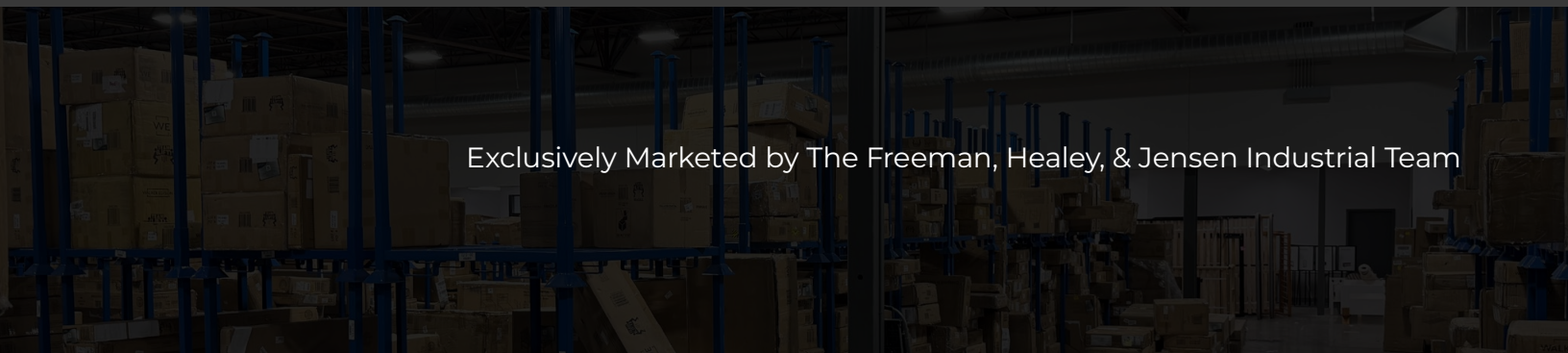




FOR SALE

WALKER EDISON 1553 West 9000 South
West Jordan, UT 84088



Exclusively Marketed by The Freeman, Healey, & Jensen Industrial Team

Versatile. Modern. Unmatched Accessibility.

This 113,531 SF mixed-use property in West Jordan, Utah, is built for retail, industrial, and office use. With 92,615 SF on the first floor and 20,916 SF on the second, it offers state-of-the-art facilities and contemporary design to support a variety of business needs.

Located on 9000 South and Redwood Road, with high daily traffic, this property ensures maximum exposure. It boasts 411 parking spaces, easy access to I-15, Bangerter Highway, and nearby public transit.

Whether for a headquarters, coworking space, or modern industrial hub, this is an exceptional opportunity in a thriving area.



Exclusively marketed by Colliers **Freeman, Healey, & Jensen Industrial Team**, based in downtown Salt Lake City.

Contact us today to learn more about this exciting opportunity for your business:

Tom Freeman 801 947 8309

Travis Healey 801 947 8335

Jeremy Jensen 801 441 1207

Jeremy Terry 801 671 9349

FHJTeam@Colliers.com



BUILDING SPECS

LISTING TYPE For Sale

ADDRESS 1553 West 9000 South West Jordan, UT 84088

BUILDING SIZE 113,531 SF

(Warehouse 92,615 SF | Office 20,916 SF)

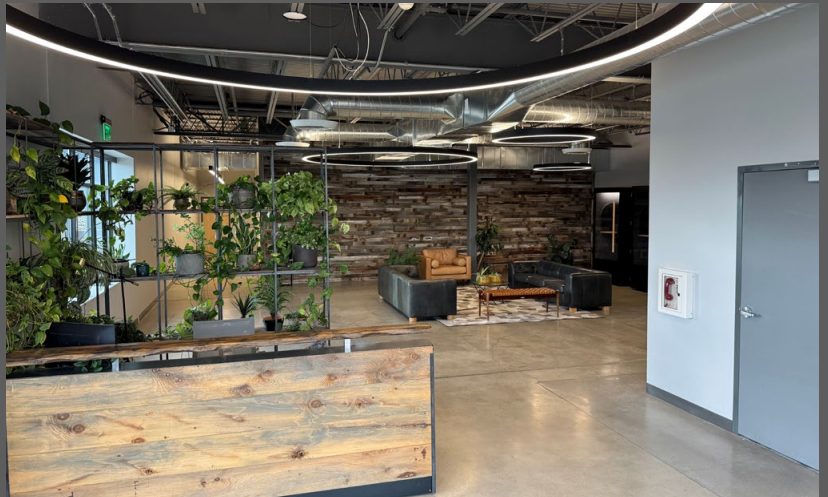
CLEAR HEIGHT (Warehouse 15' | Office 8'5")

PARKING 411 auto stalls

LOADING DOORS Dock 2 Grade 1

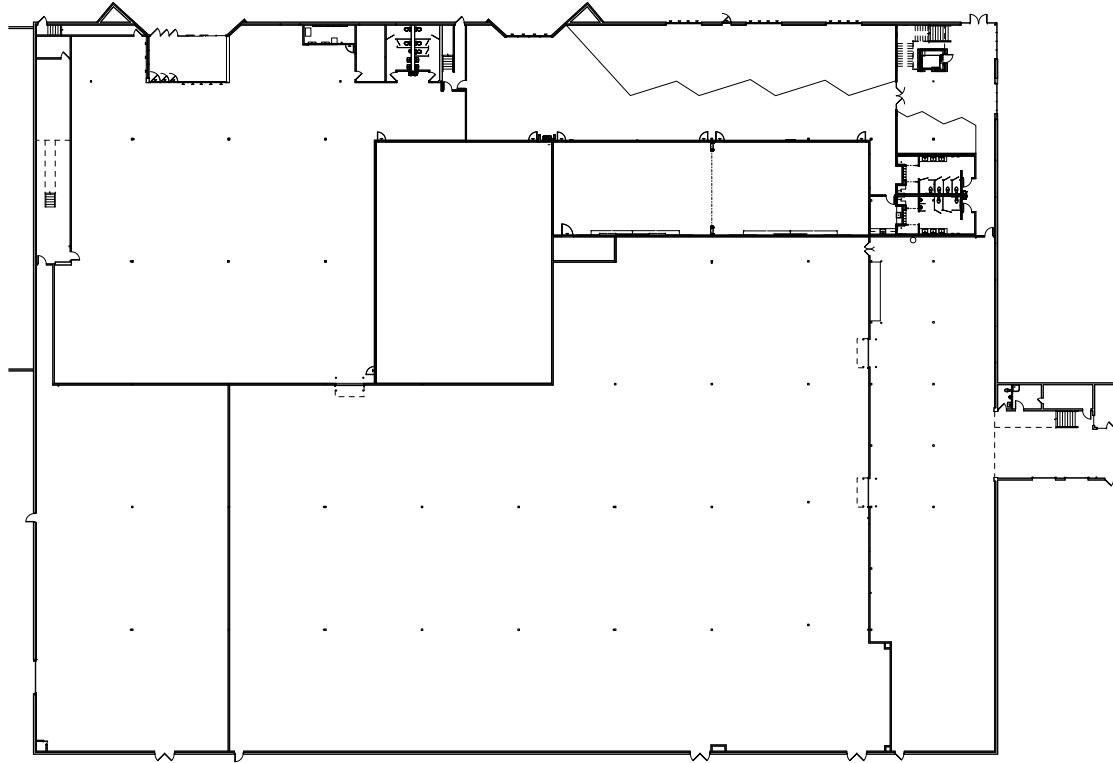
LAND SIZE 8.22 acres

Strategic location,
state-of-the-art design,
and effortless access.

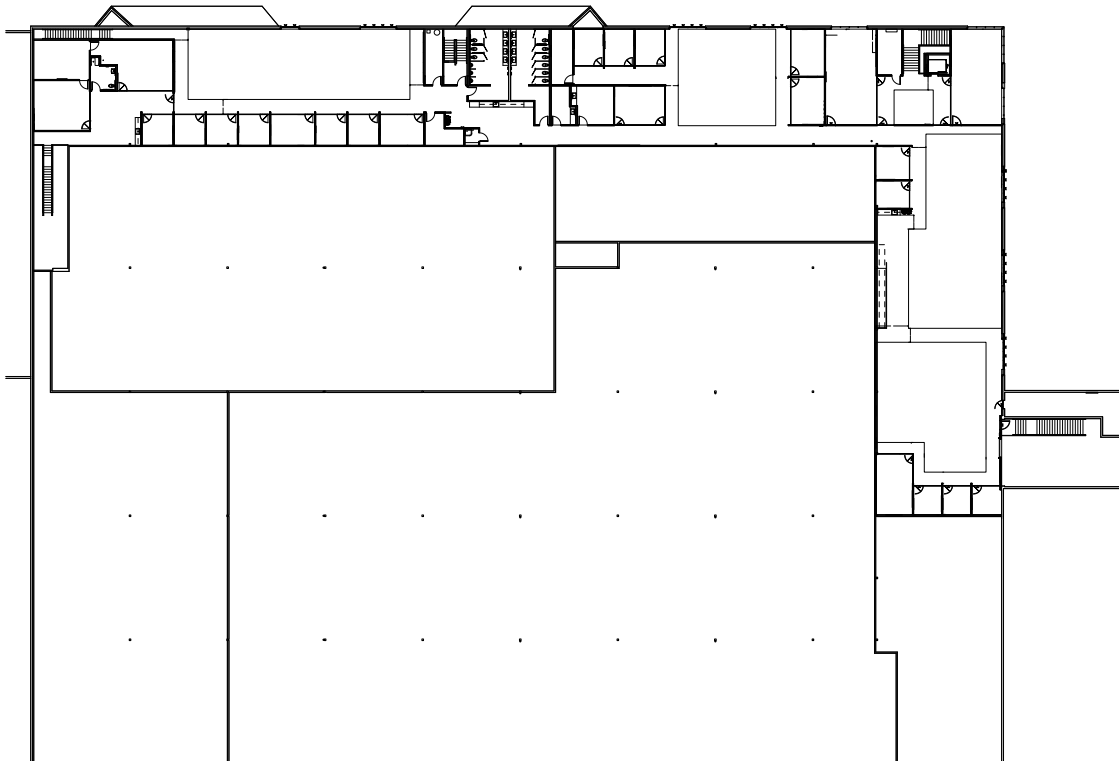


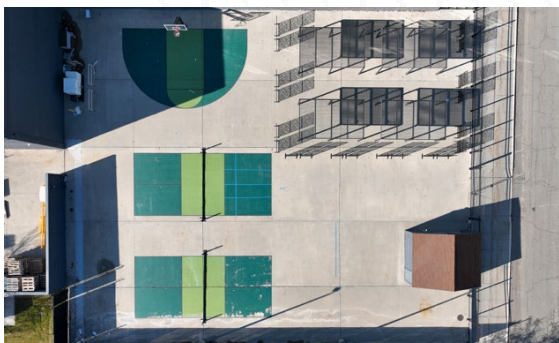
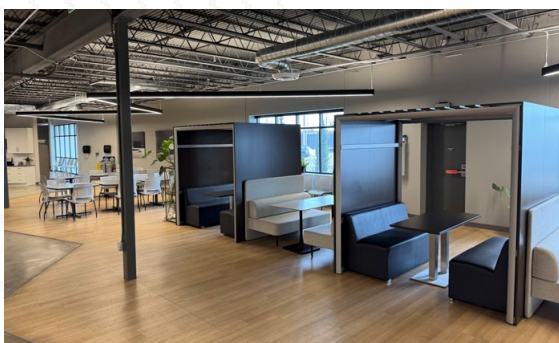
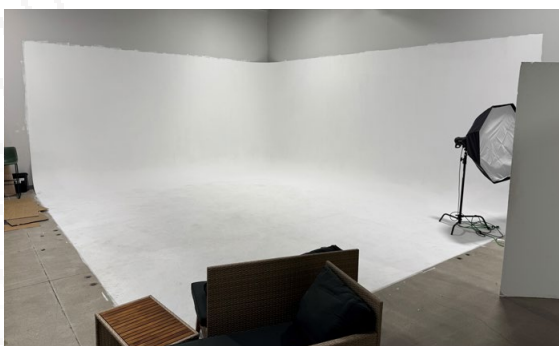
Floor Plans

FIRST FLOOR



SECOND FLOOR



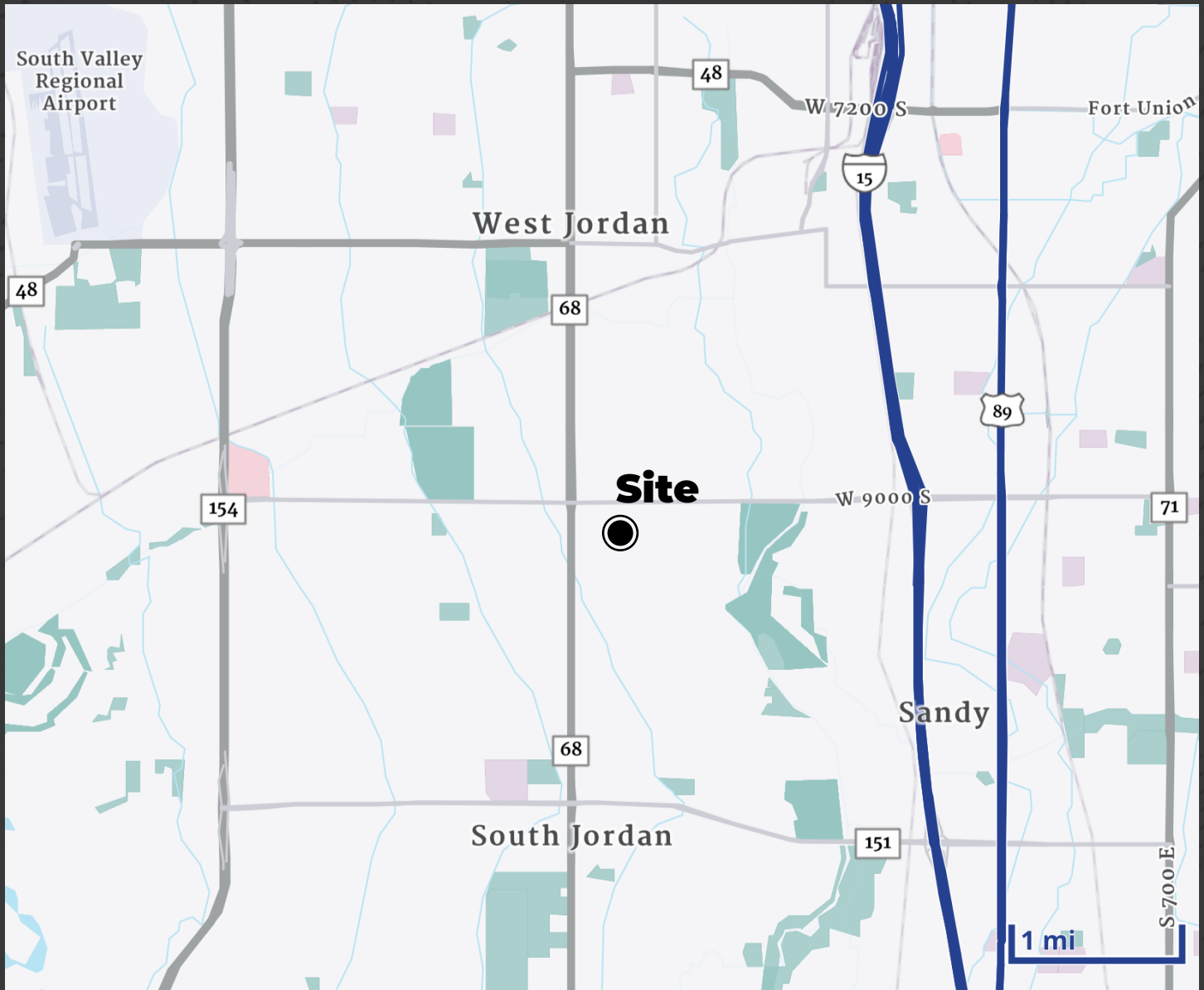


BUILDING HIGHLIGHTS

- 113,531 SF
First floor: 92,615 SF
Second floor: 20,916 SF
- Accessible location with proximity to major roads, highways, and public transportation
- Mixed-use concept
- Versatile space suitable for a combination of retail, industrial, and office use
- Contemporary architecture and interior design
- State-of-the-art facilities and amenities to meet various business and living needs
- Opportunity for coworking spaces or collaborative business models
- 411 parking spaces for employees and customers
- Nearby amenities, parks, and recreational facilities
- Basketball Half-Court
- Two Pickleball Courts
- Professional Photo and Video Studio
- Clear height for office space: 8.5'
- Clear height for warehouse: 15'
- 50,000 cars/day on 9000 South
- 31,000 cars/day on Redwood Road
- Four minutes to I-15
- Four minutes to Bangerter Highway



Location

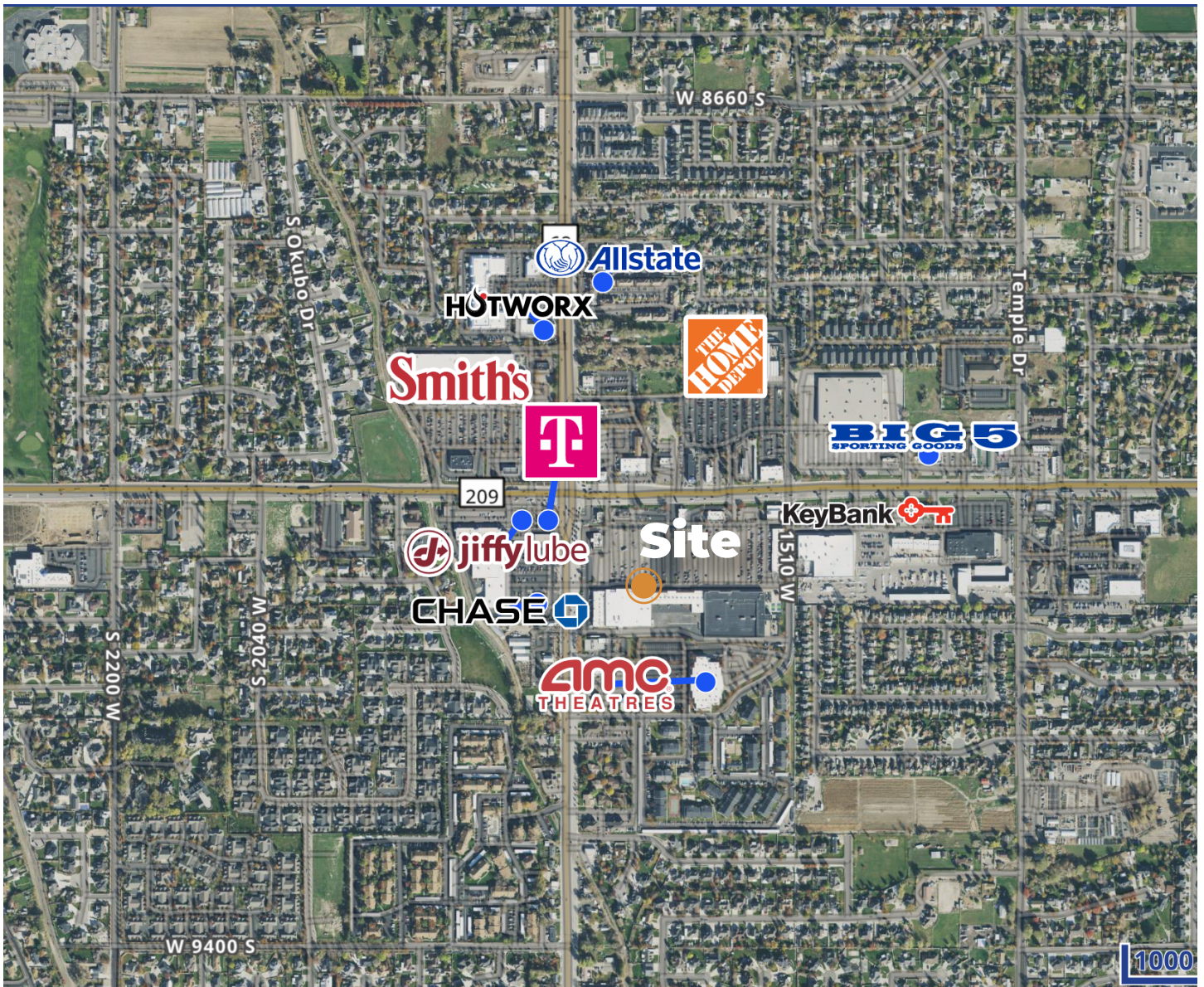


This location offers unparalleled access to major transportation routes and key industrial hubs. Situated just minutes from both I-15 and I-215, this property ensures seamless connectivity for businesses requiring efficient logistics and distribution channels.

Proximity to the Salt Lake City International Airport, approximately 15 miles away, further enhances its appeal for companies engaged in national and international commerce. The surrounding area boasts a robust industrial presence, providing synergistic opportunities for collaboration and growth within a thriving business ecosystem.

With its strategic location and excellent accessibility, the Walker Edison Building stands as a premier choice for businesses seeking a dynamic and well-connected operational base in the heart of Utah's industrial landscape.

Neighbors



This building is strategically positioned in a bustling area of West Jordan, Utah, offering a wealth of dining and shopping options within close proximity. Notably, the nearby Jordan Landing Shopping Center hosts a variety of restaurants, including popular spots like Famous Dave's and Sakana Sushi Bar, catering to diverse culinary preferences.

In addition to dining, the area boasts numerous shopping centers and retail outlets, providing convenient access to a wide range of services and products. The property's location is also advantageous for employees, as West Jordan is home to over 116,000 residents, ensuring a substantial local workforce.

This prime location not only enhances the quality of work-life balance but also supports business growth by situating your operations in a vibrant community with essential amenities and a robust local population





The Freeman, Healey, & Jensen Industrial Team

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The Freeman, Healey, & Jensen Industrial Team at Colliers is a powerhouse of expertise in Utah's industrial real estate market. With decades of combined experience, we bring a client-first approach, offering unparalleled market insights and a proven track record of delivering value. Our team specializes in leasing, sales, and investment strategies tailored to meet client goals. We bring dedicated service, market expertise, and innovative solutions to achieve your industrial real estate objectives.

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