

For Sale



\*Operational Fire Station. Owner will vacate. Tours require 2-day notice.

9010 SOUTH 150 EAST, SANDY, UT 84070

Industrial Zoned Bldg.  
In the Heart of Sandy City



Video  
Walkthrough

**CBRE**



# Office/ Industrial in the heart of Sandy City, UT


CBRE is pleased to present the Sandy City Fire Station, an 18,953 square foot building on 1.63 acres. The Sandy Fire Station offers a unique opportunity to purchase a free-standing building in the heart of Sandy City, with industrial zoning in an amazing location.

This area of Sandy is where all the action is. Only steps from the Historic Sandy TRAX Station, and around the corner from the Real Soccer Stadium, Jordan Commons, The Mountain America Expo Center and The Shops at South Town, this location is sure to satisfy all of your location requirements.

2

## Property Highlights

 **18,953**  
Sq. ft. Total

 **6,132**  
Sq. ft. Warehouse

 **1.63**  
Acres

 **3 phase**  
Power

 **Back-up**  
Generator

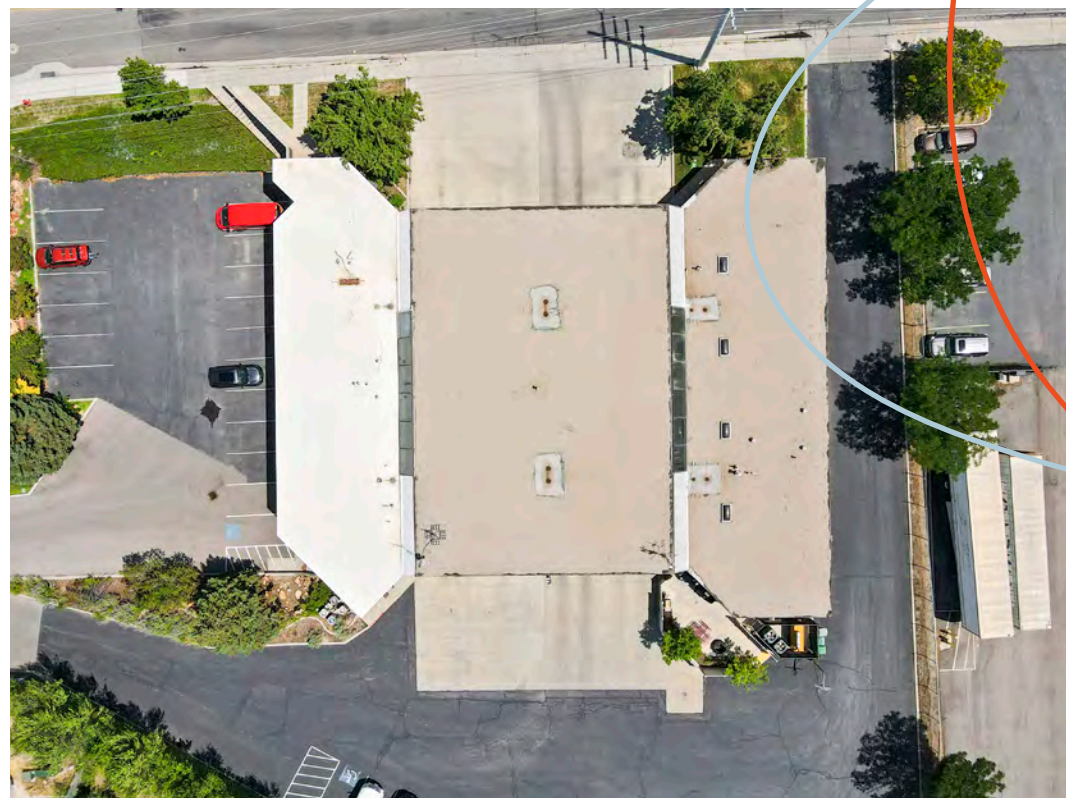
 **ID\***  
Zoning

 **4**  
Ground-level,  
drive-through,  
15 ft.-high doors

 **37**  
Parking  
Stalls

 **\$5.75M**  
Sale Price

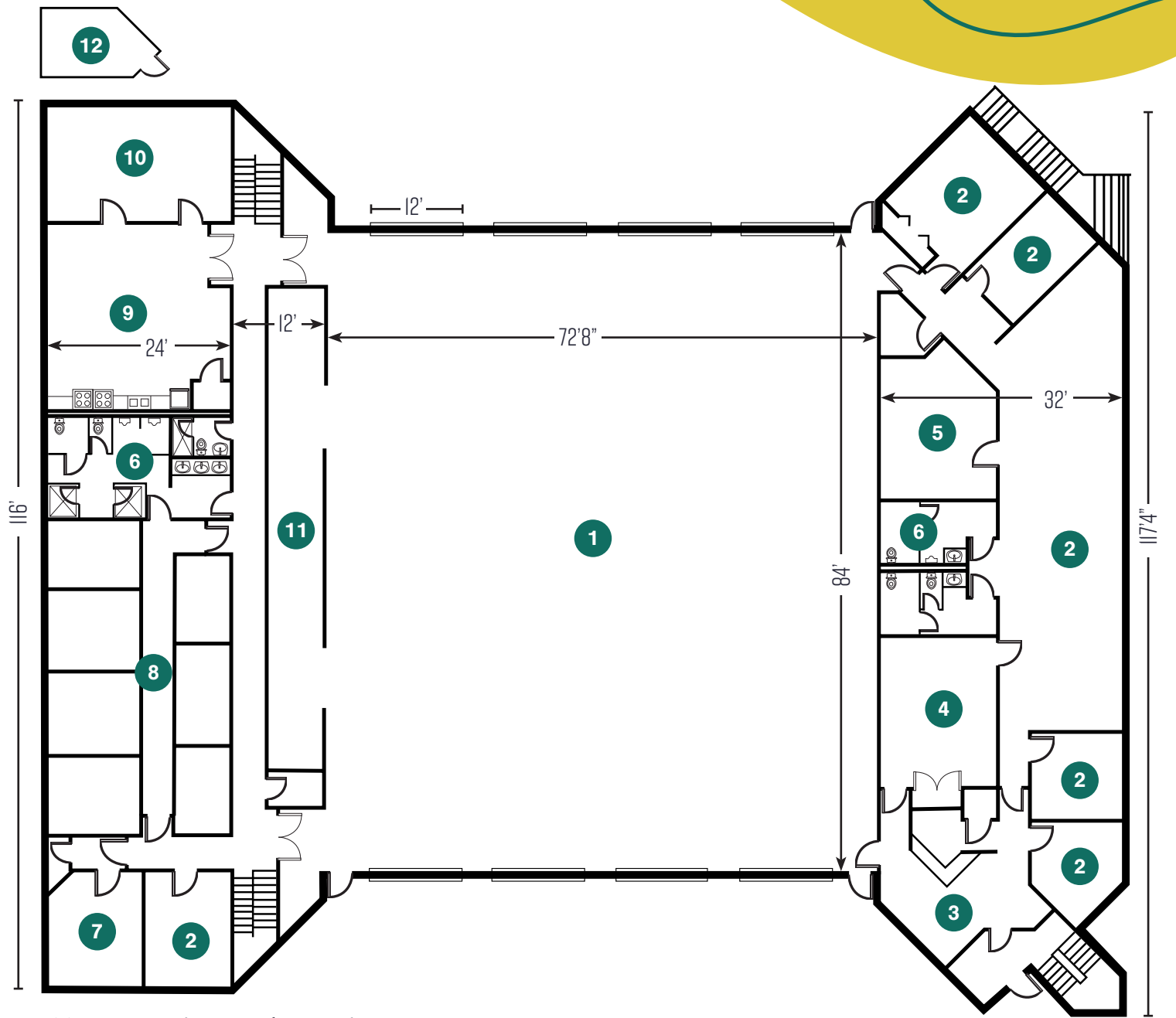
\*See Permitted  
[Land Use Matrix](#)



3

# Ground Level

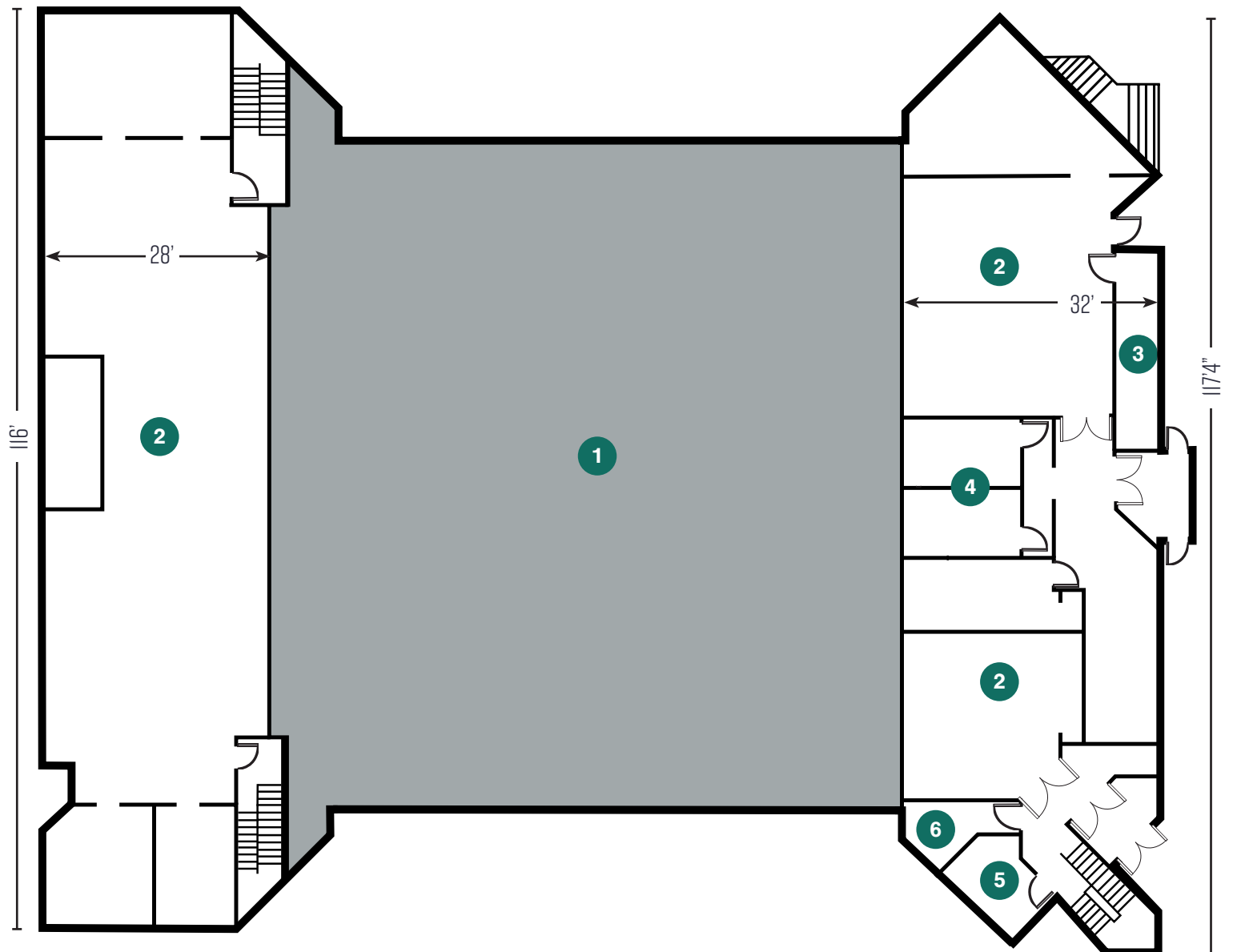
- 1 Warehouse
- 2 Office Space
- 3 Reception
- 4 Conference Room
- 5 Workroom
- 6 Restrooms
- 7 Lobby
- 8 Dormitory
- 9 Kitchen
- 10 Dayroom
- 11 Storage
- 12 Generator



\* Tours require a 2-day notice

# Basement

- 1 Unexcavated
- 2 Open Space
- 3 Furnace
- 4 Restroom
- 5 Lunch Room
- 6 Mechanical



\* Tours require a 2-day notice



1 TRAX Historic Sandy Station

2 Real Salt Lake Stadium

3 Megaplex Theaters at Jordan Commons

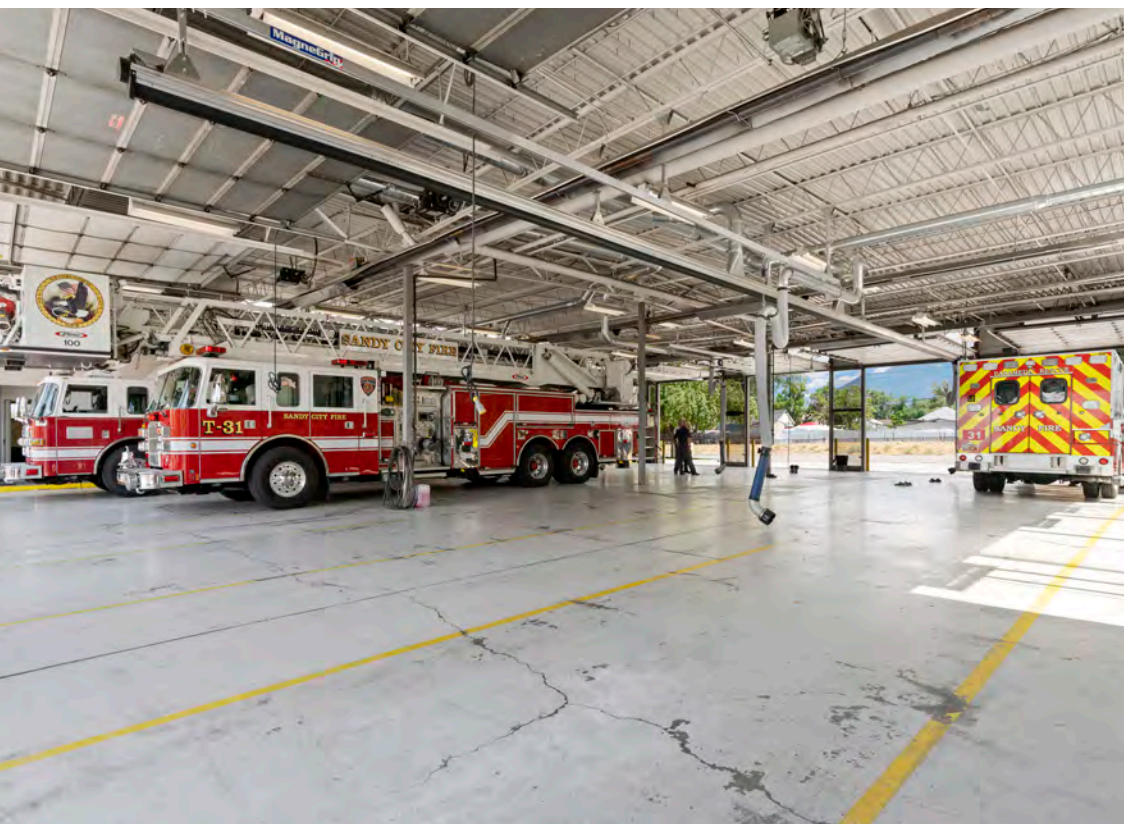
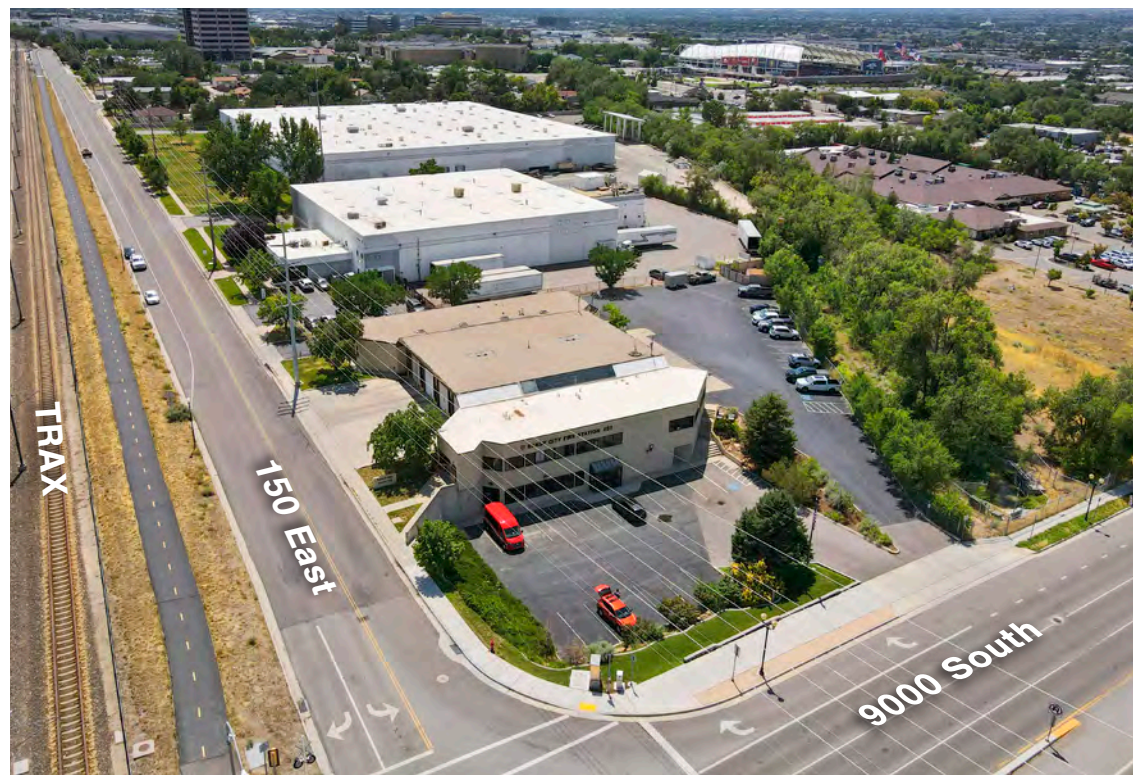
4 Mount Jordan Middle School

5 Mountain America Exposition Center

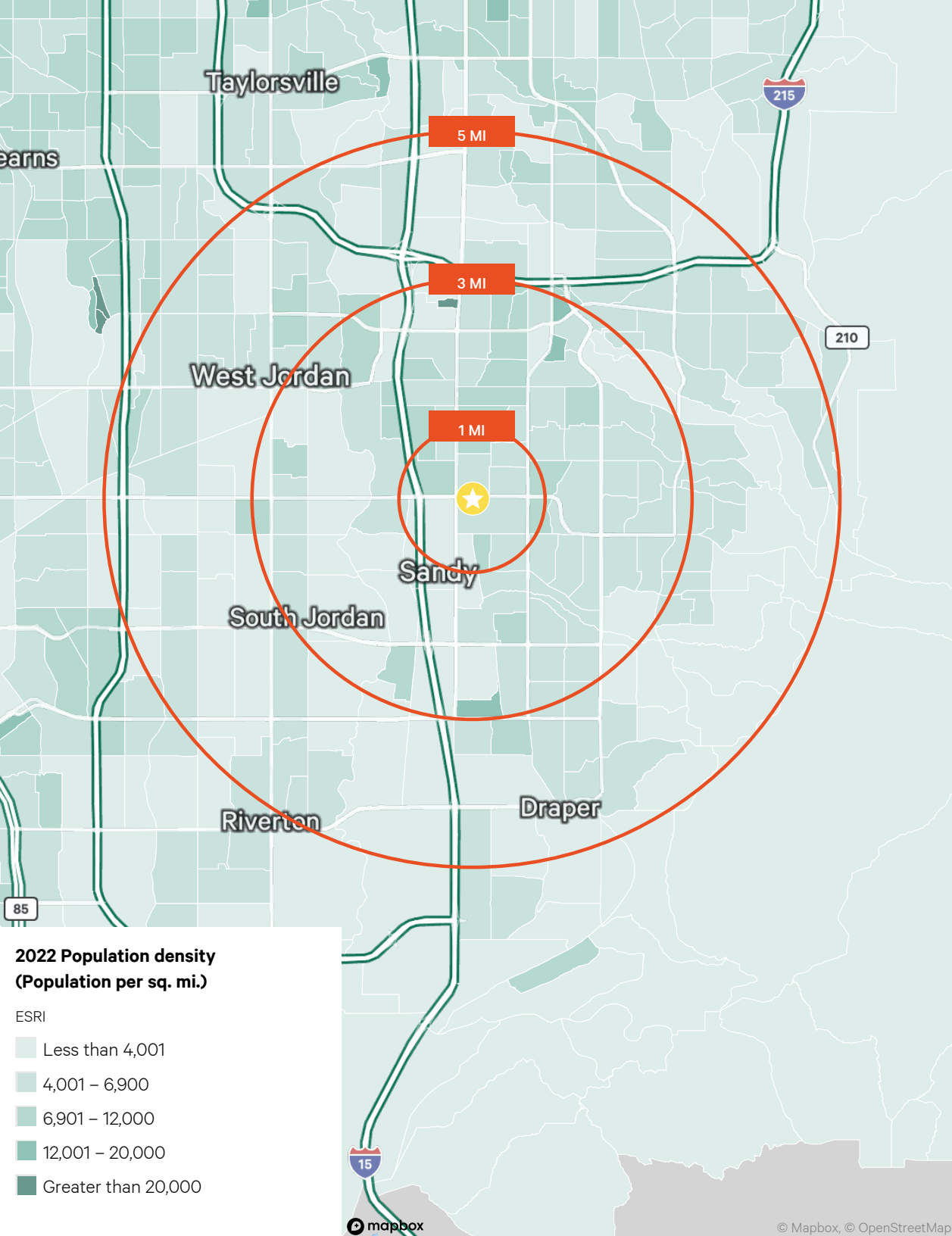
6 Jordan High School

7 Sandy City Center Sandy City Hall

8 The Shops at South Town



# Demographics



Destination	Distance
Interstate 15	0.7 mile
Expo Center	0.8 mile
Sandy City Center	1.8 miles
The Shops at South Town	2 miles
Downtown SLC	13 miles
SLC Airport	18 miles
Interstate 215	4 miles

Population	HH Income
17,997 1 Miles	\$67,794 1 Miles
132,456 3 Miles	\$80,385 3 Miles
342,860 5 Miles	\$91,435 5 Miles



# Area Info

## Sandy City

Sandy City, Utah, is known for its proximity to outdoor recreation areas like the Wasatch Mountains and ski resorts. It's also home to the Rio Tinto Stadium, where the Real Salt Lake soccer team plays. The city offers a mix of suburban living and access to nature, making it a desirable place for residents who enjoy outdoor activities.



### Population

Sandy City is located in the Salt Lake City metropolitan area in Salt Lake County with a population of 95,547, making it the sixth largest city in Utah.



### Labor Force

Sandy City has a strong labor force with a low unemployment rate and higher than average median HH Income \$100,749, compared to the national median of \$67,521.



### Transportation

Sandy City is centrally located between Salt Lake City and Utah County with excellent public transportation options and easy access to I-15 and I-215.



### Amenities

Sandy City is situated near the Wasatch Mountains, offering residents and visitors access to many outdoor activities. The area also has multiple shopping centers, community events and cultural attractions.



# Contact Us

**Patrick Juhlin**

First Vice President

+ 1 801 869 8005

[patrick.juhlin@cbre.com](mailto:patrick.juhlin@cbre.com)

**Bruce Zollinger**

First Vice President

+ 1 801 869 8040

[bruce.zollinger@cbre.com](mailto:bruce.zollinger@cbre.com)

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

**CBRE**

