

For Sale

Price Reduced



*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.


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
- \$4,000,000

Price Reduced



*See Permitted
Land Use Matrix

Ground Level

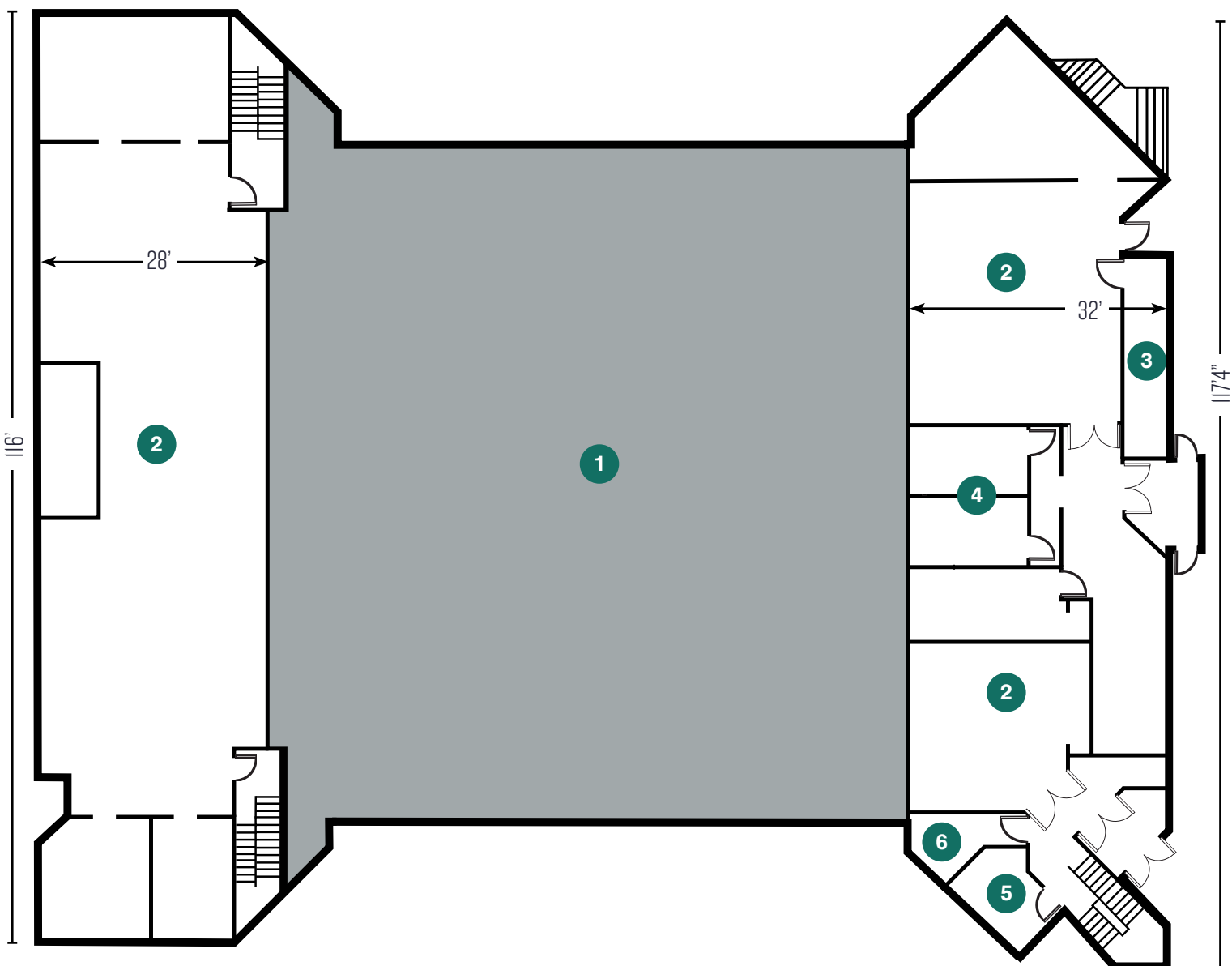
- 1 Warehouse
- 2 Office Space
- 3 Reception
- 4 Conference Room
- 5 Workroom
- 6 Restrooms
- 7 Lobby
- 8 Dormitory
- 9 Kitchen
- 10 Dayroom
- 11 Storage
- 12 Generator



* Tours require a 2-day notice

Basement

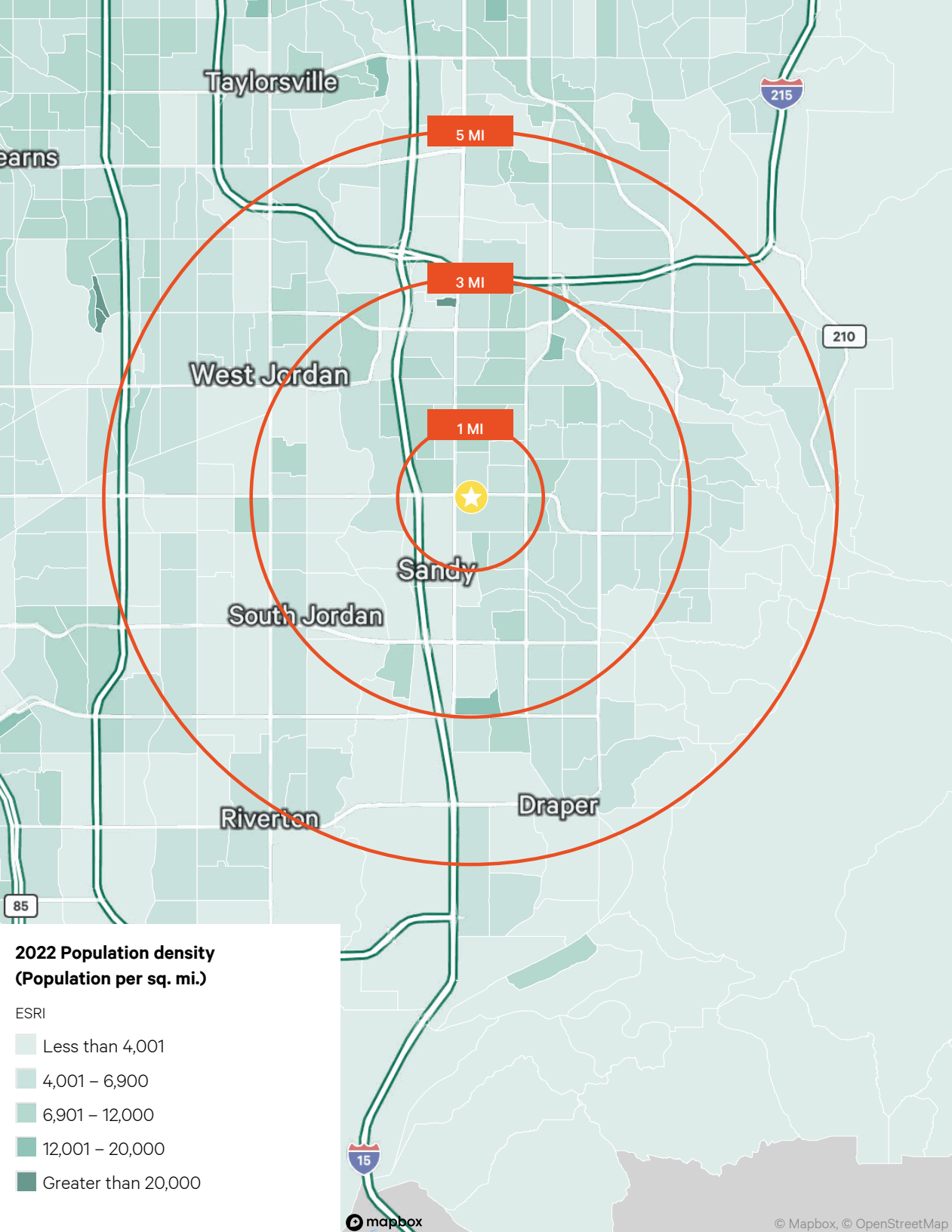
- 1 Unexcavated
- 2 Open Space
- 3 Furnace
- 4 Restroom
- 5 Lunch Room
- 6 Mechanical





- | | | | | | | | |
|---|--------------------------------|---|--|---|---------------------------------------|---|--------------------------------------|
| 1 | TRAX
Historic Sandy Station | 3 | Megaplex Theaters
at Jordan Commons | 5 | Mountain America
Exposition Center | 7 | Sandy City Center
Sandy City Hall |
| 2 | Real Salt Lake
Stadium | 4 | Mount Jordan
Middle School | 6 | Jordan High School | 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.



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