

# MOUNTAIN VIEW FLEX

5653 South 6055 West Salt Lake City

New Construction Investment Sale



Investment Realty  
ADVISORS

## ELLIOT ABEL

Associate Broker  
435.485.7070  
elliot@iraut.com

## JOSEPH MILLS

Investment Sales  
801.971.2542  
joseph@iraut.com

For Sale | \$12,500,000

## PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Mountain View Flex is a newly constructed, single-level industrial flex investment located in West Valley City's established manufacturing corridor. The project totals 45,540 square feet across four modern flex buildings and is designed for small to mid-bay users seeking efficient warehouse space with a modest office build-out.

Currently in the lease-up stage at approximately 50% occupancy, offering investors immediate in-place income with meaningful upside as remaining units stabilize. Units are demisable down to 1,518 SF and can be combined up to 15,180 SF, providing flexibility to serve a broad tenant base. Construction is 95% complete, with core site work finished, including landscaping, fencing, parking, and security infrastructure. Each unit is delivered with private entrances, heaters, and individual power, while final restroom installations are pending—allowing a buyer to complete the project and capture stabilized yields without development risk.

Mountain View Flex presents an attractive opportunity to acquire new-construction industrial product below replacement cost, in a supply-constrained submarket with strong small-bay demand.

## PROPERTY HIGHLIGHTS

- 29 Total Units | Demisable to 1,518 SF
- ≈14% Office / 86% Warehouse
- Construction ~95% Complete – minimal remaining scope
- Gated Property with Security Cameras
- Private, Fenced Yard Areas for Units (rare small-bay feature)
- 18' Front Clear Height (tapering to ~14'-5" rear)
- 200 Amps, 3-Phase Power to Each Unit
- 47 Parking Stalls | ADA-Compliant
- Strong West Valley Industrial Location with 7,800 AADT

## OFFERING SUMMARY

Sale Price:	\$12,500,000
Number of Units:	29
Lot Size:	2.64 Acres
Building Size:	45,540 SF

ELLIOT ABEL JOSEPH MILLS

Associate Broker  
435.485.7070  
elliott@iraut.com

Investment Sales  
801.971.2542  
joseph@iraut.com

Disclaimer: This information package has been prepared to provide proforma summary information to prospective purchasers and to establish a preliminary level of interest in the property described herein. It does not present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation by the purchaser. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Investment Realty Advisors, LLC, makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. The Seller retains the right to withdraw, modify or cancel this offer to sell at any time and without any notice or obligation. Any sale is subject to the sole and unrestricted approval of Seller, and Seller shall be under no obligation to any party until such time as Seller and any other necessary parties have executed a purchase contract of sale containing terms and conditions acceptable to Seller and such obligations of Seller shall only be those in such contract of sale. The contained information should be kept confidential.

Investment Realty Advisors  
411 W 7200 S Midvale, UT 84047

## ADDITIONAL PHOTOS



**ELLIOT ABEL JOSEPH MILLS**  
Associate Broker Investment Sales  
435.485.7070 801.971.2542  
elliott@iraut.com joseph@iraut.com

Investment Realty Advisors  
411 W 7200 S Midvale, UT 84047

Disclaimer: This information package has been prepared to provide proforma summary information to prospective purchasers and to establish a preliminary level of interest in the property described herein. It does not present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation by the purchaser. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Investment Realty Advisors, LLC, makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. The Seller retains the right to withdraw, modify or cancel this offer to sell at any time and without any notice or obligation. Any sale is subject to the sole and unrestricted approval of Seller, and Seller shall be under no obligation to any party at any time as Seller and any other necessary parties have executed a purchase contract of sale containing terms and conditions acceptable to Seller and such obligations of Seller shall only be those in such contract of sale. The contained information should be kept confidential.

## LOCATION MAP



Investment Realty  
ADVISORS

Utah First Credit Union Amphitheatre



Imagery ©2026 Airbus, Maxar  
Technologies, USDA/FPAC/GEO

Google

ELLIOT ABEL JOSEPH MILLS

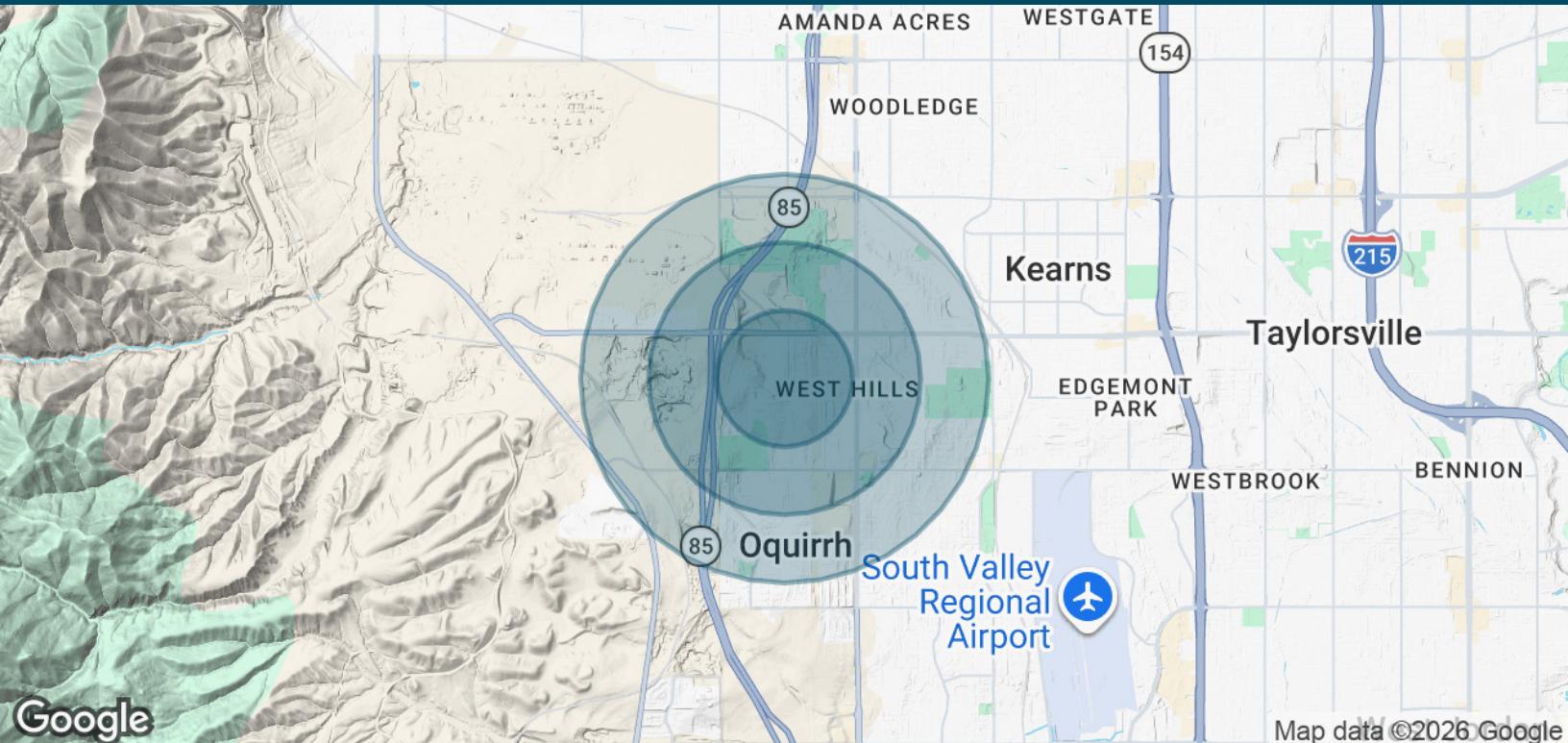
Associate Broker  
435.485.7070  
elliott@iraut.com

Investment Sales  
801.971.2542  
joseph@iraut.com

Investment Realty Advisors  
411 W 7200 S Midvale, UT 84047

Disclaimer: This information package has been prepared to provide proforma summary information to prospective purchasers and to establish a preliminary level of interest in the property described herein. It does not present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation by the purchaser. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Investment Realty Advisors, LLC, makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. The Seller retains the right to withdraw, modify or cancel this offer to sell at any time and without any notice or obligation. Any sale is subject to the sole and unrestricted approval of Seller, and Seller shall be under no obligation to any party until such time as Seller and any other necessary parties have executed a purchase contract of sale containing terms and conditions acceptable to Seller and such obligations of Seller shall only be those in such contract of sale. The contained information should be kept confidential.

## DEMOGRAPHICS MAP &amp; REPORT

Investment Realty  
ADVISORS

## POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	4,487	13,179	29,905
Average Age	33	33	33
Average Age (Male)	33	32	33
Average Age (Female)	34	34	34

## HOUSEHOLDS &amp; INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,180	3,338	7,764
# of Persons per HH	3.8	3.9	3.9
Average HH Income	\$125,220	\$119,533	\$113,190
Average House Value	\$423,095	\$428,469	\$440,539

Demographics data derived from AlphaMap

ELLIOT ABEL JOSEPH MILLS  
 Associate Broker Investment Sales  
 435.485.7070 801.971.2542  
 elliot@iraut.com joseph@iraut.com

Investment Realty Advisors  
411 W 7200 S Midvale, UT 84047

Disclaimer: This information package has been prepared to provide proforma summary information to prospective purchasers and to establish a preliminary level of interest in the property described herein. It does not present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation by the purchaser. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Investment Realty Advisors, LLC, makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. The Seller retains the right to withdraw, modify or cancel this offer to sell at any time and without any notice or obligation. Any sale is subject to the sole and unrestricted approval of Seller, and Seller shall be under no obligation to any party until such time as Seller and any other necessary parties have executed a purchase contract of sale containing terms and conditions acceptable to Seller and such obligations of Seller shall only be those in such contract of sale. The contained information should be kept confidential.