



# INDUSTRIAL WAREHOUSE FOR SALE OR LEASE

4196 FARM ROAD, WEST JORDAN, UTAH 84088



## PROPERTY INFORMATION

- 50,316 SF Building Total
  - 5,000 SF Office
- 3 Phase Power | 480 Volt Service
- Site Size: 3.53 Acres
- Clear Height: 24'
- (2) 5 Ton Cranes
- (1) 20'x20' GL Door
- (2) 16'x16' GL Doors
- (2) 16'x14' GL Doors
- Radiant Heat & Full Fire Suppression
- Zoning: M-1 (Light Industrial)
- Fully Fenced and Secured Lot
- Year Built: 1983
- Google Fiber Available
- Easy Access to Mountain View Corridor, Old Bingham Highway and Bangerter Highway

## DEMOGRAPHICS

	1 Mile	3Mile	5 Mile
Population	11,346	125,574	317,379
Households	3,154	37,108	96,083
Avg. Household Income	\$107,061	\$113,871	\$109,221

## TRAFFIC COUNTS

4000 WEST: 10,033 Annual Average Daily Traffic  
 OLD BINGHAM HWY: 10,305 Annual Average Daily Traffic

**PURCHASE PRICE: \$10,000,000.00 | LEASE RATE: \$1.00/SF NNN**

WEST HARADIN

**801.617.1700**

JEREMY SIEVERTS

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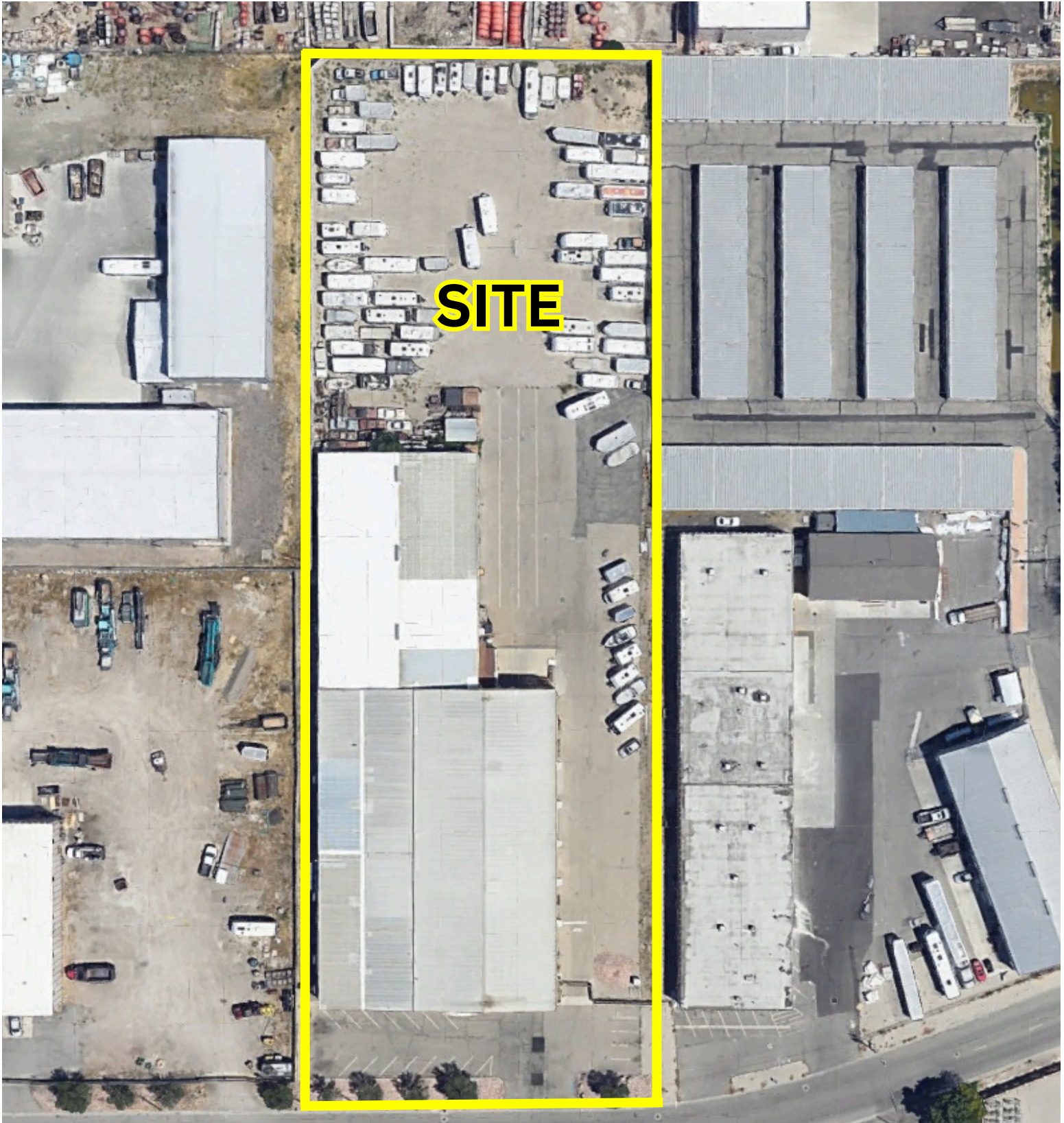
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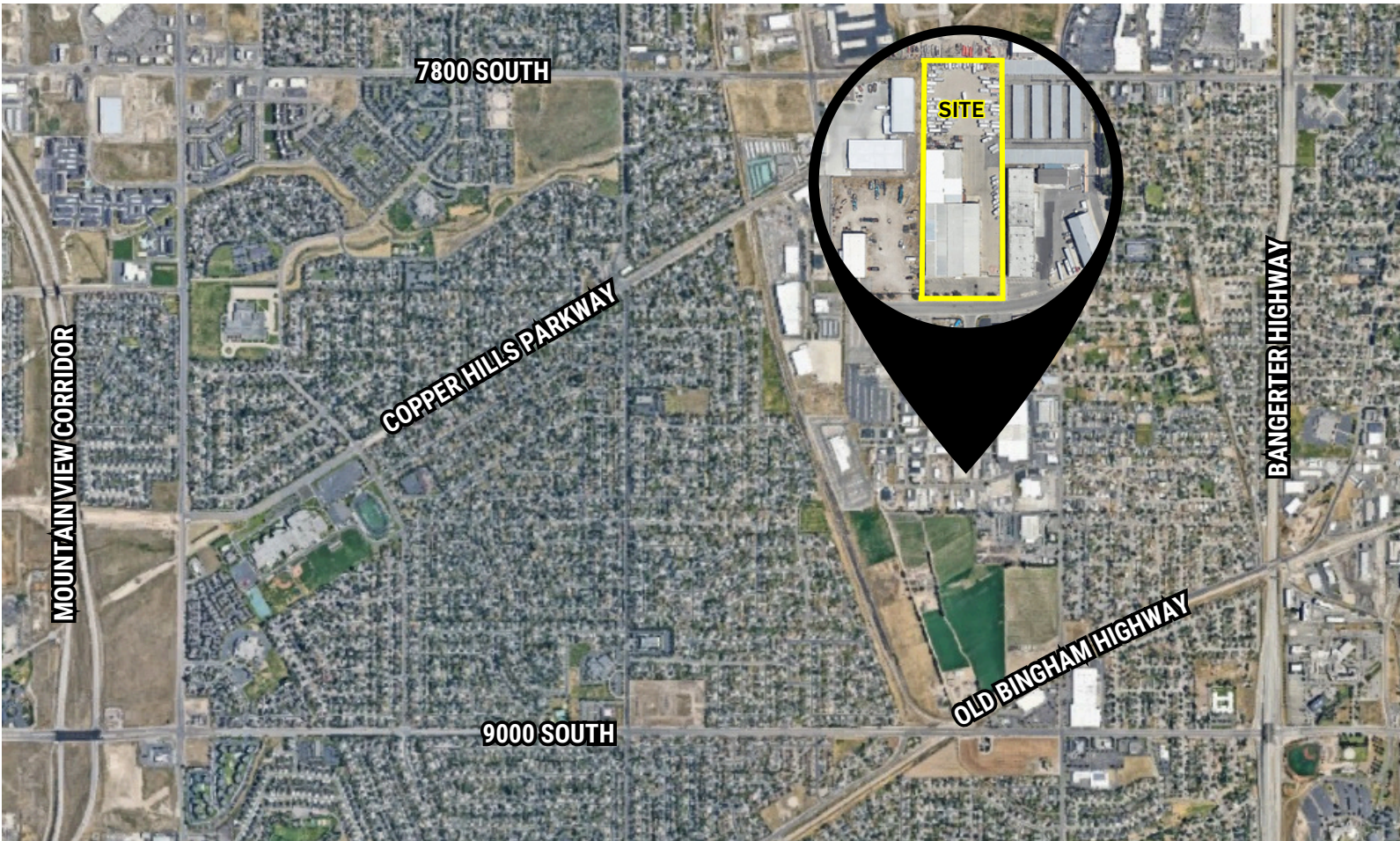
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This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The above information, while not guaranteed, was obtained from sources we believe to be reliable.

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