

FOR SALE OR LEASE

AXIA
BUSINESS PARK

15897
SOUTH AXIA DRIVE
HERRIMAN, UTAH 84065



CLASS A WAREHOUSE

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PARKWEST
REAL ESTATE

CBRE



232,239 SQ. FT.
Rear Load Warehouse

LOT SIZE:
18.082 ACRES

DIVISIBILITY STARTING AT:
±35,500 Sq. Ft. Minimum

15897

SOUTH AXIA DRIVE

HERRIMAN, UTAH 84065



PROPERTY FEATURES

LOADING

- 30 (9' x 10') dock high doors
 - 4 of which have 14' x 16' knockout panels
 - 10 additional 9' x 10' dock high knockout panels
- 1 (12' x 14') drive in door
- 3 (14' x 16') drive in doors
- 2 (16' x 16') drive in doors

TYPICAL COLUMN SPACING

- 56' x 50' (60' end bays)

FIRE SUPPRESSION

- ESFR

TRUCK COURT

- 130'

BUILDING DEPTH

- 260'

CLEAR HEIGHT

- 36'

FLOOR

- 6" thick reinforced concrete slab

HEAT

- Unit heaters in warehouse

ZONED

- M-1, Light Industrial

TOTAL BUILDING POWER

- 4000 Amps, 480 Volt, 3 Phase

CONSTRUCTION TYPE

- Concrete Tilt

EMPLOYEE PARKING

- 244 stalls

LIGHTING

- Warehouse lighting to suit
- Natural lighting with clerestory windows

SPEC OFFICE

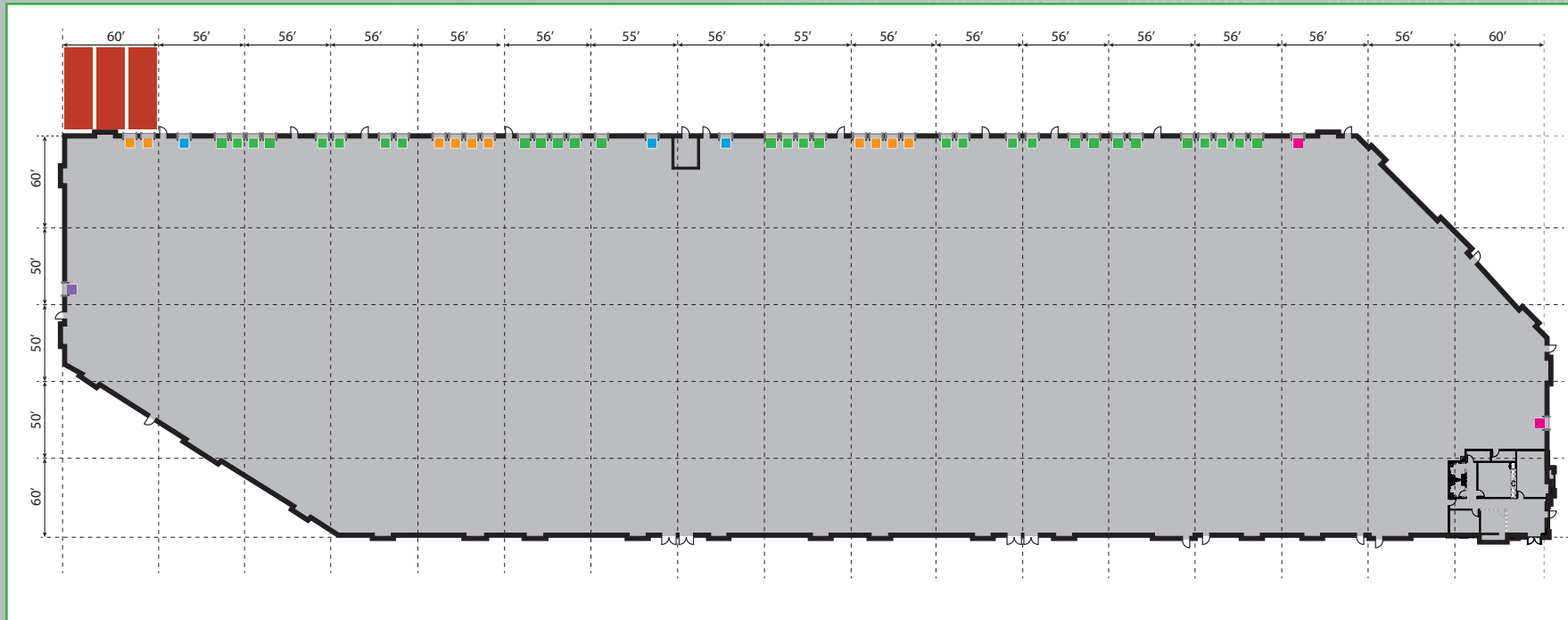
- 1,966 SF on South End



SITE PLAN



FLOOR PLAN



DOCK HIGH DOORS
9' x 10'

DRIVE IN DOORS
14' x 16'

DRIVE IN DOORS
16' x 16'

DRIVE IN DOORS
12' x 14'

DOCK HIGH KNOCKOUT PANELS
9' x 10'

TRAILER PARKING STALLS

AMENITY MAP



DRIVE TIME MAP



Mountain View Corridor:
0.6 miles | 2 minutes



I-15:
3.5 miles | 6 minutes



Silcon Slopes:
7.5 Miles | 15 Minutes



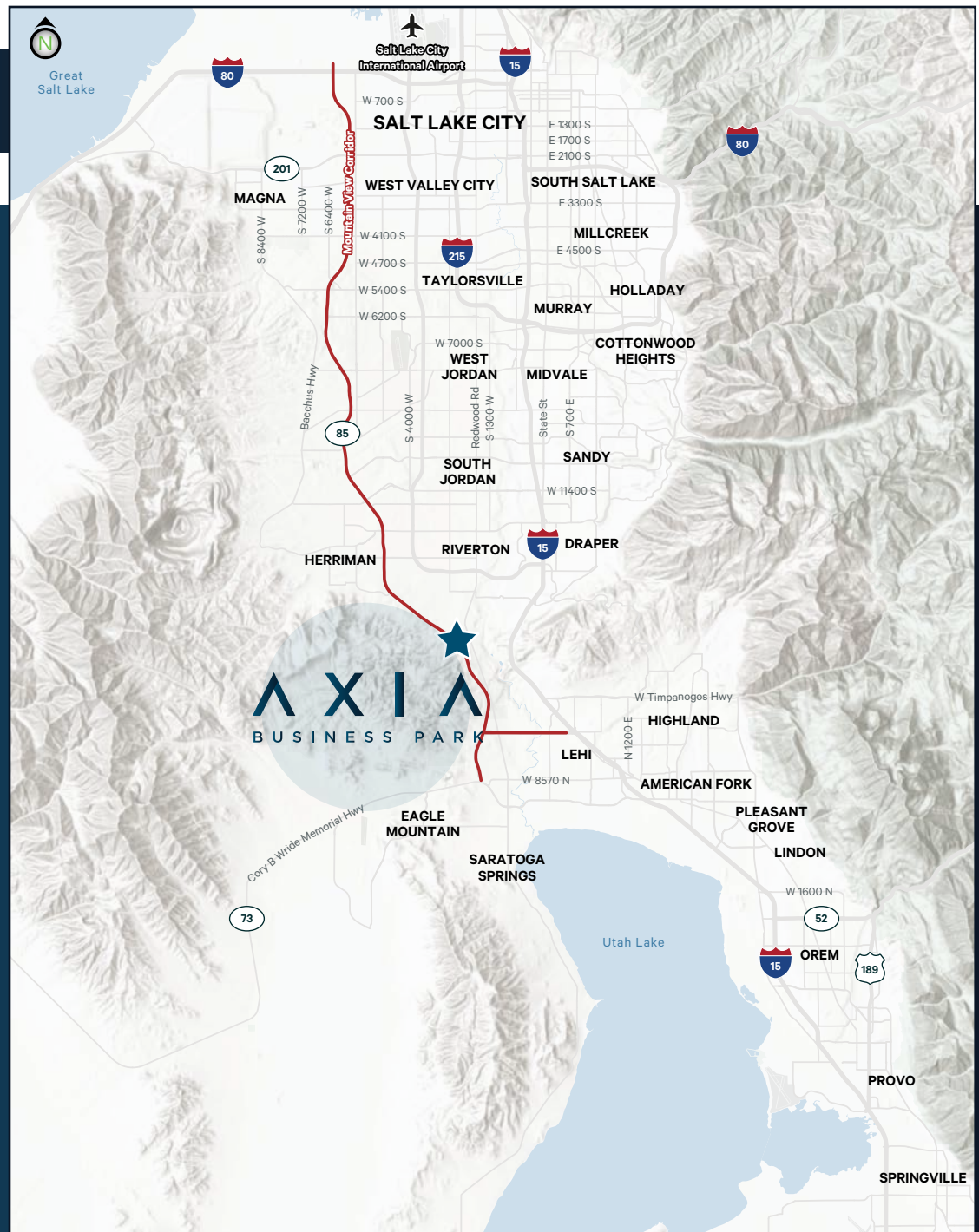
Downtown Salt Lake City:
23.9 miles | 25 minutes



Provo Airport:
26.3 miles | 30 minutes



Salt Lake International Airport:
27.8 miles | 27 minutes

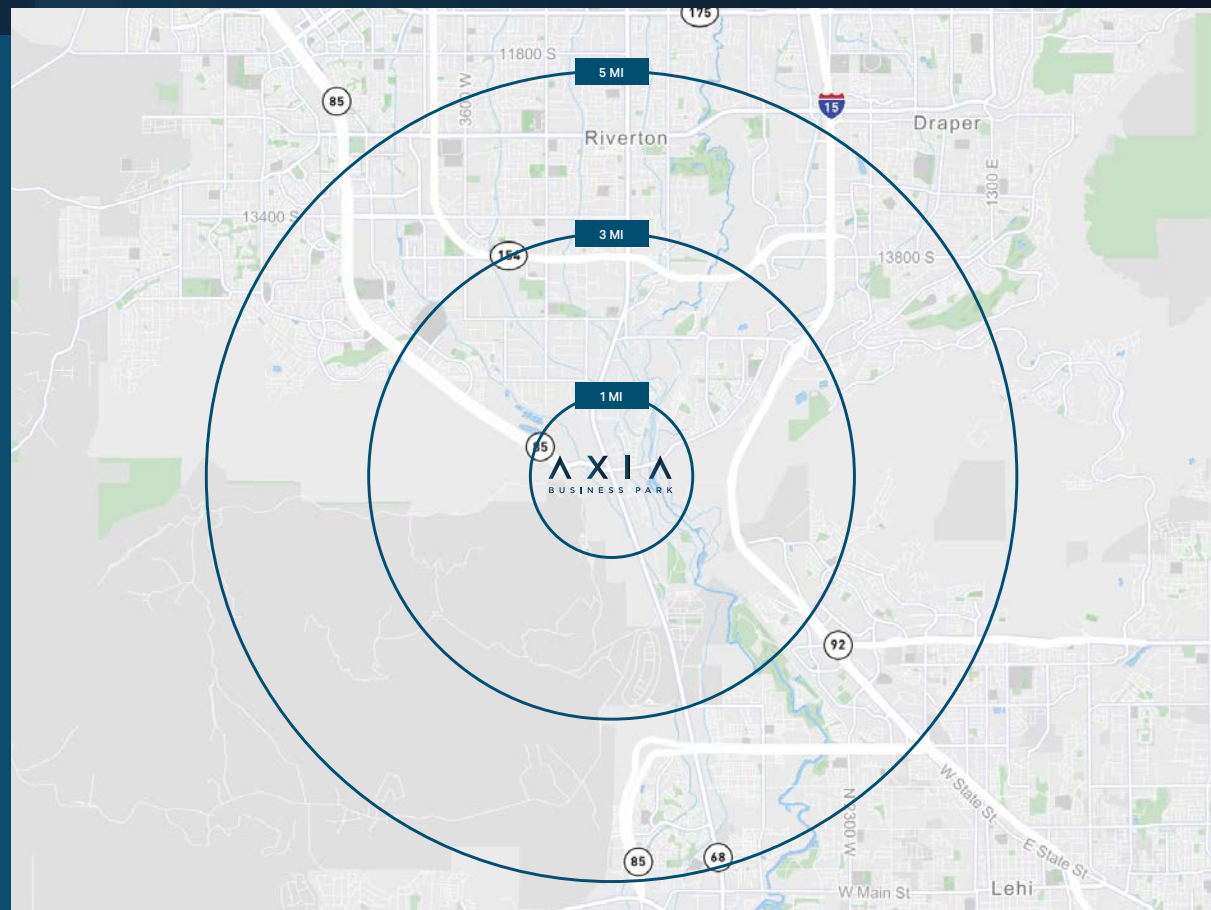


DEMOGRAPHICS

ABOUT HERRIMAN

In April 2021, WalletHub ranked Herriman as the #1 city in the United States in “access to resources” for starting a new business. U.S. Census Bureau data shows that Herriman was the fastest-growing city over 10,000 residents in the United States between 2010-2019.

	1 Mile	3 Miles	5 Miles
2022 Population	1,494	32,761	146,217
2027 Population	1,505	33,866	157,637
2022 Households	313	9,615	41,884
2027 Households	317	9,900	45,525



WHY UTAH?

Utah's Economic Accolades

#1

Technology Concentration & Dynamism

(Milken Institute)

Biggest Growths in GDP of 2021

(Forbes, 2021)

Most Independent States

(Wallethub 2022)

Best Economic Outlook

(US News 2021)

Economic Outlook (15th straight year)

(ALEC-Laffer state economic competitiveness index, 2022)

Best State Economy

(US News, 2021)

Lowest Unemployment Rate (tied with Nebraska)

(SL Chamber of commerce, 2022)

Private Sector Job Growth

(Forbes, 2021)

Best States for GDP Growth

(US News, 2021)

#2

Unemployment Rate's Bounce back from Covid-19

(Wallethub, 2022)

#3

Best States for Business, continuing more than a decade in top three

(Forbes)

#4

Best States for Business, a repeat in the top ten

(U.S. News and World Report)

#5

Best States for Business, a repeat in the top five

(CNBC)

#10

Quality of Education

(US News, 2021)



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PARKWEST
REAL ESTATE

