

GREAT LAKES
BUSINESS PARK

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

INDUSTRIAL FOR SALE

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"**

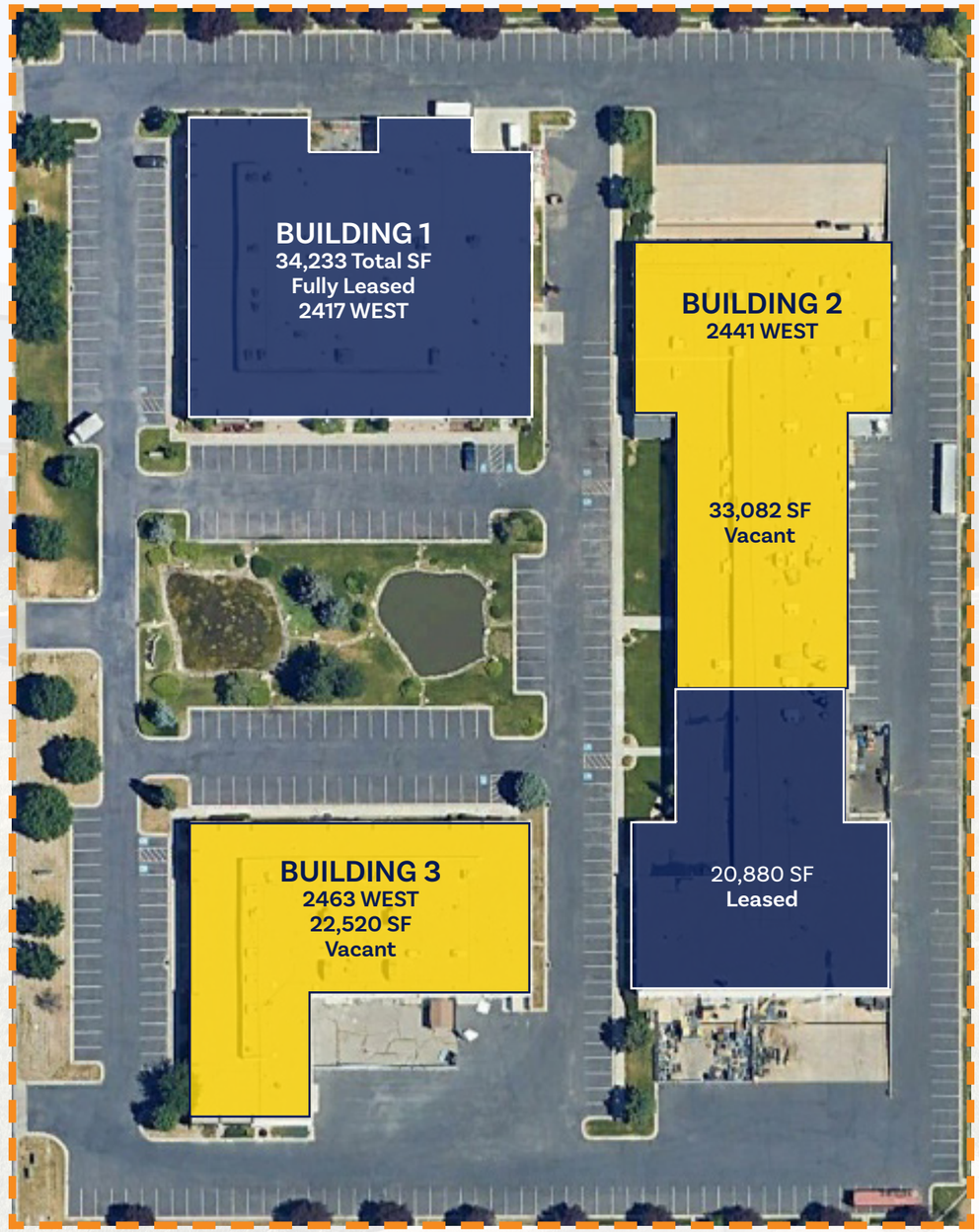
BUILDING 3 | 2463 West

Total Building Size	**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"**

SITEPLANS

LEASED | 55,113 SF

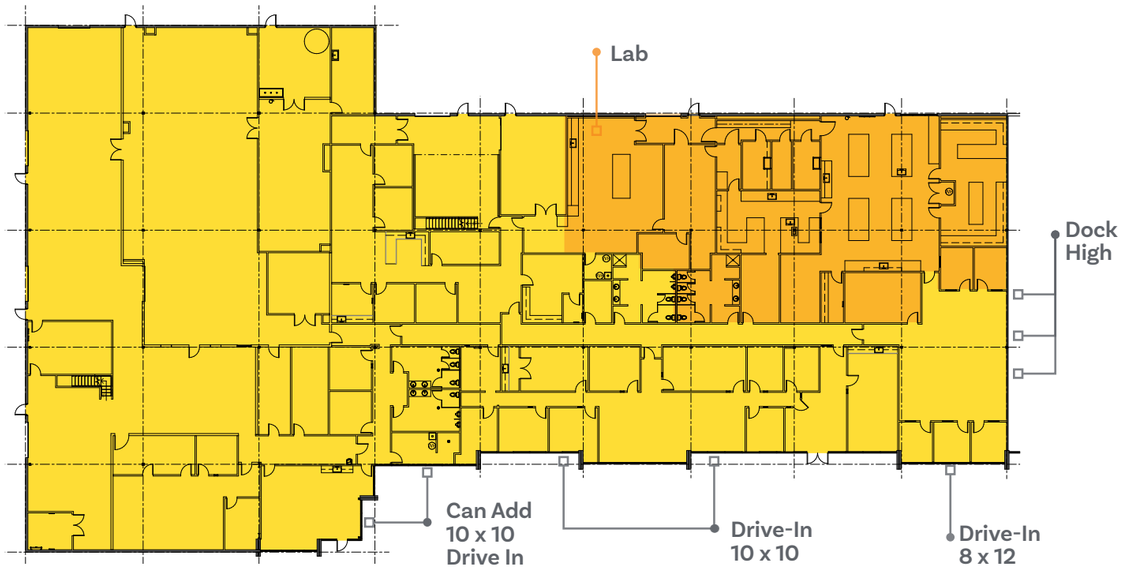
VACANT | 55,602 SF



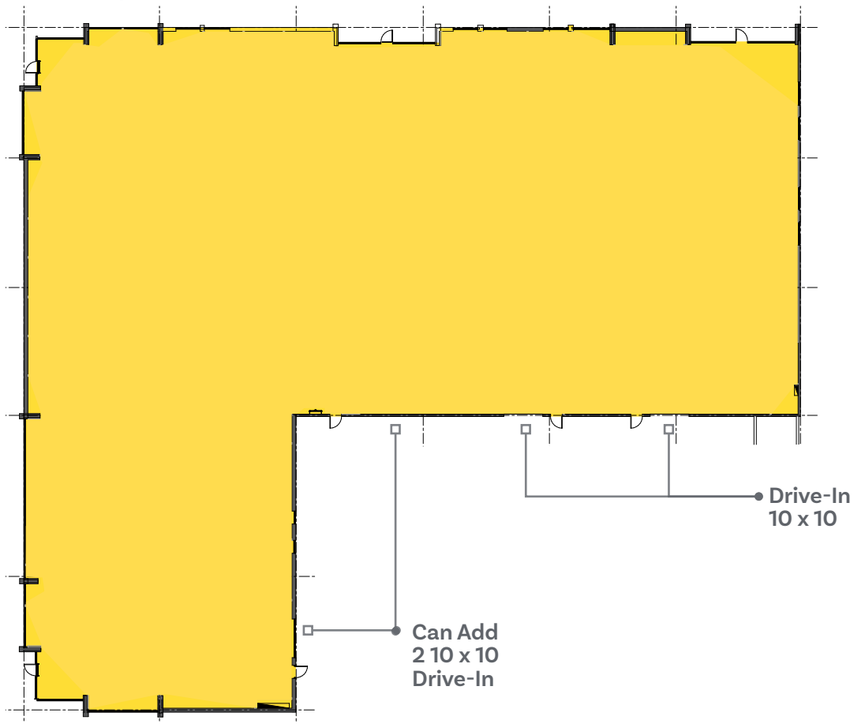
Total SF: 110,715 SF

FLOORPLANS

BUILDING 2 | 2441 West



BUILDING 3 | 2463 West





TRAFFIC AREA MAP

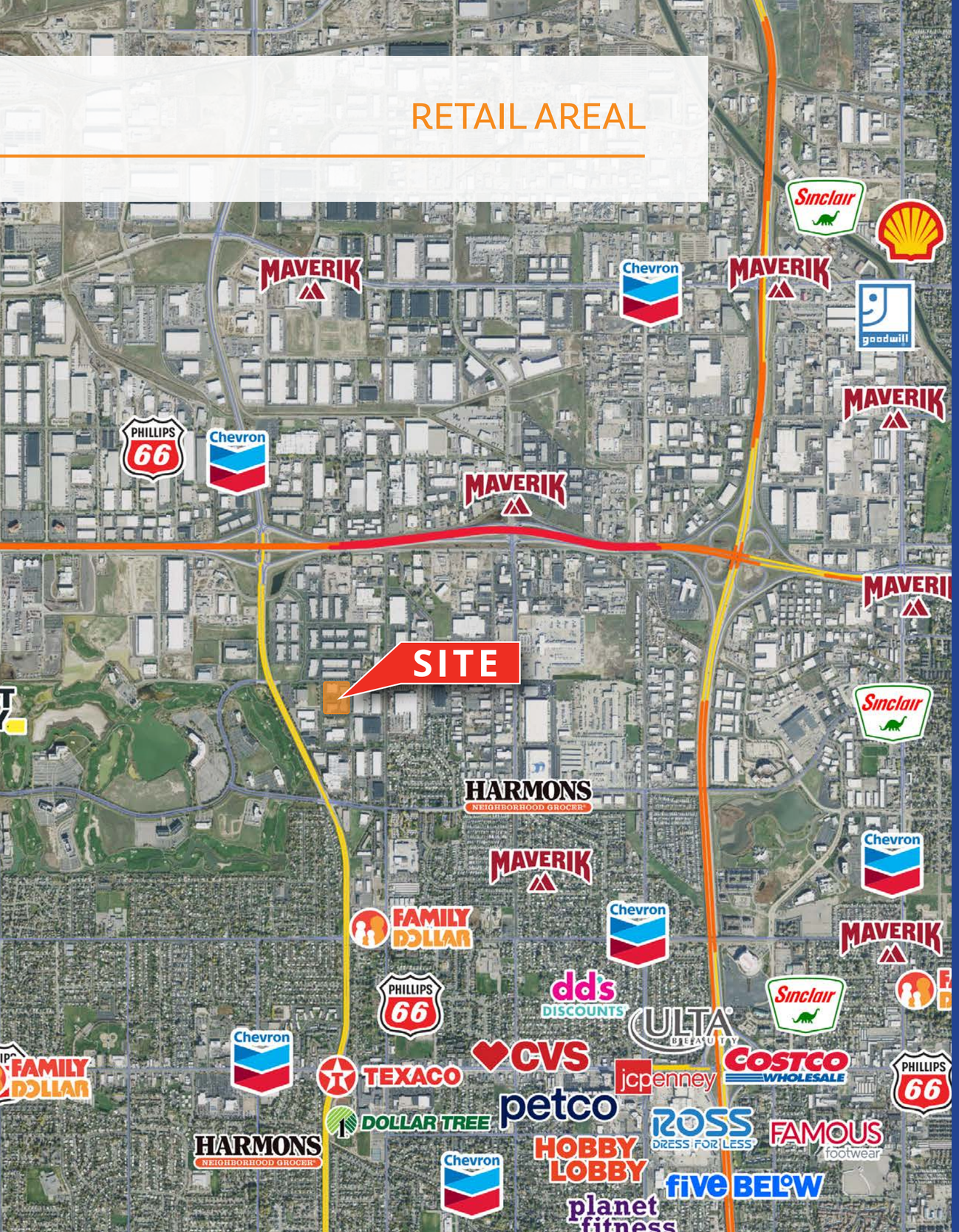
Lot Size

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

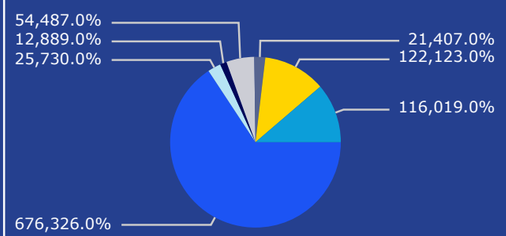
$245
Computers & Hardware

$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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CONTACT US

Jarrod 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
lana.howell@colliers.com

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