



Industrial For Lease
West Jordan Flex Space

4145 W 8370 S

West Jordan, UT 84088

Estimated Completion (Shell) | March 2025

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Accelerating success.

Warehouse Lease Rate
\$1.25/PSF Month (NNN)

Office Lease Rate
\$1.65 - \$1.85/PSF Month (NNN)

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Property Details

Units	Up to 7 units available
Square Footage	28,560 (Footprint)
Demisable	Down to 4,080 SF
Power	3 Phase
Grade Level Doors	Yes - Multiple
Clear Height	22'6"
Construction	Tilt-Up Concrete
Zoning	M1 - Light Manufacturing District
Parcel Number	21:31:476:005

Demographics	1 Mile	3 Mile	5 Mile
Population			
2024 Estimated	10,937	125,114	326,957
2029 Projected	11,028	127,441	341,137
Households			
2024 Estimated	3,205	37,742	101,754
2029 Projected	3,352	39,322	108,224
Income			
2024 Median HHI	\$105,246	\$109,961	\$106,679
2024 Average HHI	\$122,644	\$134,888	\$132,547
2029 Per Capita	\$44,294	\$49,498	\$49,494

Construction Photos

4145 W 8370 S, West Jordan | For Lease



Conceptual Rendering



Site Development



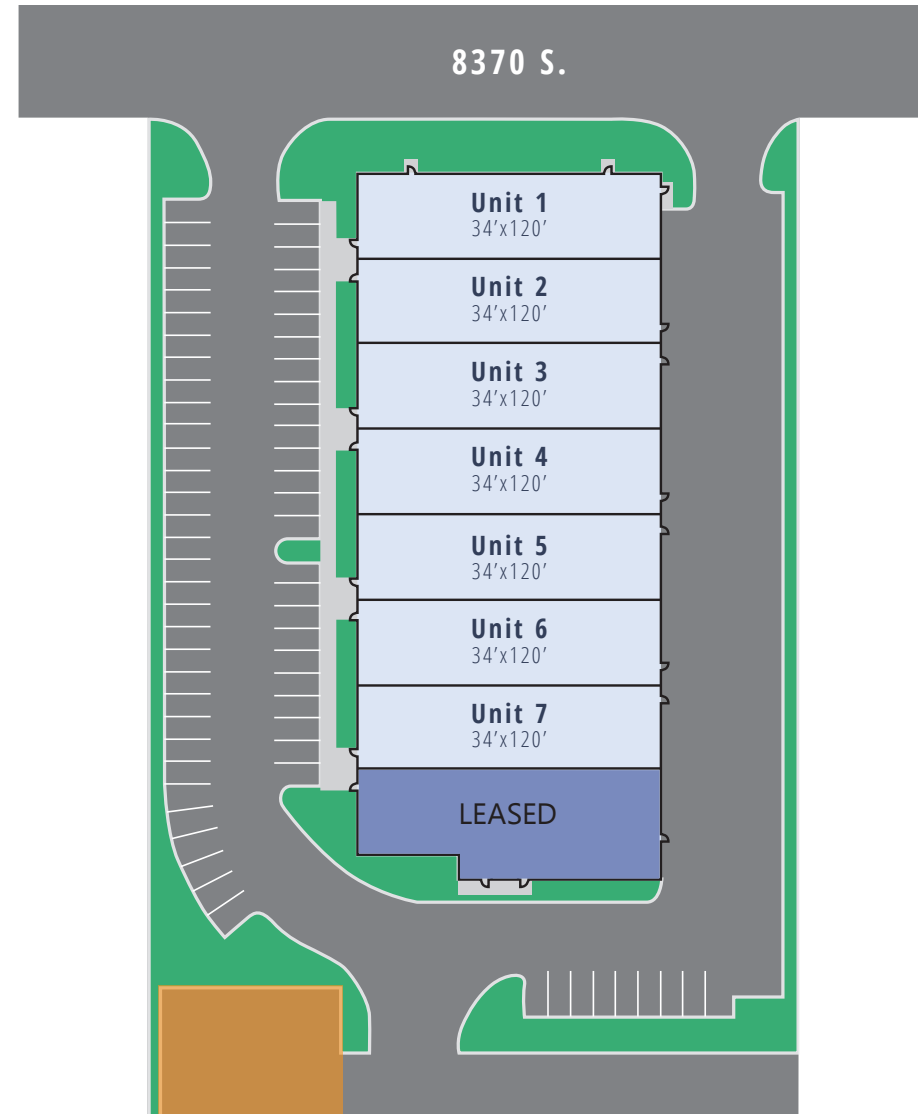
Site Development



Conceptual Rendering

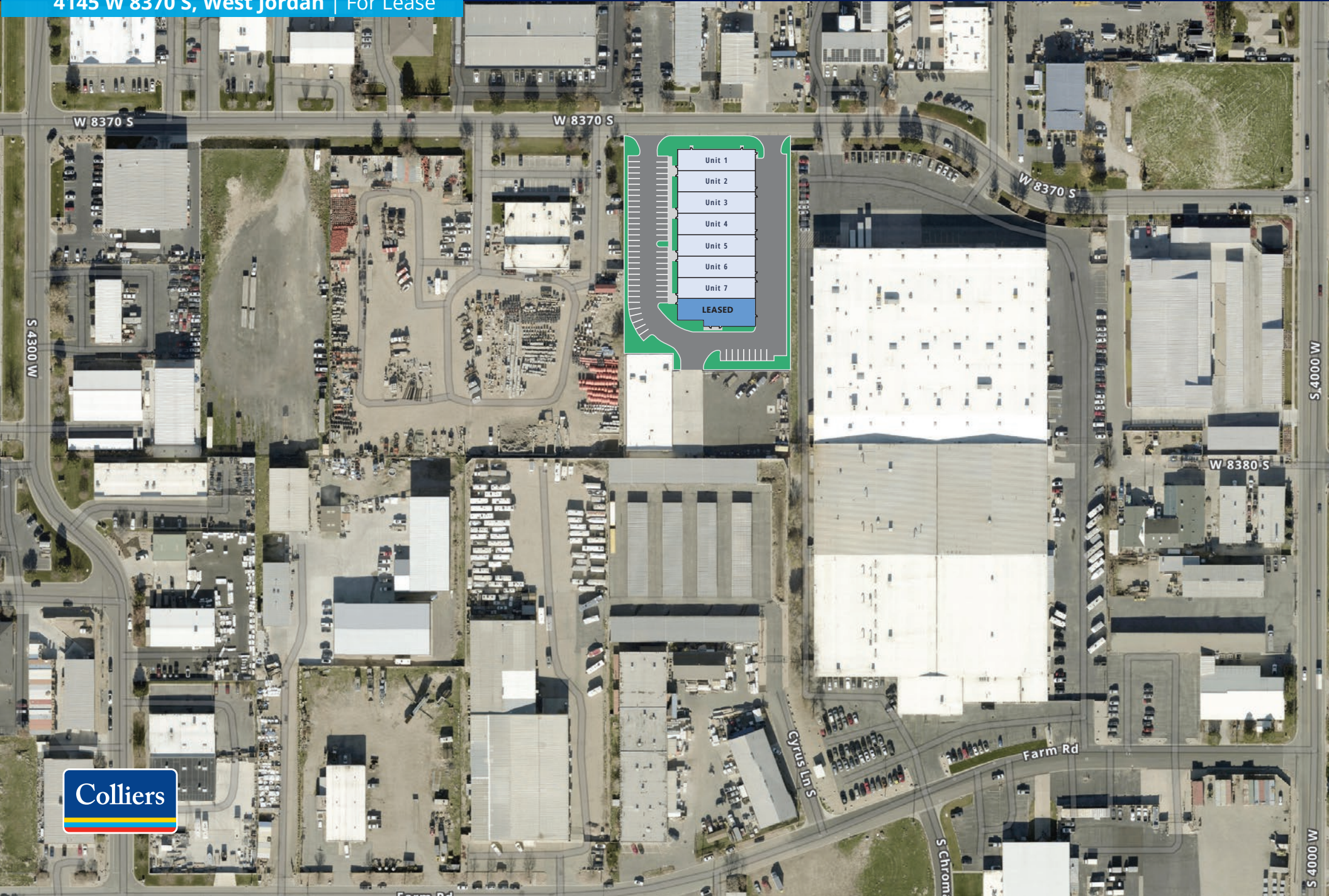
Site Plan

4145 W 8370 S, West Jordan | For Lease



Property Parcel

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