

MOUNTAIN VIEW FLEX



Investment Realty
ADVISORS

5653 South 6055 West Salt Lake City

New Construction Investment Sale

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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

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ADDITIONAL PHOTOS



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LOCATION MAP

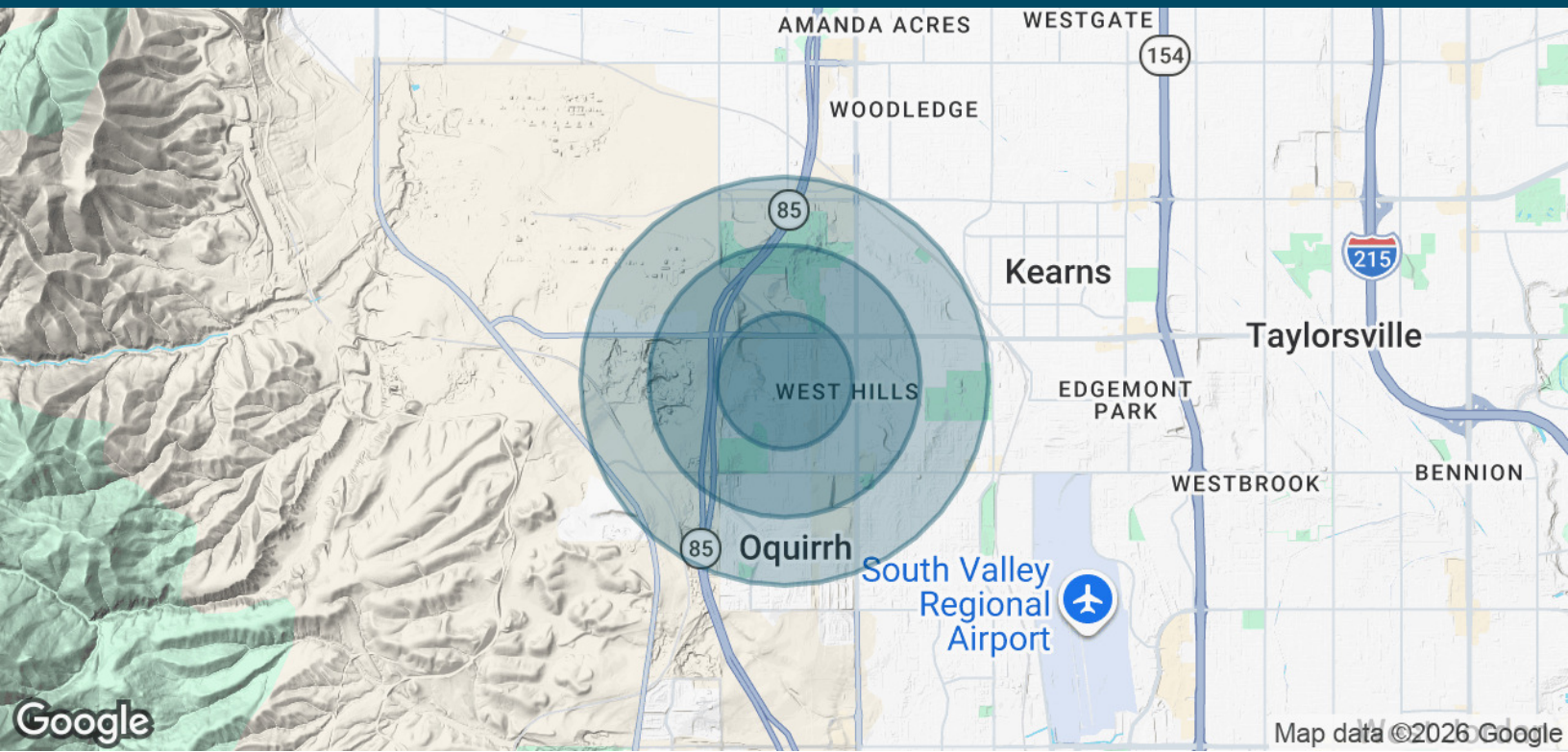


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DEMOGRAPHICS MAP & REPORT



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 & 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

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