

FOR SALE OR LEASE



6778 W. 2100 S.
WEST VALLEY CITY, UTAH 84128



CLICK OR SCAN TO
VIEW 360 TOUR



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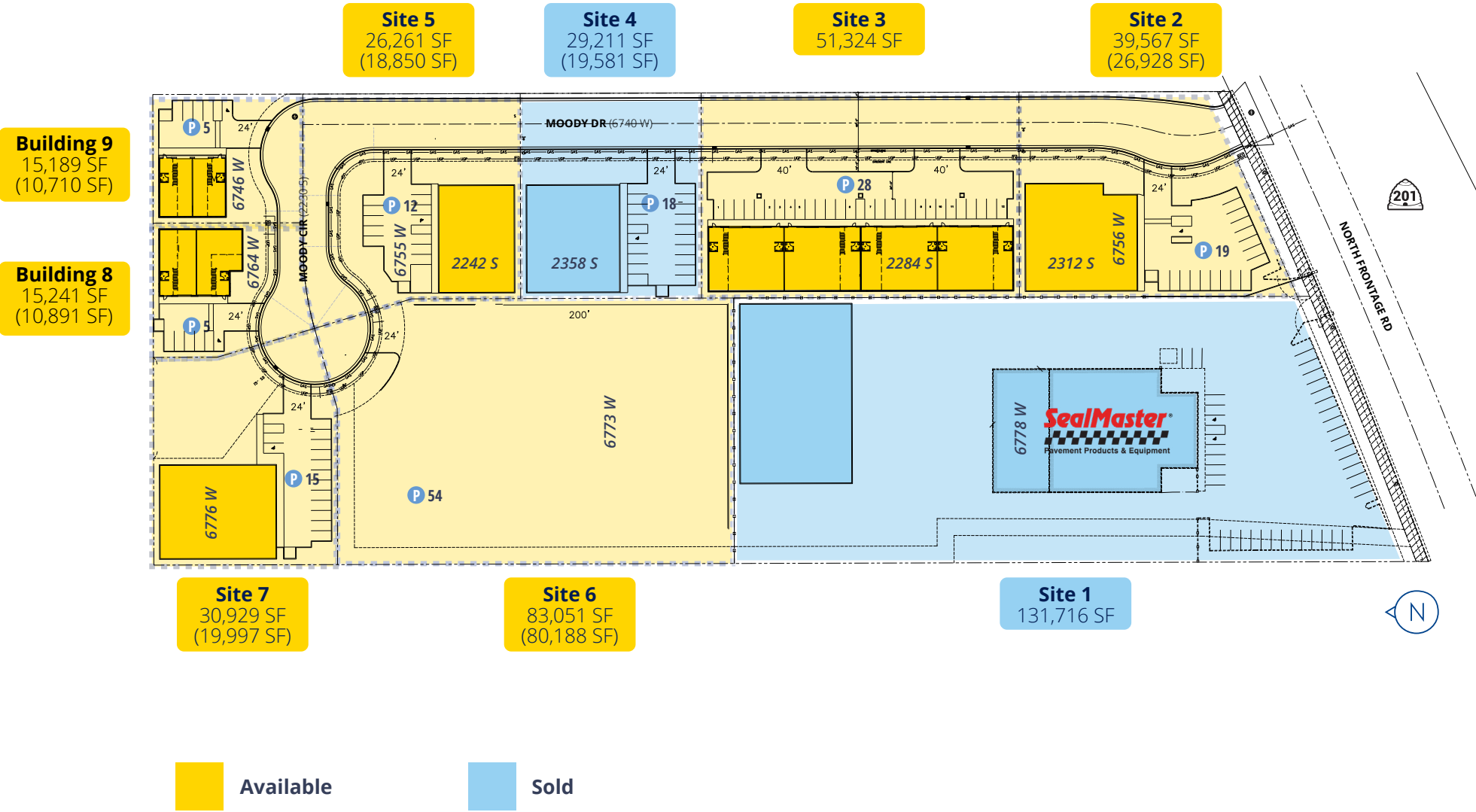
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PROPERTY DETAILS

Site 1	SOLD		Building 8 For Lease	• Total Lot Size: 15,241 SF • Outdoor Yard: 1,700 SF • Perimeter Fencing • 5,091 SF Free Standing Building 4,091 SF Warehouse 1,000 SF Mezzanine (125 lbs./SF) • (7) Parking Stalls • (2) 14' x 12' ground-level doors • (1) Restroom • Ready for Occupancy
Site 2	Ground Lease/BTS or For Sale • Total Lot Size: 39,567 SF 9,300 SF of Retail • (19) Parking Stalls	• Potential Fencing Available • Ready for Occupancy Spring of 2026		
Site 3	Ground Lease/BTS or For Sale • Total Lot Size: 51,324 SF • 19,169 Total SF Building 15,737 SF Warehouse 3,432 SF Office	• Single or Multi Tenant • Free Standing Office - Warehouse • (28) Parking Stalls • Perimeter Fencing Potential • Ready For Occupancy Spring 2026		
Site 4	SOLD		Building 9 For Lease	• Total Lot Size: 15,189 SF • Outdoor Yard: 2,000 SF • Perimeter Fencing • 5,091 SF Free Standing Building 4,091 SF Warehouse 1,000 SF Mezzanine (125 lbs./SF) • (7) Parking Stalls • (2) 14' x 12' ground-level doors • (1) Restroom • Ready for Occupancy
Site 5	Ground Lease/BTS or For Sale			
Site 6	Industrial Outdoor Storage BTS or For Sale • Size: Approximately 2 ac 8,736 SF			
Site 7	Ground Lease/BTS or For Sale • Total Lot Size: 30,929 SF 8,736 SF Office/ Warehouse	• Single or Multi Tenant • Free Standing Office - Warehouse • (15) Parking Stalls • Perimeter Fencing Potential		

PROPOSED DEVELOPMENT PLAN



PROPERTY OVERVIEW



PROPERTY PHOTOS



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FOR LEASE

BUILDING 8 & 9



Electrical	• 3-Phase Power • 480 Volt • 400 Amp Service • Step-down transformer (120V high voltage) • Pre-upgradable to 800 Amps
Building Features	• High ceilings • Clear span construction • 6-inch slab • Engineered mezzanine • Office buildout potential • Clerestory windows • Motion sensor lighting • Two heaters • Interior exhaust fan • Forklift loading compatible • Fire sprinkler available
Plumbing & Interior Amenities	• (1) Restroom • Plumbing available for upstairs restroom • Water fountain connection • Plumbed for break area
Storage Yard & Exterior Features	• Paved storage yard • Fully fenced • Permitted for outside storage • Security lighting on exterior of building
Parking	• (7) parking stalls per building • Additional parking along east fence • All remaining areas designated as loading zones only
Signage	• Monument signage available
Expansion Opportunity	• Extra yard space available if needed • Ability to ground lease an additional lot on-site



Power:
7,000 Amps, 3-Phase



Zoning:
M-1



Connectivity:
Utopia Fiber



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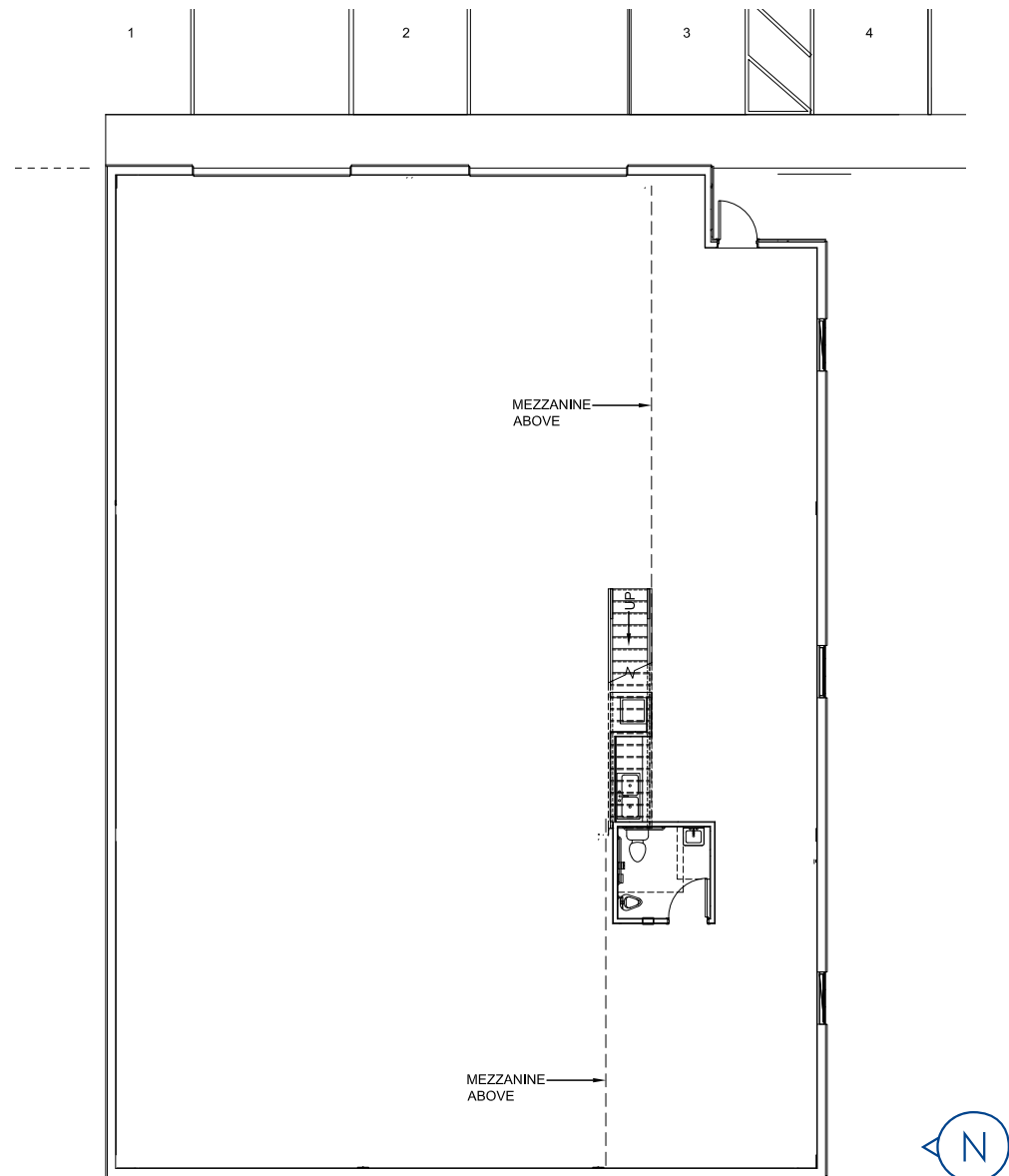
FOR LEASE



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 - 4,091 SF Warehouse
 - 1,000 SF Mezzanine (125 lbs./SF)
- (7) Parking Stalls
- (2) 14' x 12' ground-level doors
- (1) Restroom
- Single Tenant with storefront potential
- Ready for Occupancy

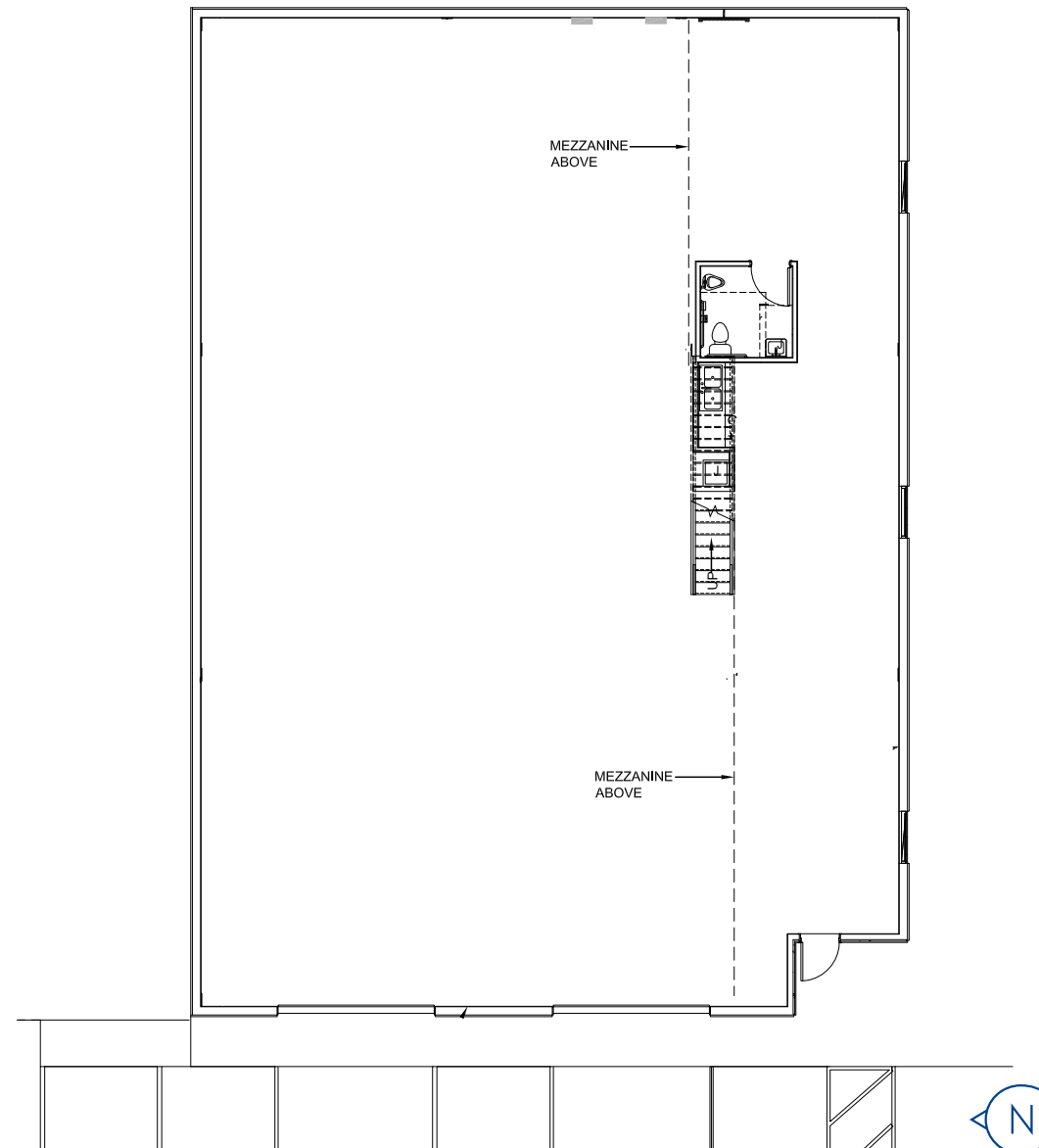
BUILDING 8

6764 W. 2100 S.
WEST VALLEY CITY, UTAH 84128



BUILDING 9

6746 W. 2100 S.
WEST VALLEY CITY, UTAH 84128



FOR LEASE



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 - 4,091 SF Warehouse
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- Ready for Occupancy

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U T A H Accolades



Growth Rate

6.2%

2025-2030

#2 for best state economy

WalletHub (June 2024)

Best-Performing Cities:
(Focus on Sustainable Growth & Resilience)

#4 Tier 1 Large Cities Salt Lake City, Utah

#5 Tier 1 Large Cities Provo, Utah

#4 Tier 1 Small Cities St. George, Utah

MILKEN INSTITUTE (February 20 24)

#9 in Venture Capital

USNews (July 2024)

Utah’s land is geographically diverse, encompassing the convergence of three distinct geological regions; the Rocky Mountains, the Great Basin & the Colorado Plateau.



Utah Ranks #1

- Best Overall State
- Best Economic Outlook
- Most Affordable State
- Best State to Start a Business
- Best Environment for Social Mobility

#1 Rankings

Utah is a national leader in high job growth, low unemployment, low cost of doing business, & talented labor.



Best Economic Outlook
for the **17th** year in a row

RICH STATES POOR STATES (April 2024)

Best State to Start a Business

WalletHub (January 2024)

Best State & Best Economy

USNews (April 2023)

Most Affordable State

USA TODAY (March 2024)

Best State for the Middle Class

smartasset (April 2024)

Highest Employment Rate
(97.7%)

WORLD POPULATION REVIEW (September 2024)



Demographics

Utah's Population Demographics
(2025)

Population	3.5M
Households	1.2M
Average Household Size	2.96

Utah's Income Factors
(2025)

Median Household Income	\$99.1K
Average Household Income	\$127.2K
Per Capita Income	\$42.4K

Utah regularly ranks among the best states for business, careers, living, health & quality of life.

With an array of employment opportunities in various industries, the state offers residents abundant lifestyle options ranging from quiet rural settings to thriving urban centers.

Utah is a geographically diverse state, world-renowned for its public lands and recreational opportunities, from mountain wilderness to desert landscapes. Utah has five national parks, six national forests and over a dozen ski resorts, some of which will host the 2034 Winter Olympics.

Utah ranked as the **#1** best state to move to
ConsumerAffairs (August 2024)



Utah's Most Populous Cities (2025)		
1.	Salt Lake City	206,267
2.	West Valley City	139,353
3.	West Jordan	118,965
4.	Provo	115,685
5.	St. George	111,181
6.	Orem	97,148
7.	Sandy	95,726
8.	Lehi	90,780
9.	Ogden	88,381
10.	South Jordan	86,495
11.	Layton	85,892
12.	Eagle Mountain	64,376



Utah ranked **#1** Best Business Climate in the U.S.

Schweitzer Engineering Laboratories (September 2024)



UTAH OVERVIEW

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Utah Ranks #1

Best Economic Outlook for the 19th consecutive year
(Rich States, Poor States - April 2026)

Best State for the third consecutive year
(U.S. News & World Report - May 2025)

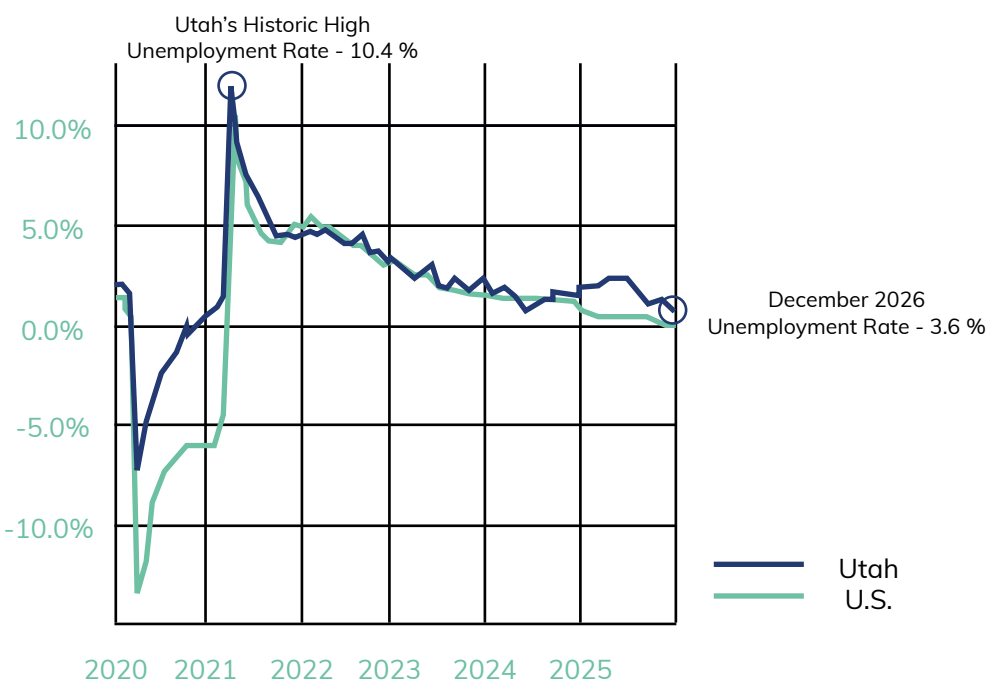
Cheapest State to Start a Business
(CNBC - March 2025)

Best Business Climate
(Schweitzer Engineering Laboratories - September 2024)

Most Affordable State
(USA Today - March 2024)



Unemployment Rate 2020-2025



Steady Low Unemployment Rate

Utah is a young and high-growth state with a median age of 31.4, while the median age in the U.S. is 38.2. Utah ranks as the youngest state in the nation by median age, the majority of Utah's population is under the age of 40.

Utah is also one of the fastest growing states in the U.S. where population has increased by 9.2% since 2015, growing by 275,297 people. Population is expected to increase by another 9.1% between 2020 and 2025, adding an estimated additional 302,340 residents.

Utah is attracting many new residents from out of state who are drawn to its landscape, economy, and quality of life. Utah had a total net domestic immigration of 15,588 people from 2018 to 2019.

Over 3/4 of Utah's population resides along the Wasatch Front in the contiguous four jurisdictions of Weber, Davis, Salt Lake, and Utah Counties. These counties combine for a population of well over 2.5 million people. Along the Wasatch Front population grew by 20.6% from 2010 to 2020 and is expected to grow another 9.1% over the next five years.

