

# Class A, New Build

## ERNEST FLEX SPACE, BUILDING B

375 Millennium Way  
Midvale, UT 84047



**Price: \$1.50 psf, NNN**

### Property Highlights

- New Build
- 4,650 sf flex space
- Build to suite options
- Proposed Office 2,104 sf, Warehouse 2,546 sf
- Two 12' x 12' Grade level garage doors
- Quick access to I-15 via 7200 S in Midvale
- Expected completion May 2024
- 21' Clear Height
- Great Signage



For more information

#### RANDY PARK

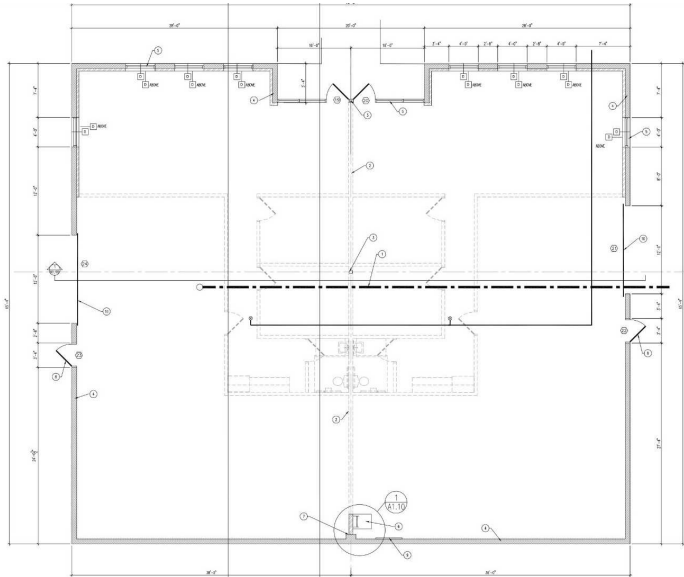
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Commercial Advisor  
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#### ADAM PARK

Commercial Advisor  
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## LOCATION INFORMATION

Building Name: Ernest Office/Flex Building B

Street Address: 375 Millennium Way

City, State, Zip: Midvale, UT 84047

County: Salt Lake County

## LOCATION OVERVIEW

Centrally located great Industrial/Flex  
Quick access to I-15 via 7200 S in Midvale



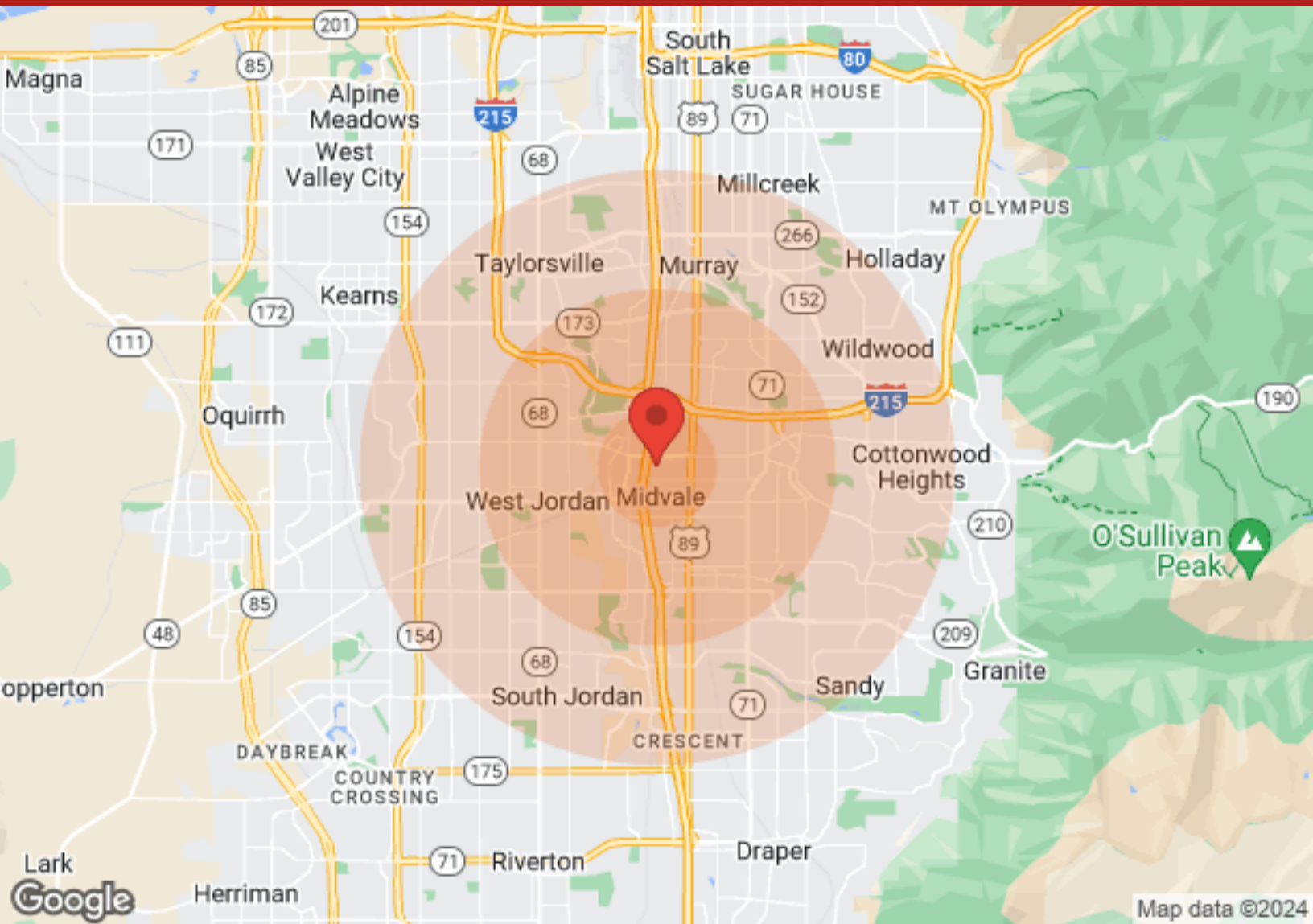
## PROPERTY HIGHLIGHTS

- 4,640 sf
- 21' Clear Height
- Two 12' x 12' Grade Level Garage Doors
- Great Signage
- New Build, Class A Flex Space



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# DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	5,519	59,140	172,063
Female	5,389	60,769	174,938
Total Population	10,908	119,909	347,001

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,627	28,586	81,687
Ages 15-24	1,275	16,389	48,741
Ages 25-54	4,823	49,077	139,396
Ages 55-64	960	11,548	34,894
Ages 65+	1,223	14,309	42,283

Income	1 Mile	3 Miles	5 Miles
Median	\$49,024	\$53,683	\$61,113
< \$15,000	309	3,810	9,880
\$15,000-\$24,999	580	3,813	10,435
\$25,000-\$34,999	652	4,465	11,557
\$35,000-\$49,999	871	7,681	18,768
\$50,000-\$74,999	961	10,068	27,852
\$75,000-\$99,999	545	6,101	18,133
\$100,000-\$149,999	320	5,820	17,703
\$150,000-\$199,999	23	1,077	4,576
> \$200,000	15	820	3,699

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,922	47,426	133,416
Occupied	4,489	44,878	126,753
Owner Occupied	2,077	28,457	84,866
Renter Occupied	2,412	16,421	41,887
Vacant	433	2,548	6,663

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