



Sale Price  
**\$4,700,000**

Industrial Warehouse  
**22,421 SF**

**CONTACT US**

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**FOR SALE**

**4172 W. 8370 S.**  
West Jordan, Utah 84088

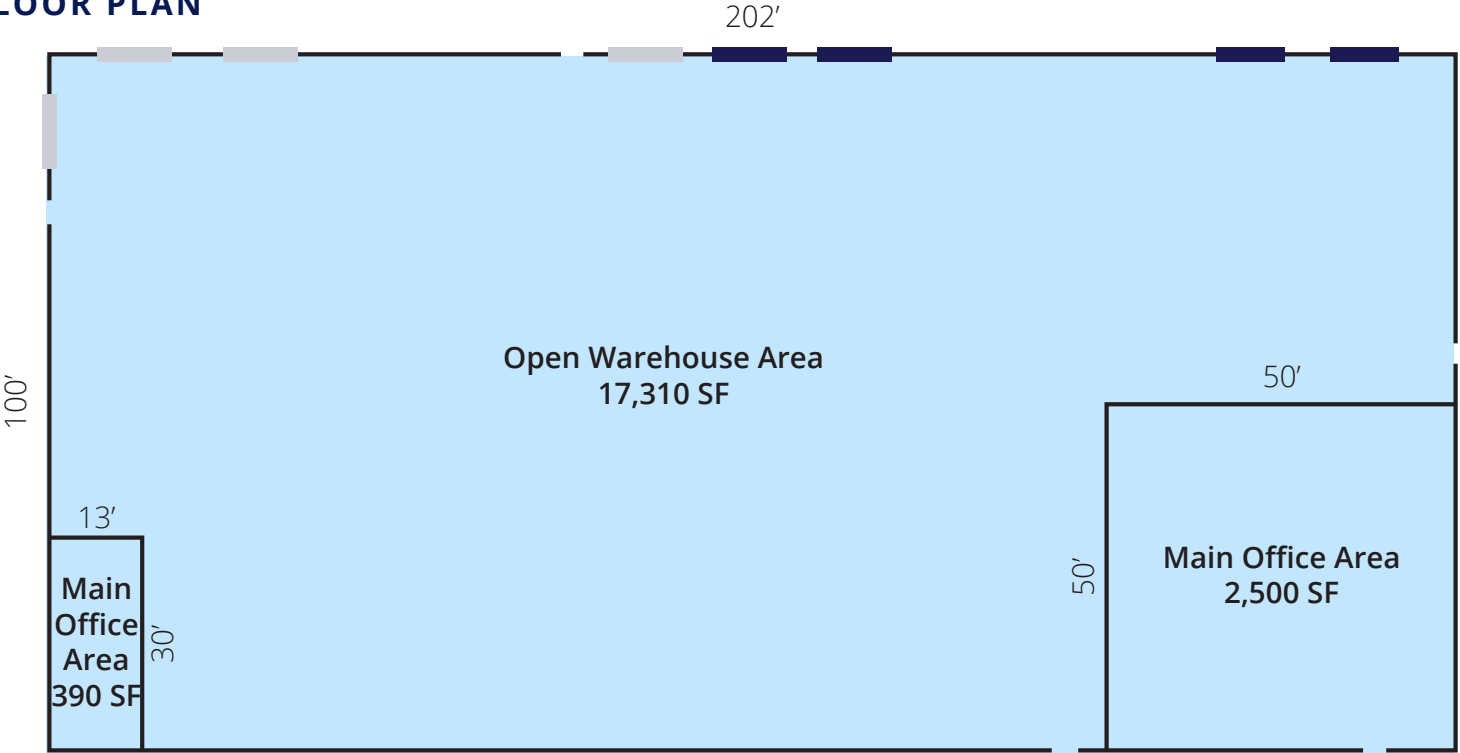
**PROPERTY HIGHLIGHTS**

- Total Building Size: 22,421 SF  
Office: 2,890 SF  
Mezzanine: 2,221 SF  
Warehouse: 17,310 SF
- Zoning: M1
- Site Size: 1.8 Acres
- Clear Height: 22'
- Doors:  
(4) Grade-Level Doors (GL)  
(4) Dock-High Doors (DH)
- Power: 400 Amps, 208Y/120V, 3-Phase
- Fenced yard in rear



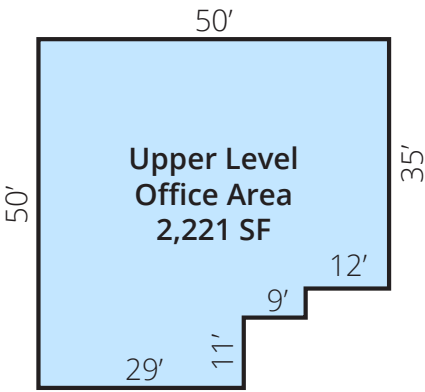
4172 W. 8370 S.  
West Jordan, Utah

FLOOR PLAN



SITE AERIAL

DH Doors GL Doors



BUILDING DETAILS

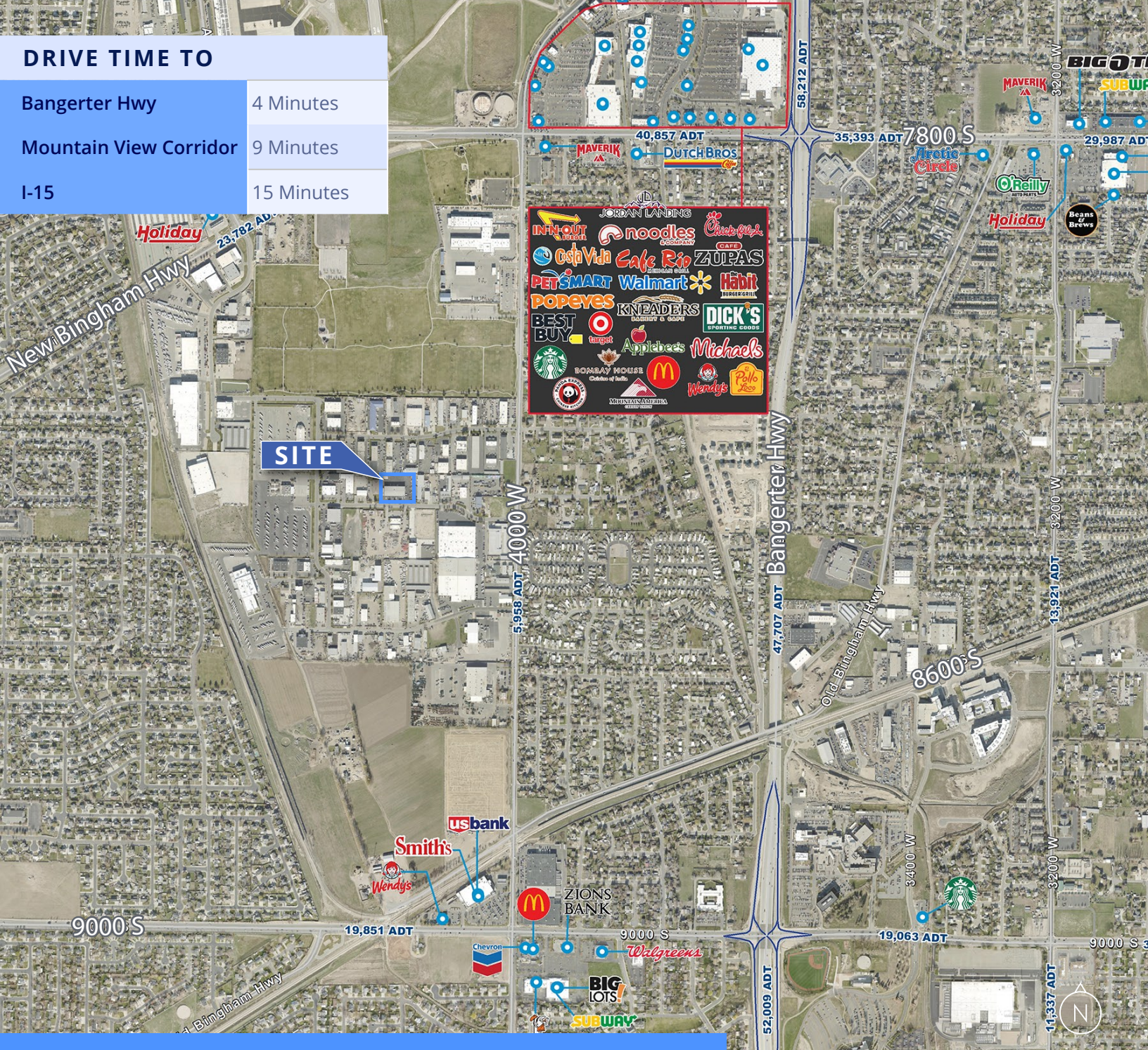
Year Built	1996
Construction	Metal
Warehouse Heating/Cooling	(4) gas heaters & swamp coolers
Office HVAC	Yes
Zoning	M1
Column Spacing	Columns split the building in half with posts approximately every 40' x50'
Site Size	1.8 Acres
Clear Height	22'
Doors	(4) Grade-Level Doors (GL) (4) Dock-High Doors (DH)
Power	400 Amps 208Y/120V 3-Phase
Yard	Fenced yard in rear





## DRIVE TIME TO

Bangerter Hwy	4 Minutes
Mountain View Corridor	9 Minutes
I-15	15 Minutes



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