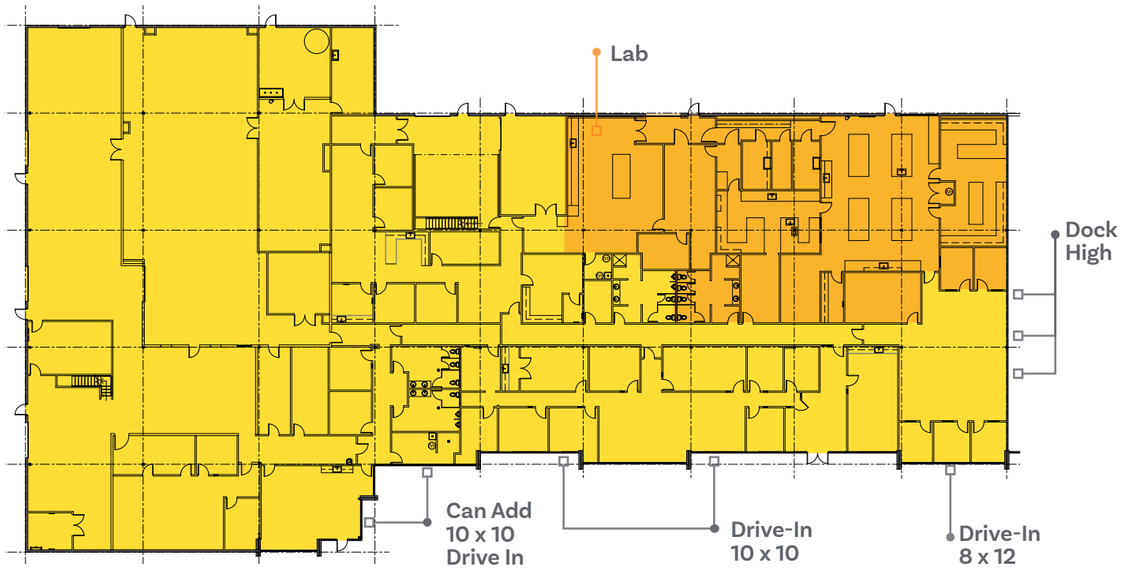
VACANT | 55,602 SF



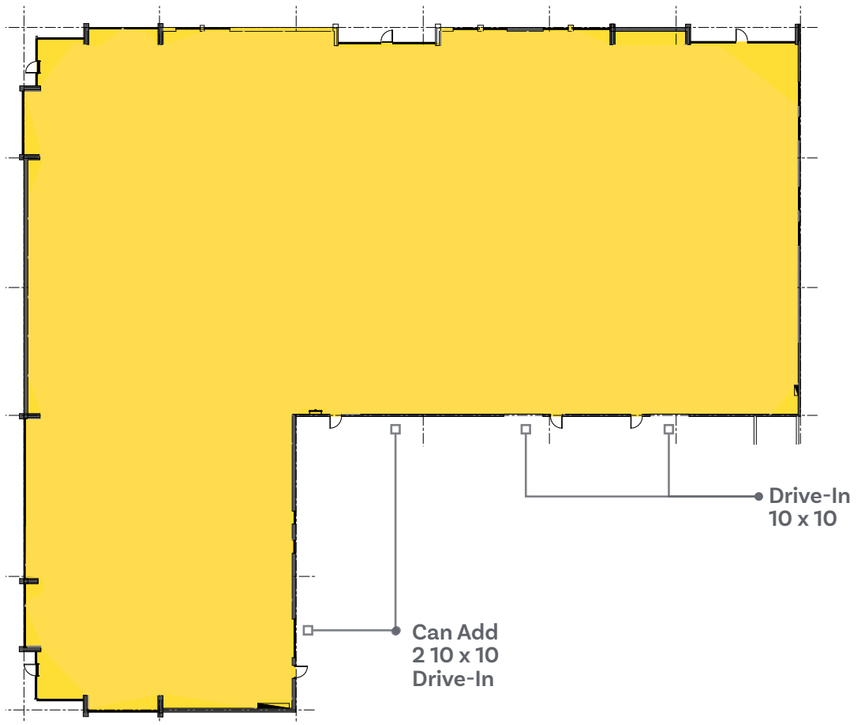

Total SF: 110,715 SF

# FLOORPLANS

## BUILDING 2 | 2441 West




## BUILDING 3 | 2463 West







## TRAFFIC AREA MAP

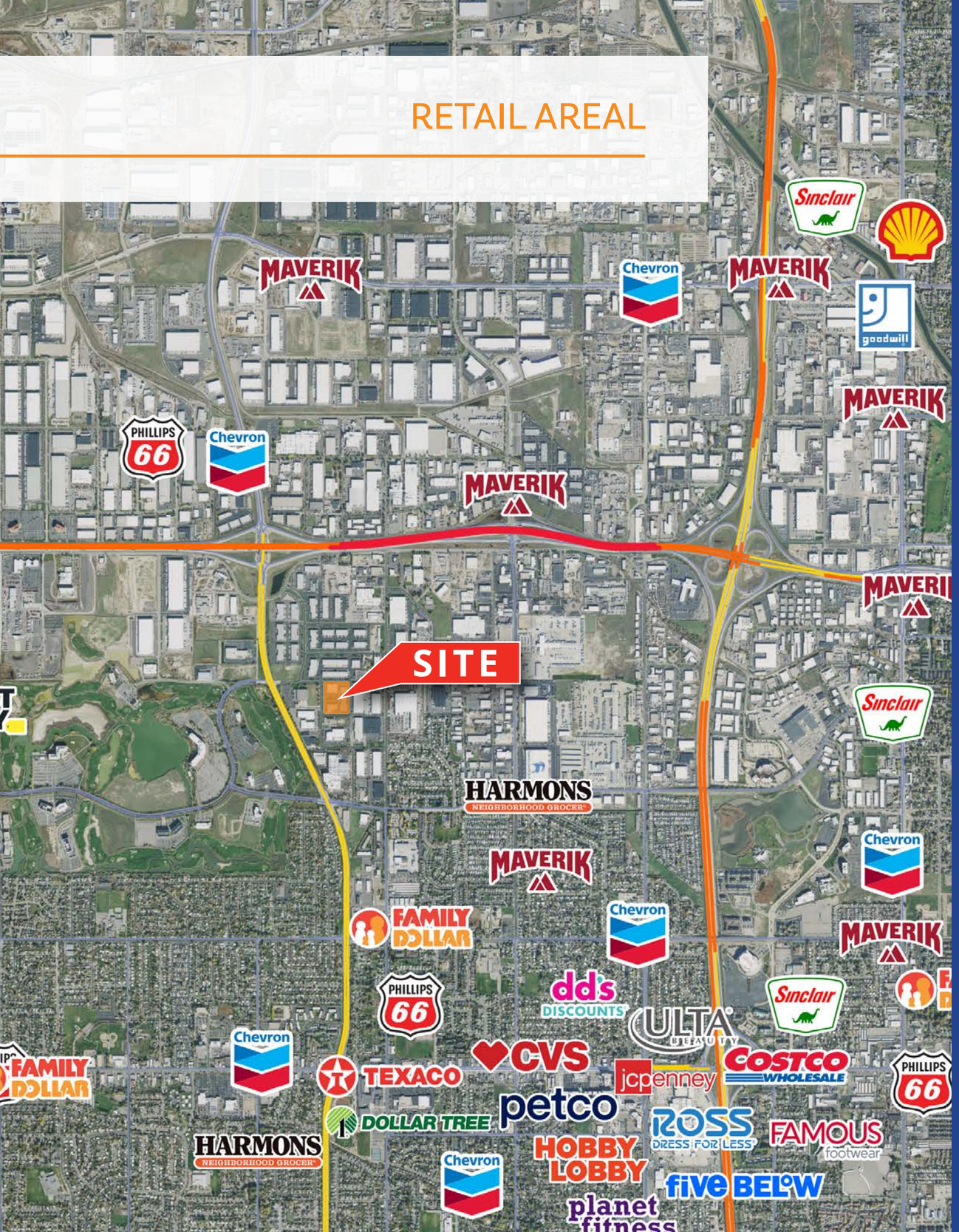
Lot Size

**4.91 ACRES**

Total Building Size

**133,445 SF**

# RETAIL AREAL




# MARKET OVERVIEW 10 MILE RADIUS

## Households & population

1,028,981
Current total population

1,060,836
5 Year total population

379,710
Current total households

401,401
5 year total households

## Education

8%
No high school diploma

24%
High school graduate

28%
Some college

40%
Bachelor's/graduate/prof degree

## Annual household spending

$2,772
Apparel & Services

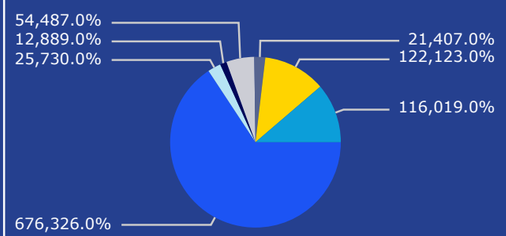
$245
Computers & Hardware

$4,861
Eating Out

$8,293
Groceries

$8,096
Health Care

## Race




## Business

35,249
Total Businesses

590,617
Total Employees

## Employment

66%
White collar

22%
Blue collar

12%
Services

4.0%
Unemployment rate

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## INDUSTRIAL FOR SALE



## CONTACT US


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