



FOR LEASE

West Jordan industrial Office



INDUSTRIAL OFFICE SPACE

- ±2300 SF, 2-level office suite
- Class A construction (2020 build)
- Modified Gross lease structure
- 1.00-acre industrial site
- Ideal for contractor HQ / professional services



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Property Summary

Address:	9489 S 6400 W West Jordan, UT 84081
Offering Type	Lease (Offices only)
Available SF	approx 2300 SF
Lease Type	Modified Gross
Lease Rate:	\$16.50
Offices:	4 (large and divisible)
Restrooms:	4 (Includes exec. shower)
Conference Room:	1 (large glass enclosed)
Levels:	2
Parking:	6 shared surface parking
Year Built	2020
Zoning:	M-1

Property Overview

Modern Office Suite in West Jordan Industrial Corridor
9489 S 6400 W offers a rare opportunity to lease a professional-grade office suite within a modern industrial building environment. Built in 2020, the property delivers a clean exterior, efficient layout, and operational reliability suited for contractor headquarters, engineering firms, professional services, or regional office users.

- Building centrally positioned
- Shared parking front & side
- Adjacent industrial development
- Parcel #: 26-10-227-004

Location Overview

Located in West Jordan's west-side industrial corridor, the property benefits from strong arterial access via 6400 West and proximity to major north/south connectors serving the Salt Lake Valley.

- Access to Bangerter Highway (SR-154)
 - Connectivity to Mountain View Corridor (SR-85)
 - Proximity to I-215
 - Approximately 14–15 miles to Salt Lake City International Airport
- Strong west-side mobility and employee accessibility.



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BUILDING EXTERIOR

WEST JORDAN INDUSTRIAL OFFICE

9489 South 6400 West
West Jordan, UT 84081

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MAIN FLOOR

WEST JORDAN INDUSTRIAL OFFICE

9489 South 6400 West
West Jordan, UT 84081

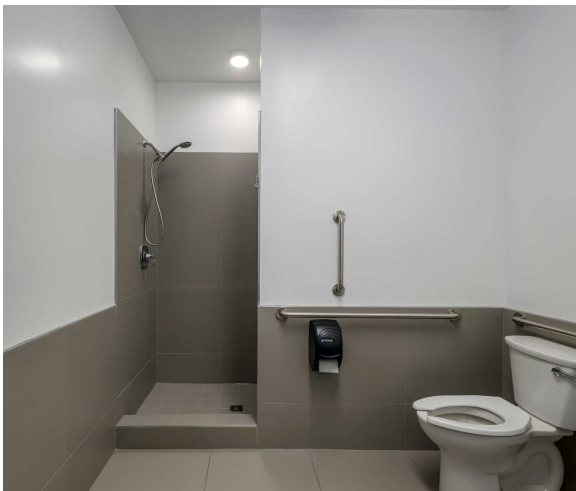


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West Jordan, UT 84081

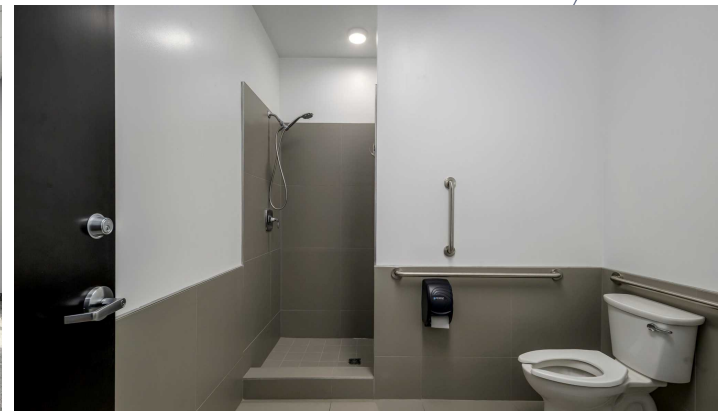


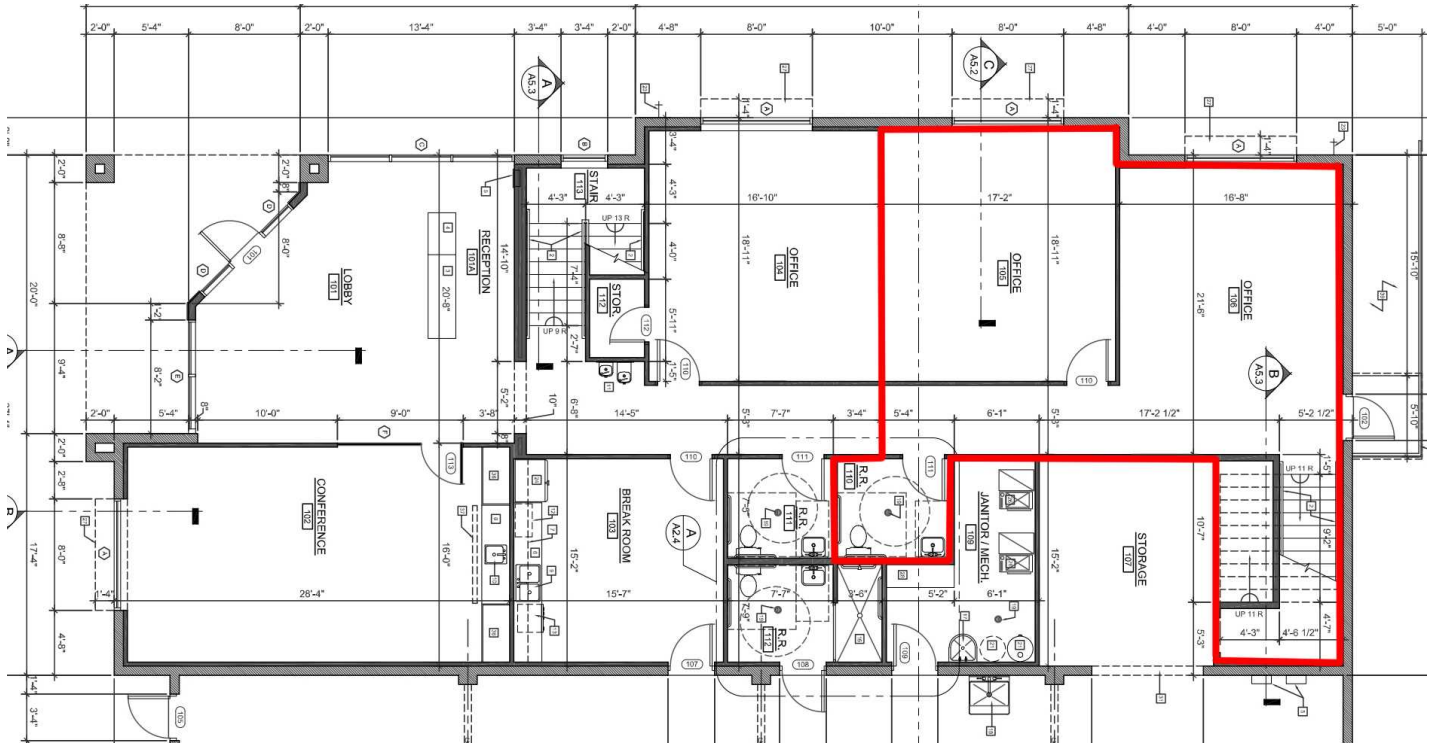
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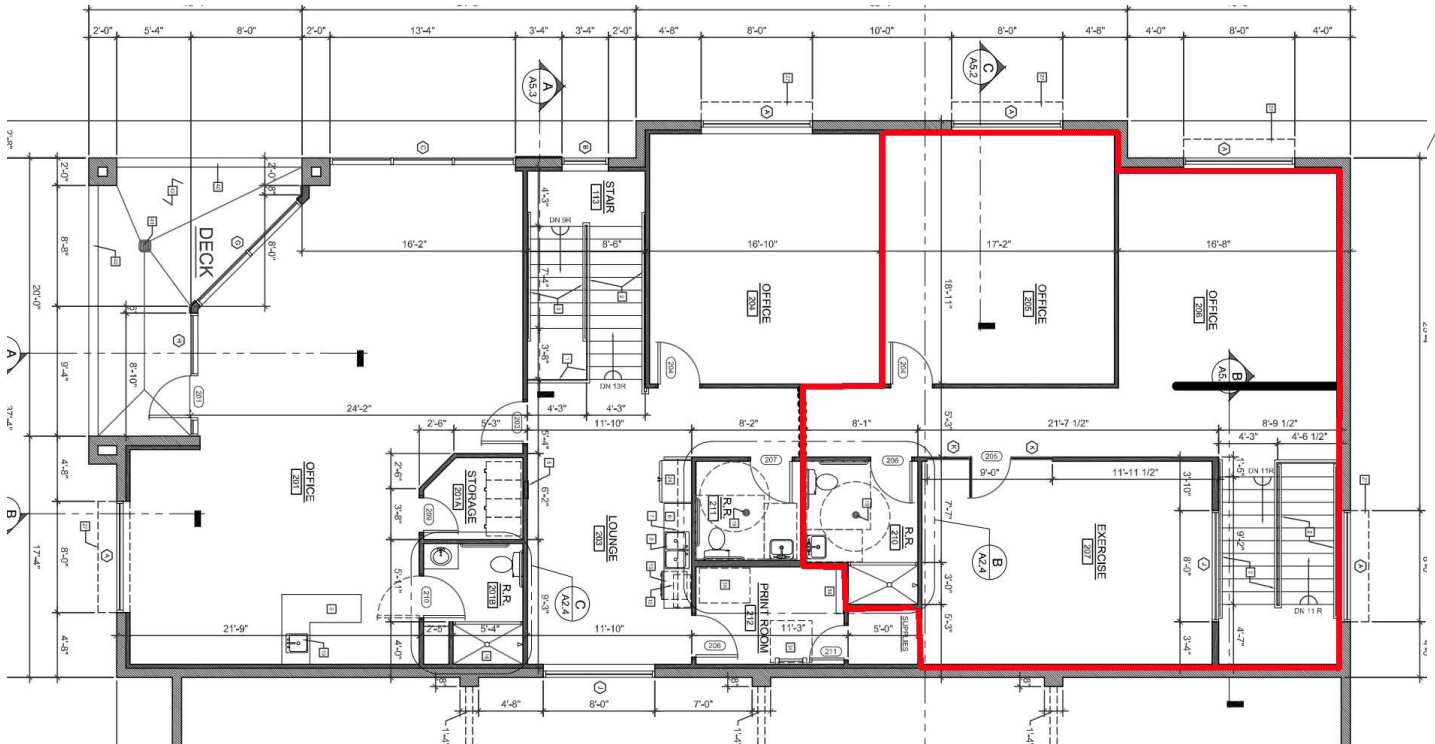
Suite Overview

- Two-level office configuration
- Reception / open workspace
- Multiple private offices
- Private restrooms
- Executive shower
- Natural light throughout
- Dedicated HVAC (central forced air)
- Large, glass enclosed conference room

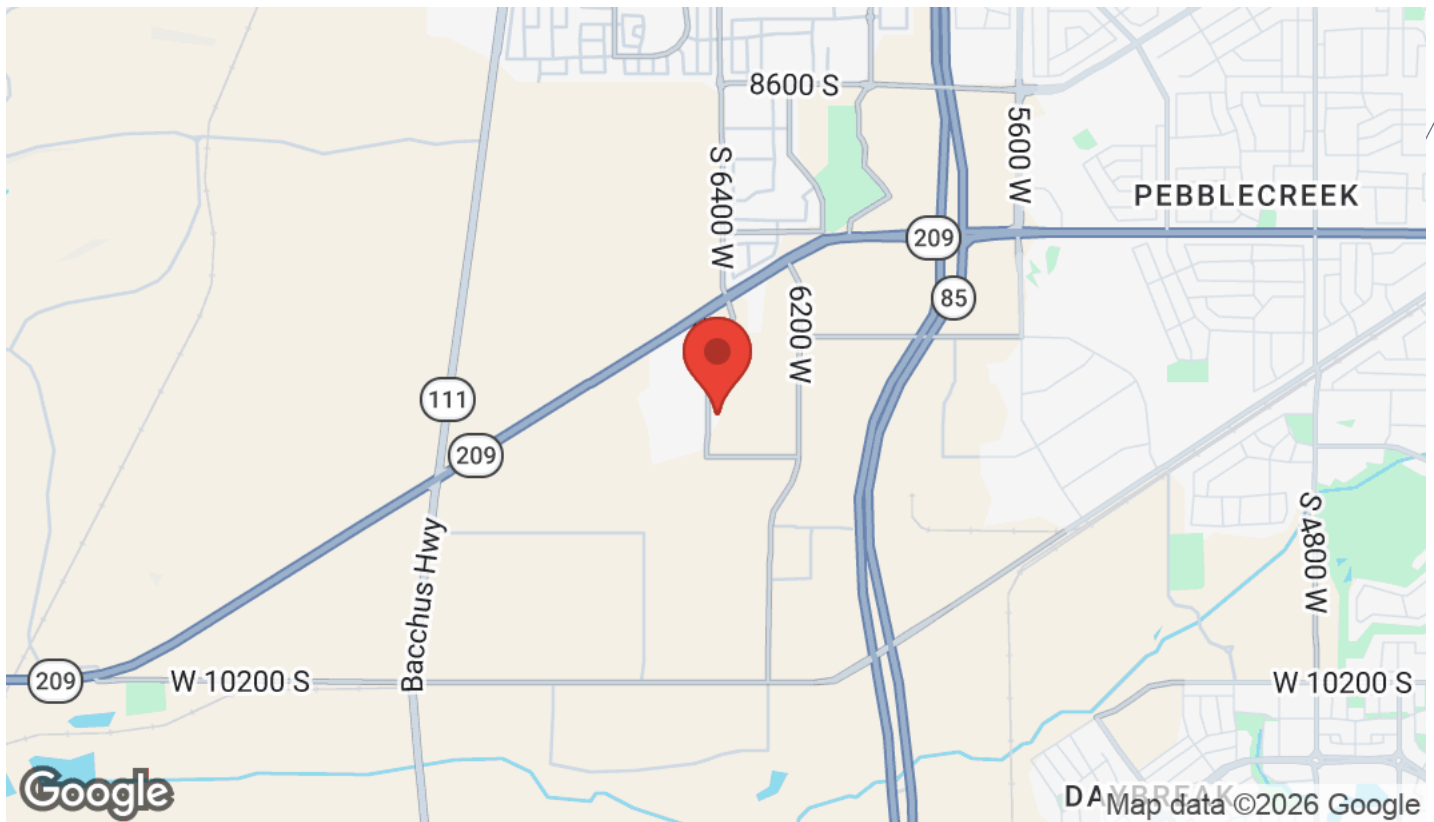
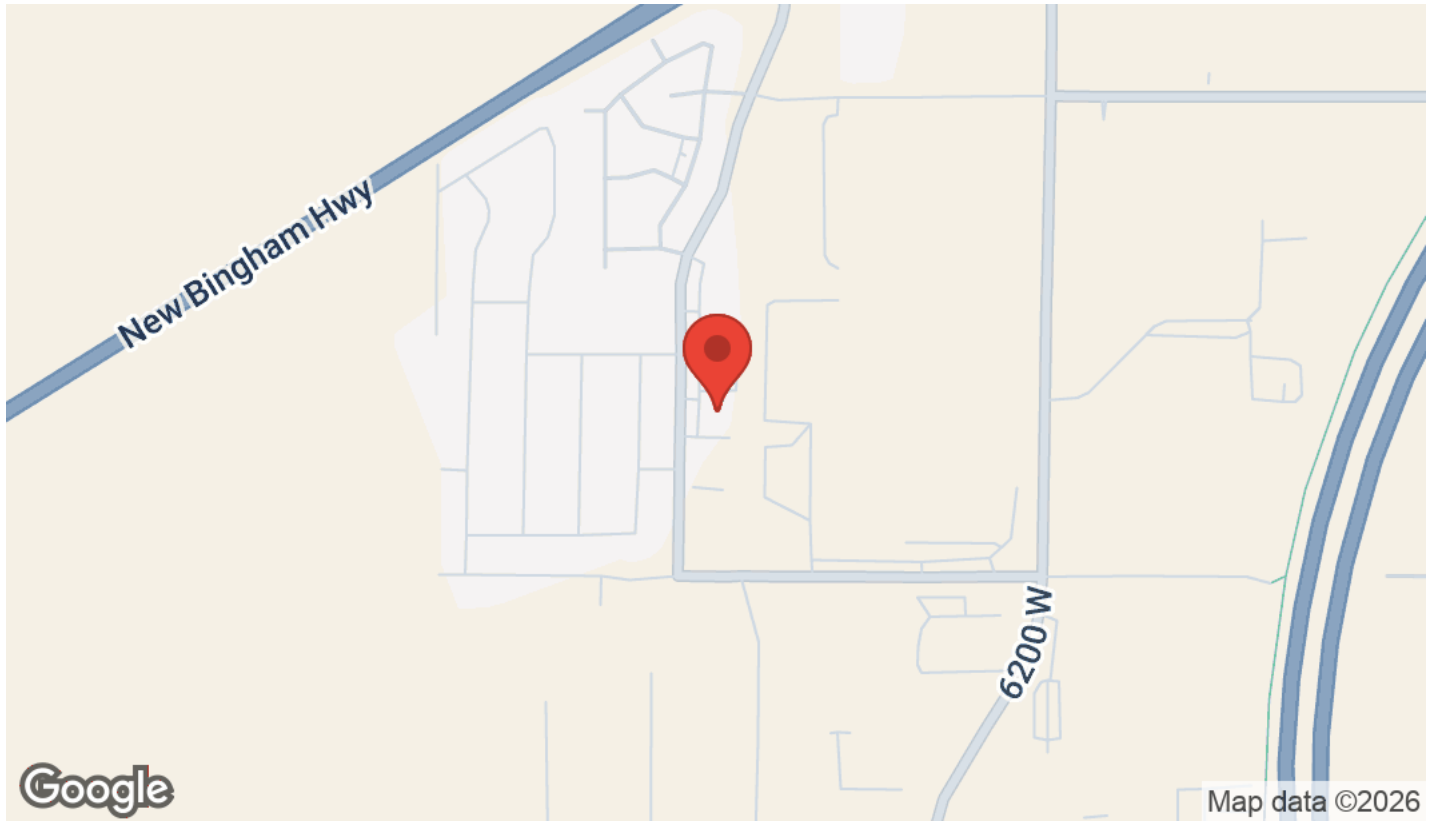




Main Floor



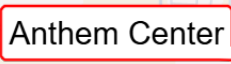
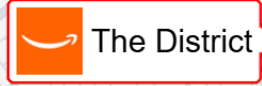
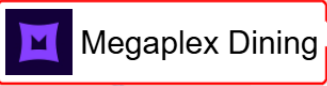
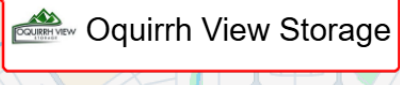
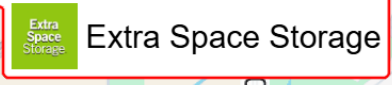
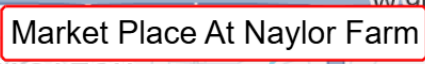
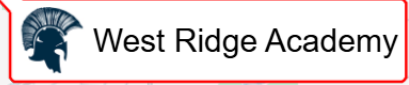
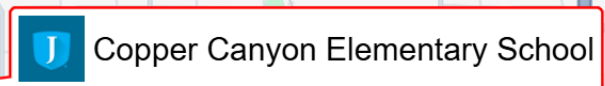
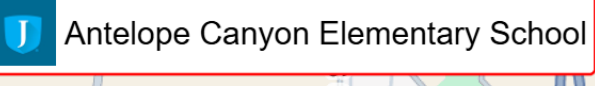
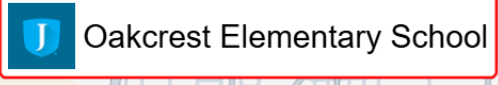
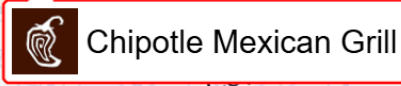
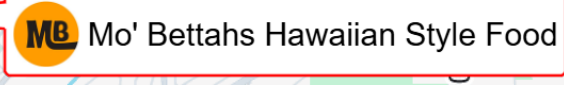
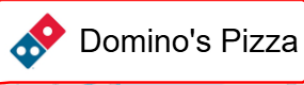
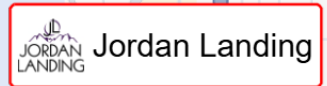
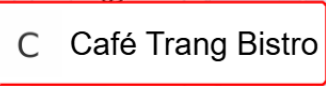
2nd Floor

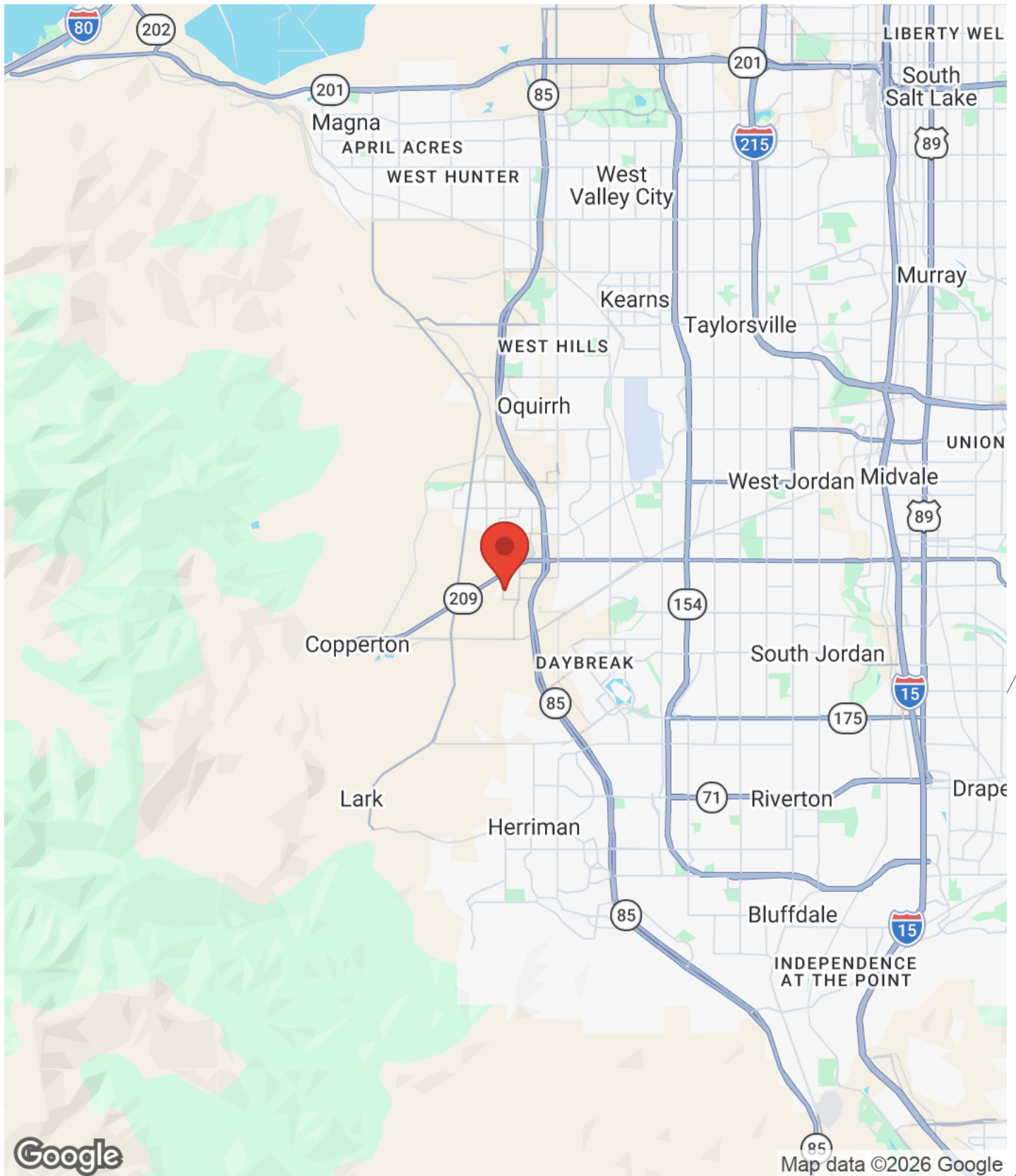


BUSINESS MAP

WEST JORDAN INDUSTRIAL OFFICE

9489 South 6400 West
West Jordan, UT 84081





Google

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AERIAL MAP

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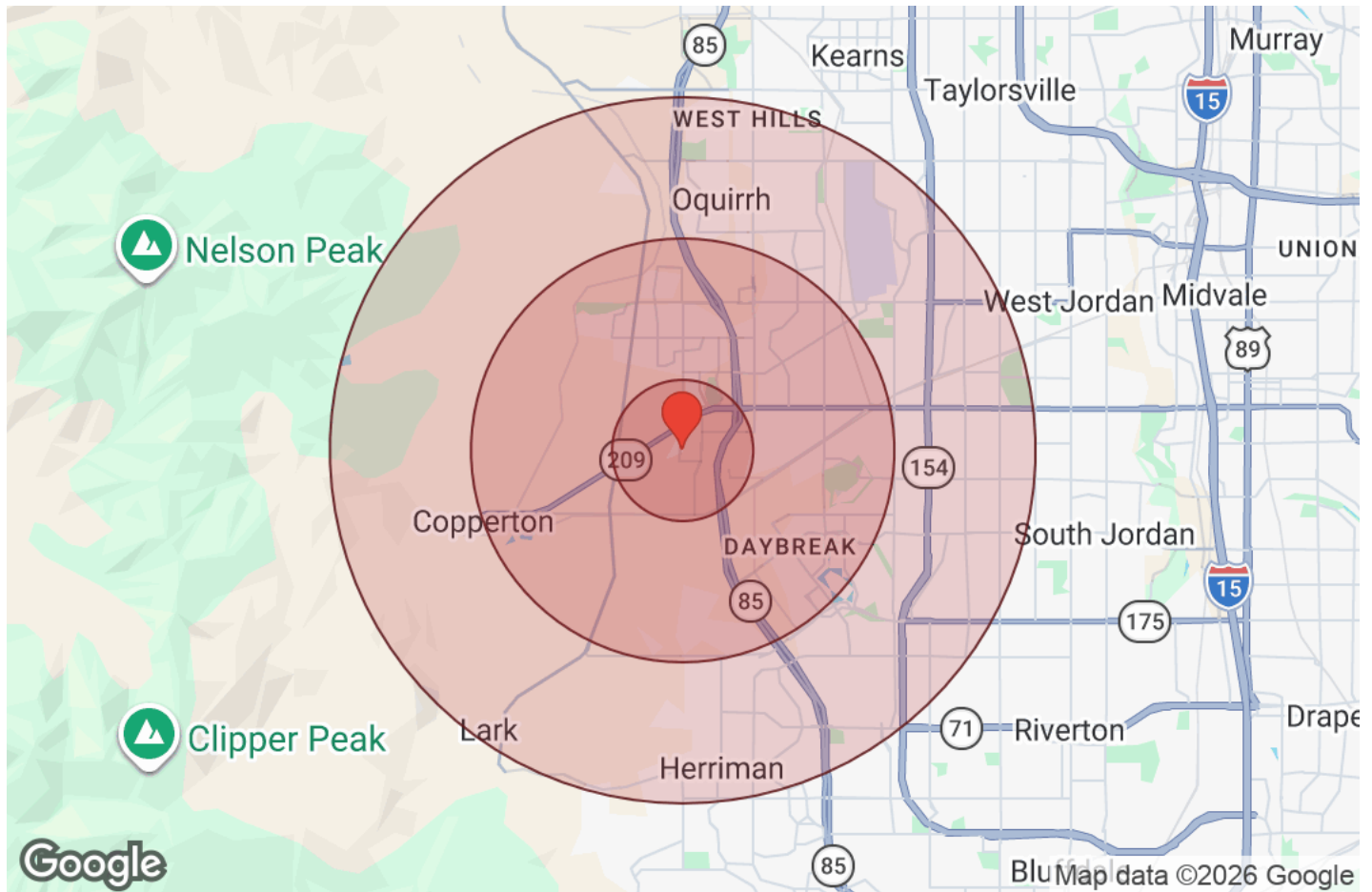
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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

	1 Mile	3 Miles	5 Miles
Population			
Male	1,071	33,476	98,824
Female	1,061	33,878	99,391
Total Population	2,132	67,353	198,215
Race / Ethnicity			
White	1,355	46,501	133,775
Black	55	1,111	3,191
Am In/AK Nat	7	175	614
Hawaiian	52	815	2,379
Hispanic	525	13,120	41,942
Asian	73	3,314	9,514
Multiracial	64	2,196	6,402
Other	2	128	377
Housing			
Total Units	662	22,327	64,458
Occupied	615	20,772	59,914
Owner Occupied	313	17,415	47,897
Renter Occupied	302	3,357	12,017
Vacant	47	1,555	4,544

	1 Mile	3 Miles	5 Miles
Age			
Ages 0 - 14	548	14,732	43,703
Ages 15 - 24	383	10,202	30,314
Ages 25 - 54	986	30,937	89,750
Ages 55 - 64	124	5,602	16,805
Ages 65+	93	5,880	17,642
Income			
Median	\$97,871	\$128,555	\$120,808
Under \$15k	19	381	1,591
\$15k - \$25k	50	308	1,034
\$25k - \$35k	59	423	1,490
\$35k - \$50k	80	1,253	3,304
\$50k - \$75k	55	1,795	6,083
\$75k - \$100k	48	3,056	9,728
\$100k - \$150k	123	5,053	15,288
\$150k - \$200k	123	4,116	10,631
Over \$200k	57	4,387	10,765



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