



Bluffdale Industrial Building

14621 S 800 W, Bluffdale UT 84065



FOR SALE

**Industrial Warehouse
Building or Condo Units Available**

SQUARE FOOTAGE
Approx.
5,941 - 27,556 SF

ASKING PRICE
Upon Request

CALL OR TEXT TODAY

Derek Howe

PRINCIPAL LISTING AGENT

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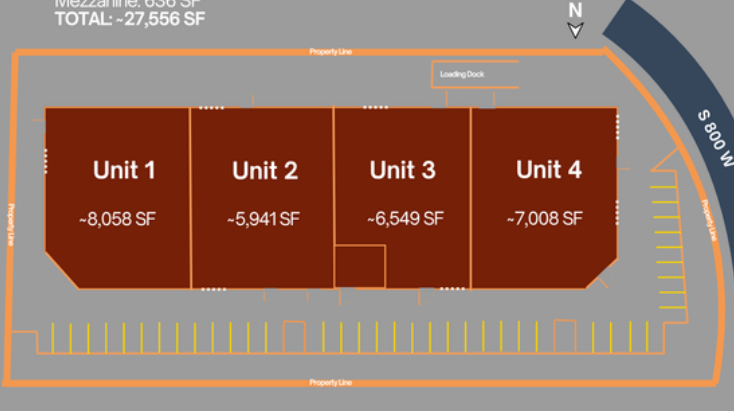
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Assessor Map: 22,516 SF
Additional Upstairs Space: 4,404 SF
Mezzanine: 636 SF
TOTAL: ~27,556 SF

Property Site Map

14621 S 800 W, Bluffdale, UT 84065

Total Units: 1
Demised Units: 4
Drive-in Dock: 1
Parking stalls: 43
10 stalls per unit



The map shows a rectangular property bounded by S 800 W to the north, W 14600 S to the west, W 14600 S to the east, and W 14600 S to the south. The property contains four units, each with a specific square footage: Unit 1 (~8,058 SF), Unit 2 (~5,941 SF), Unit 3 (~6,549 SF), and Unit 4 (~7,008 SF). A loading dock is located on the north side of the property. A north arrow is positioned in the upper right corner. A scale bar at the bottom indicates distances of 0, 10, and 20 feet. The map also shows a parking area with 43 stalls, with 10 stalls per unit. The property is situated on a corner lot, with S 800 W running along the top and right edges, and W 14600 S running along the bottom and left edges.

Unit	Square Footage
Unit 1	~8,058 SF
Unit 2	~5,941 SF
Unit 3	~6,549 SF
Unit 4	~7,008 SF

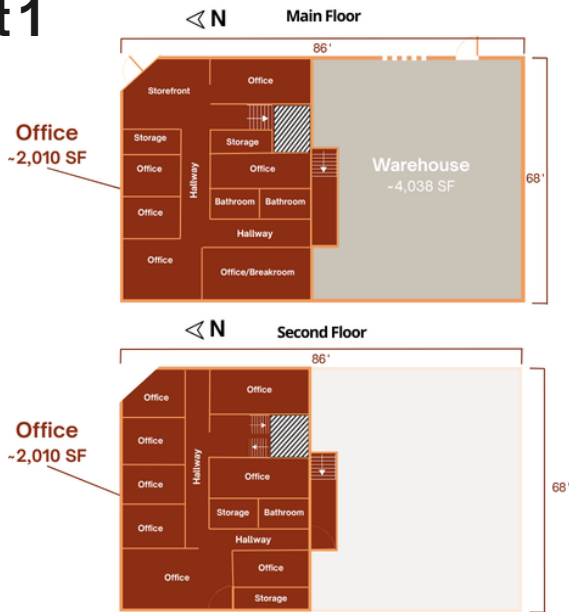
W 14600 S. W 14600 S. W 14600 S.

-all measurements are approximate

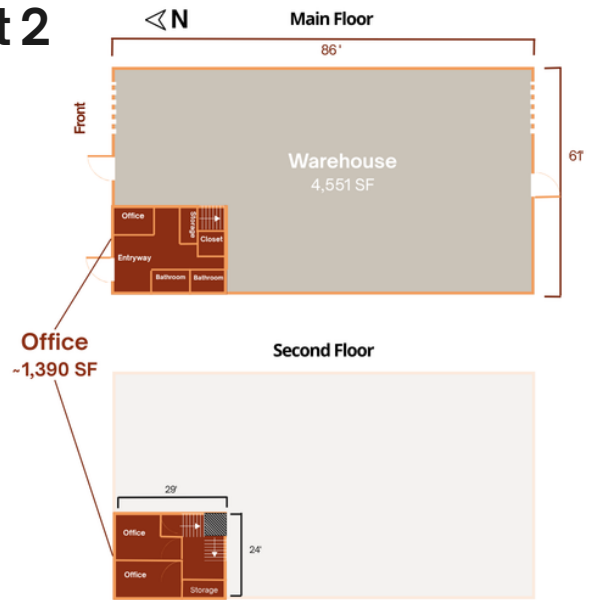
Site Plan/Unit Information

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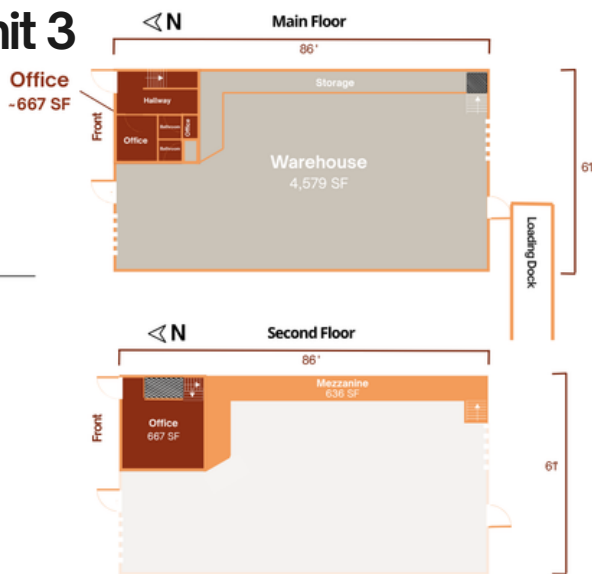
Unit 1



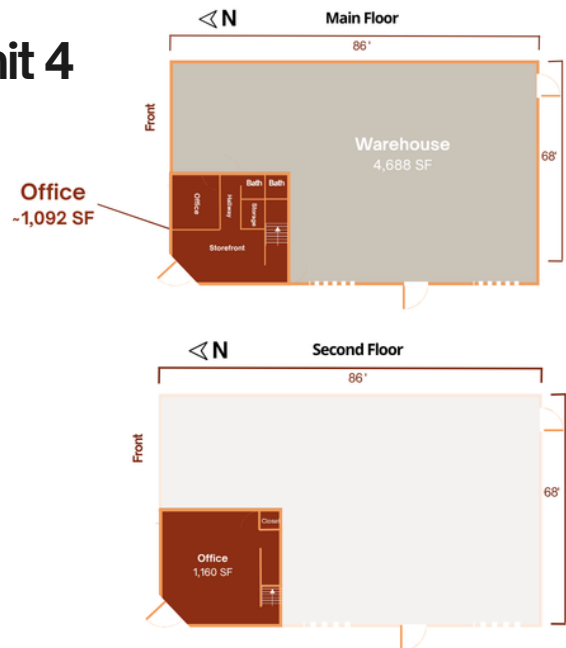
Unit 2



Unit 3



Unit 4



Warehouse Units For Sale

- **Unit 1:** ~8,058 SF (4,020 SF office, 4,038 SF warehouse)
- **Unit 2:** ~5,941 SF (1,390 SF office, 4,551 SF warehouse)
- **Unit 3:** ~6,549 SF (1,334 SF office, 4,579 SF ware, 636 mezz.)
- **Unit 4:** ~7,008 SF (2,320 SF office, 4,688 SF warehouse)

Total SF: ~27,556 SF
Warehouse: ~17,856 SF
Office: ~9,064 SF
Mezz.: ~636 SF

Property Information

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Units 1-4
+/- 5,941 - 27,556 SF



- Built in 2006, Effective year built in 2011
- Units available from 5,941–27,556 SF
- Condos or whole building available for sale
- Separate tax ID for each unit
- Four-units with removable passthroughs
- Can function as one building or four separate units
- 3-phase power
- Up to 43 parking stalls
- One shared dock-high loading dock
- Seven 12' × 14' grade-level overhead doors
- Approx. 18' ceiling height
- Mix of warehouse, office, showroom, mezzanine, and storage
- Common parking, drive aisles, loading areas, sidewalks, and landscaped areas



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Interior Photos

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4 flex units - 18' ceiling height



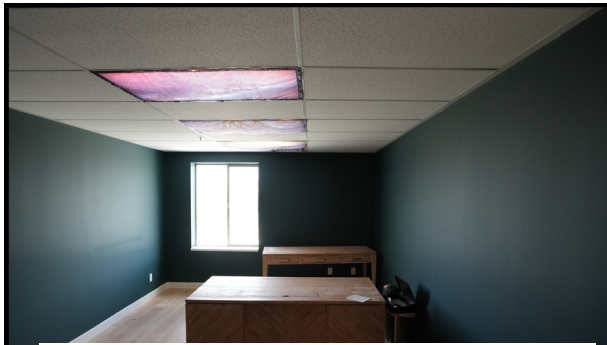
Shared loading dock



7 ground level doors (12'x14')



2 reception/storefront areas



Offices on both floors



Combination of office/storefront/warehouse

- **Ceiling Height:** 18' ceiling height
- **Loading Doors:** 7 ground-level roll-up doors (2 with dock-high capability)
- **Roll-Up Door Size:** Approximately 12'x14'
- **Personnel Access:** 11 exterior man doors and 3 interior walkthrough cutouts
- **Building Amenities:** 9 restrooms and ~9,000 SF of office space



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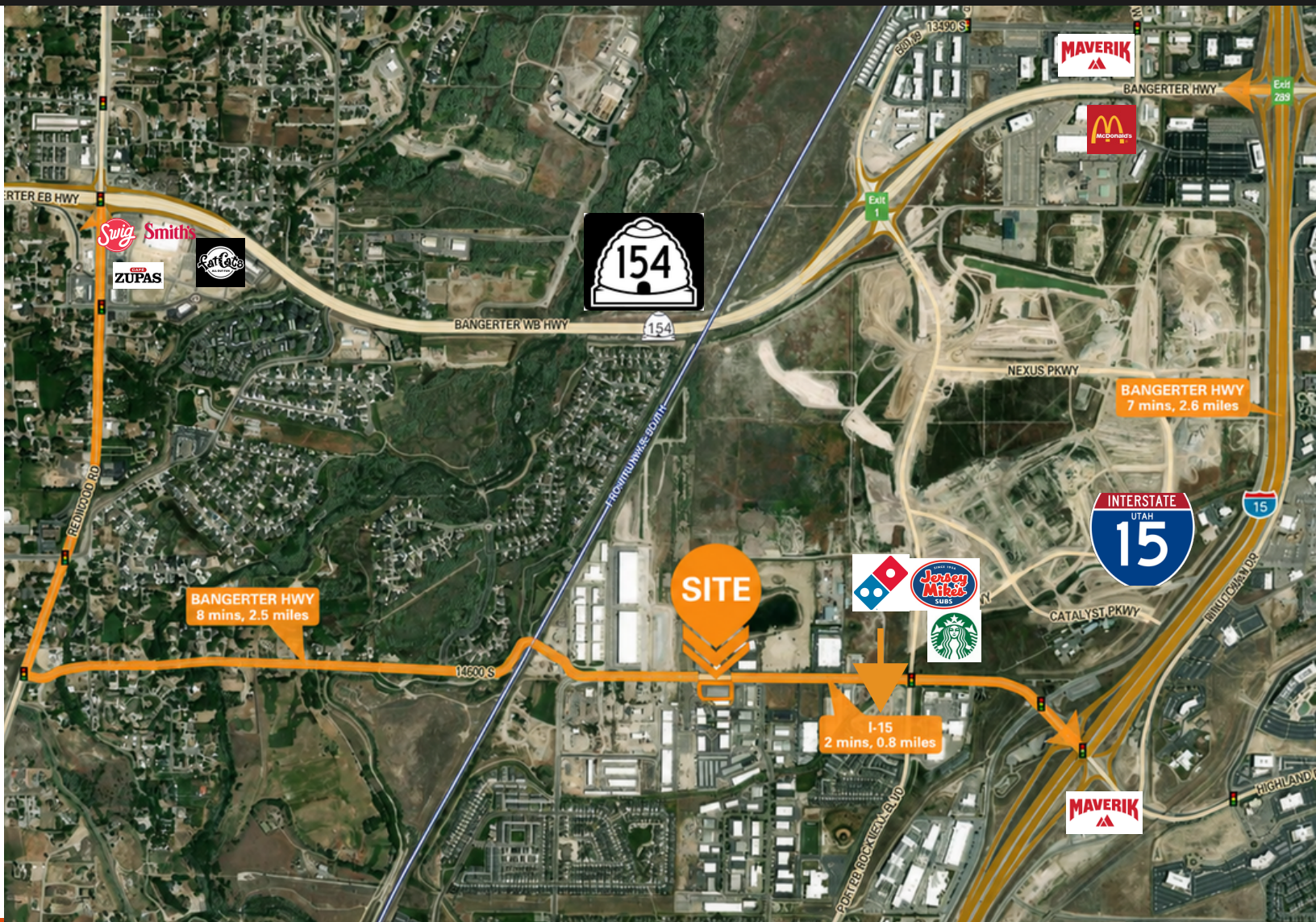
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Business Map

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Why Bluffdale?

- Prime location on 14600 South between Salt Lake & Utah Counties
- Minutes from I-15 & Bangerter Highway, and Near Mountain View Corridor
- New retail & housing under development along 14600 S
- Near The Point Innovation Community
- Future office, retail & residential growth nearby
- Planned 4-lane 14600 S connector/underpass improving access
- Strong long-term appreciation potential
- Business-friendly economic climate
- Excellent regional workforce access



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