



Sale Price  
**\$4,550,000**

Industrial Warehouse  
**22,421 SF**

**CONTACT US**

**Skyler Smith**  
Senior Associate  
+1 801 946 6423  
skyler.smith@colliers.com

**Jeremy Terry**  
Vice President  
+1 801 671 9349  
jeremy.terry@colliers.com

**Colliers**  
111 S. Main St., Suite 2200  
Salt Lake City, UT 84111  
Main: +1 801 947 8300  
colliers.com

**FOR SALE**

**4172 W. 8370 S.**  
West Jordan, Utah 84088

**PROPERTY HIGHLIGHTS**

- Total Building Size: 22,421 SF
  - Office: 2,890 SF
  - Mezzanine: 2,221 SF
  - Warehouse: 17,310 SF
- Zoning: M1
- Site Size: 1.8 Acres
- Clear Height: 22'
- Doors:
  - (4) Grade-Level Doors (GL)
  - (4) Dock-High Doors (DH)
- Power: 400 Amps, 208Y/120V, 3-Phase
- Fenced yard in rear

# 4172 W. 8370 S.

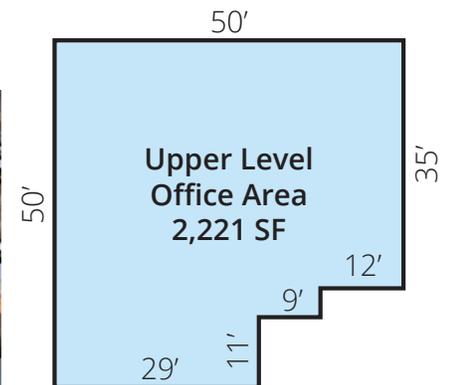
West Jordan, Utah

## FLOOR PLAN



## SITE AERIAL

DH Doors GL Doors



## BUILDING DETAILS

Year Built 1996

Construction Metal

Warehouse Heating/  
Cooling (4) gas heaters & swamp coolers

Office HVAC Yes

Zoning M1

Column Spacing Columns split the building in half with posts approximately every 40' x50'

Site Size 1.8 Acres

Clear Height 22'

Doors (4) Grade-Level Doors (GL)  
(4) Dock-High Doors (DH)

Power 400 Amps  
208Y/120V  
3-Phase

Yard Fenced yard in rear



**DRIVE TIME TO**

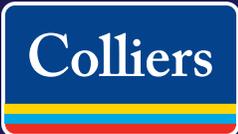
Bangerter Hwy	4 Minutes
Mountain View Corridor	9 Minutes
I-15	15 Minutes



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