



FOR LEASE

INDUSTRIAL WAREHOUSE

WITH HEAVY POWER

2450 SOUTH 3400 WEST
WEST VALLEY CITY, UTAH 84119

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ALIGN
COMPLETE REAL ESTATE SERVICES

2450 SOUTH 3400 WEST, WEST VALLEY CITY, UTAH 84119

THE OFFERING

This well-maintained metal building sits at the center of West Valley City's industrial corridor, offering exceptional heavy power capacity of 1,200 amps at 480V. The property is turnkey ready with newly installed AC, furnace, and warehouse heaters, ensuring minimal maintenance concerns for any incoming tenant. Direct access to SR-201 and I-215, this location delivers the freeway connectivity that distribution, manufacturing, and logistics operations depend on.

PROPERTY ADDRESS	2450 SOUTH 3400 WEST, WVC, UT
SQUARE FOOTAGE	+/- 7,500 SF AVAILABLE <ul style="list-style-type: none">+/- 1,500 SF OFFICE+/- 6,000 SF WAREHOUSE
CLEAR HEIGHT	14' - 16'
GRADE LEVEL DOORS	One (12' W x 12' H)
POWER	1200 AMPS/ 480v 3 phase
ZONING	M-1
LEASE RATE	\$1.25 SF/ NNN



THE OFFERING



PROPERTY PHOTOS



AREA MAP



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