



Landscaping has been added by AI software

Leasing Price:

\$1.20
PSF, NNN

CONTACT US

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FOR LEASE

4158 Links Drive

West Valley City, Utah 84120

Property Highlights

- Medical Device Manufacturing Facility
- 21,000 to 53,000 SF available
- First-generation space
- Partially completed build out with many interior walls in place
- Clean room with ventilation/ filtration already in place
- HVAC units and ducting installed
- Ample Power
 - 440 Volts - III Phase power
 - 1,200 amps on the West Side
 - 800 amps on the East side
 - Can add additional power if needed
- Potential to expand and build an additional building on the property
- **Available for immediate delivery. Move-in by July**

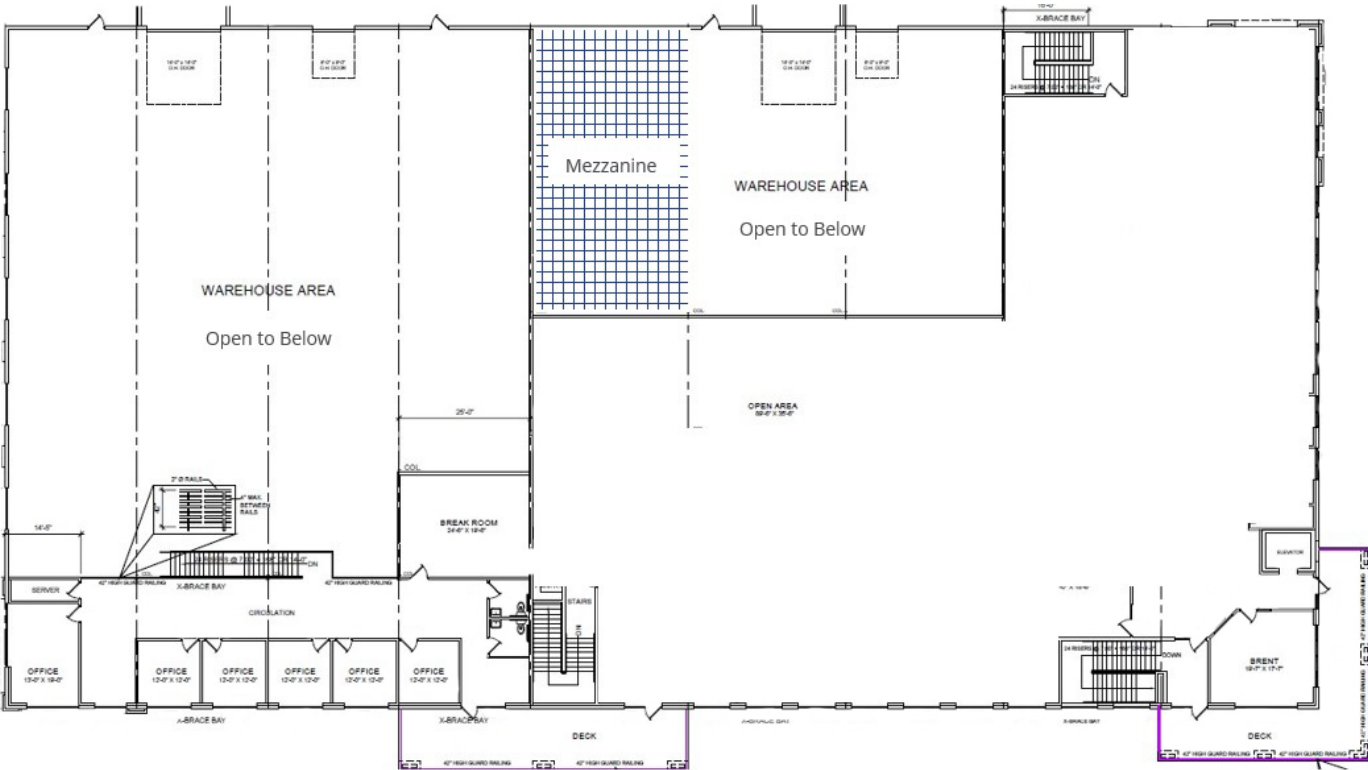
Property Site Plan

4158 Links Drive | West Valley City, Utah

MAIN FLOOR



SECOND FLOOR





Demographics	1 Mile	3 Mile	5 Mile
Population			
2025 Estimated	3,296	74,094	232,807
2030 Projected	3,268	74,250	234,368
Households			
2025 Estimated	971	22,605	73,515
2030 Projected	977	23,242	76,073
Income			
2025 Median HHI	\$87,440	\$84,167	\$83,225
2025 Average HHI	\$112,328	\$99,653	\$99,850
2025 Per Capita	\$33,987	\$30,387	\$31,655

Information provided by ESRI Business Analyst

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