

# MOUNTAIN VIEW FLEX



Investment Realty  
ADVISORS

5653 S 6055 W, West Valley City, UT 84118

Single Level Industrial Flex Units  
Available Q3 2025

**ELLIOT ABEL**

Associate Broker  
435.485.7070  
elliott@iraut.com

**JOSEPH MILLS**

Investment Sales  
801.971.2542  
joseph@iraut.com

*Up to 15,180 SF of Flex Space*

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Welcome to Mountain View Flex, a to-be-built industrial flex property located in the desirable West Valley City manufacturing neighborhood. Located at 5653 S 6055 W West Valley City, UT 84118.

Construction has begun on this 45,540 sq ft development. This location offers the opportunity to have 1,518 square foot flex spaces with the ability to lease up to 15,180 square feet.

Tenant improvements are negotiable. Units will have a heater, a private office, and private bathroom with a 14% Office/Warehouse ratio. The property has 47 parking spaces with 4 ADA compliant stalls. Every 1,518 SF Unit will come equipped with 200 amps and 3 phase power. Don't miss this opportunity to secure such a prime location for your business.

## AVAILABLE UNITS

Each building is demisable into 1,518 SF units. Each available 1,518 SF unit has an 18-foot height on the front side of the building and tapers down to 14-foot 5-inch clear heights in the back. Each unit is 48 feet deep. Can combine units for a maximum of 15,180 SF of contiguous space.

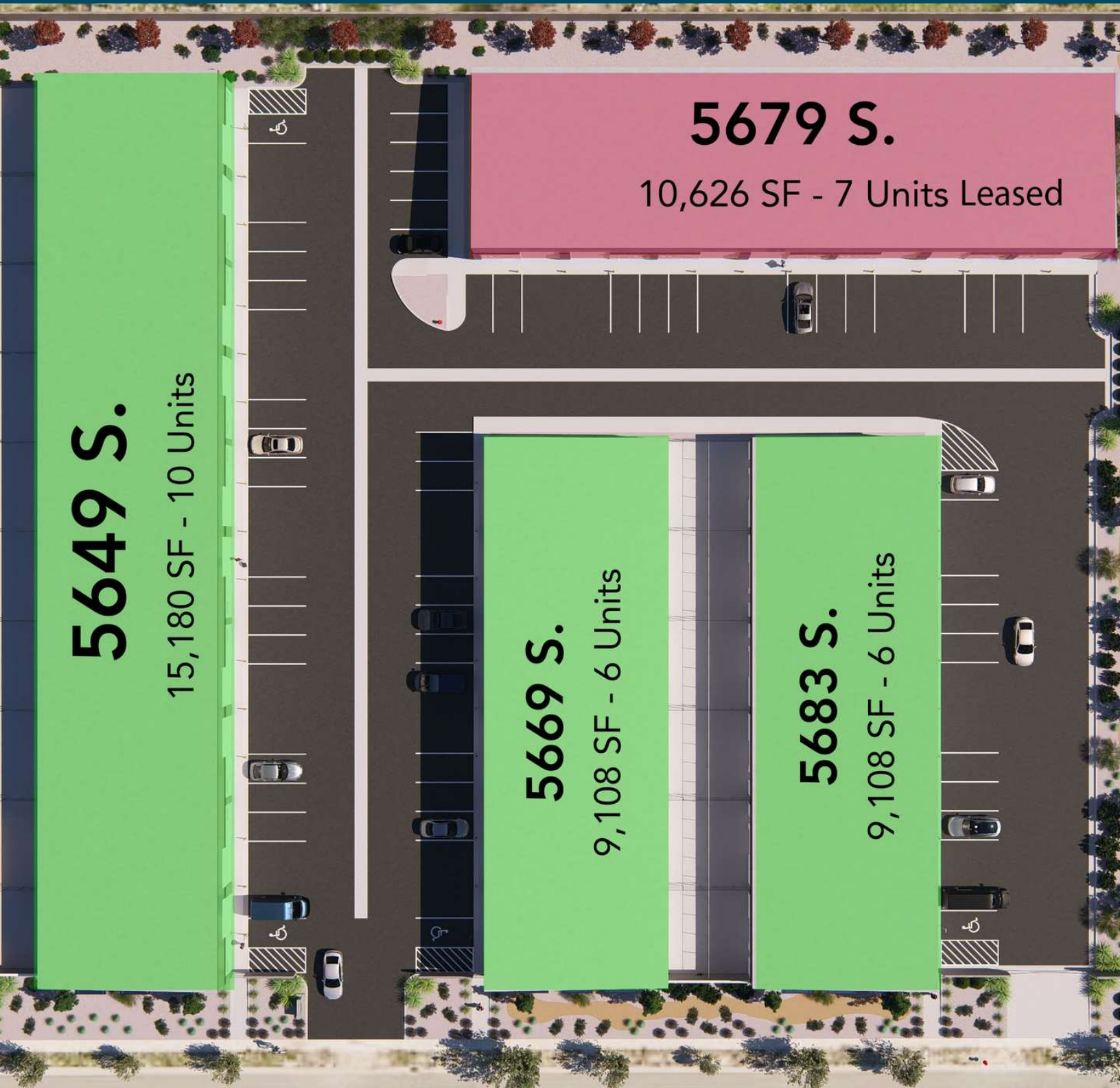
## OFFERING SUMMARY

Lease Rate:	\$16.50 - 17.50/SF/YR
Lease Type:	NNN
Number of Units:	29
Available SF:	1,518 - 15,180 SF
Development Size:	45,540 SF
Parking Ratio:	1/1,000
Total Parking Stalls:	47
ADA Parking Stalls:	5
ADA Compliant:	Yes
AADT:	7,800
Lease Term:	2-5+ years
Available Date:	Q3 2025



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SITE & AVAILABILITY  
UNITS DEMISABLE TO 1,518 SF



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## CONSTRUCTION UPDATES



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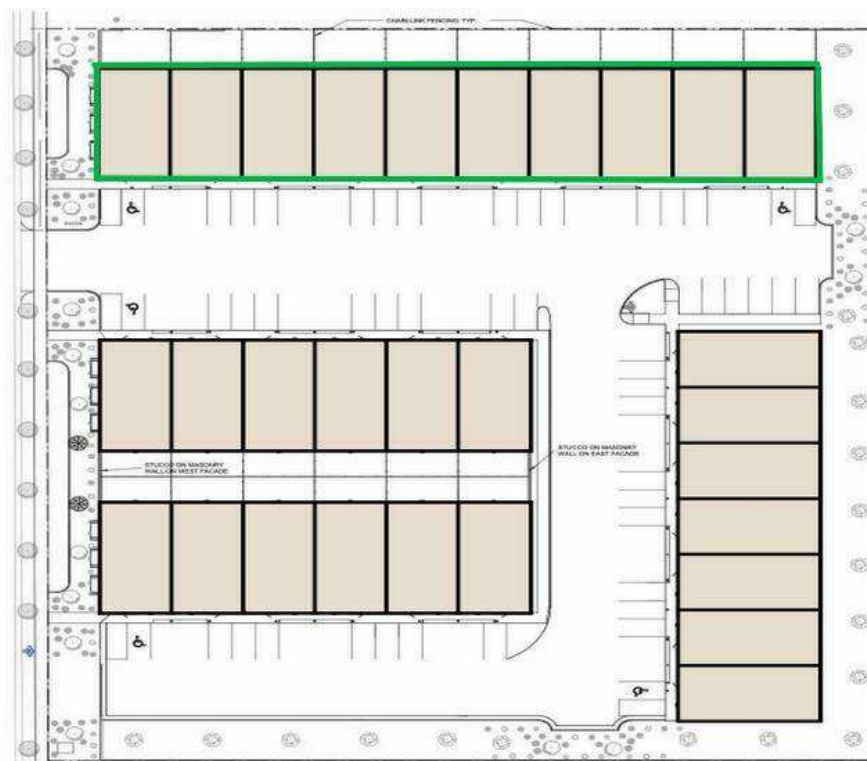
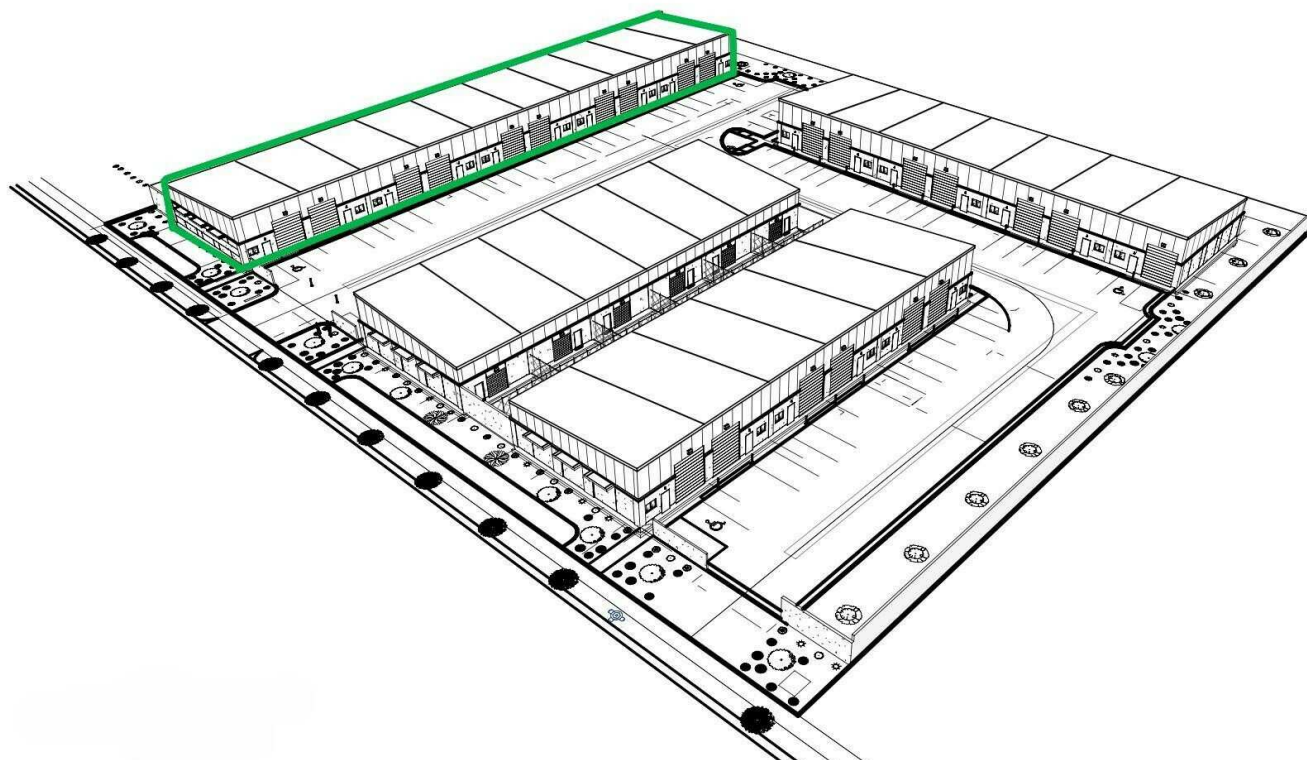
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5653 S 6055 W, WEST VALLEY CITY, UT 84118

BUILDING 5649

15,180 SF - DEMISABLE TO 1,518 SF



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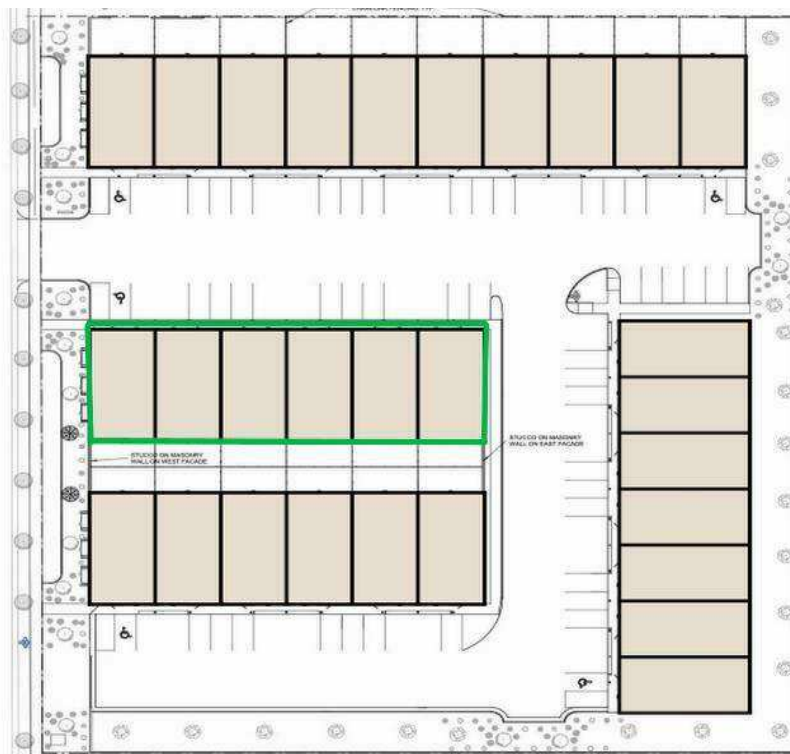
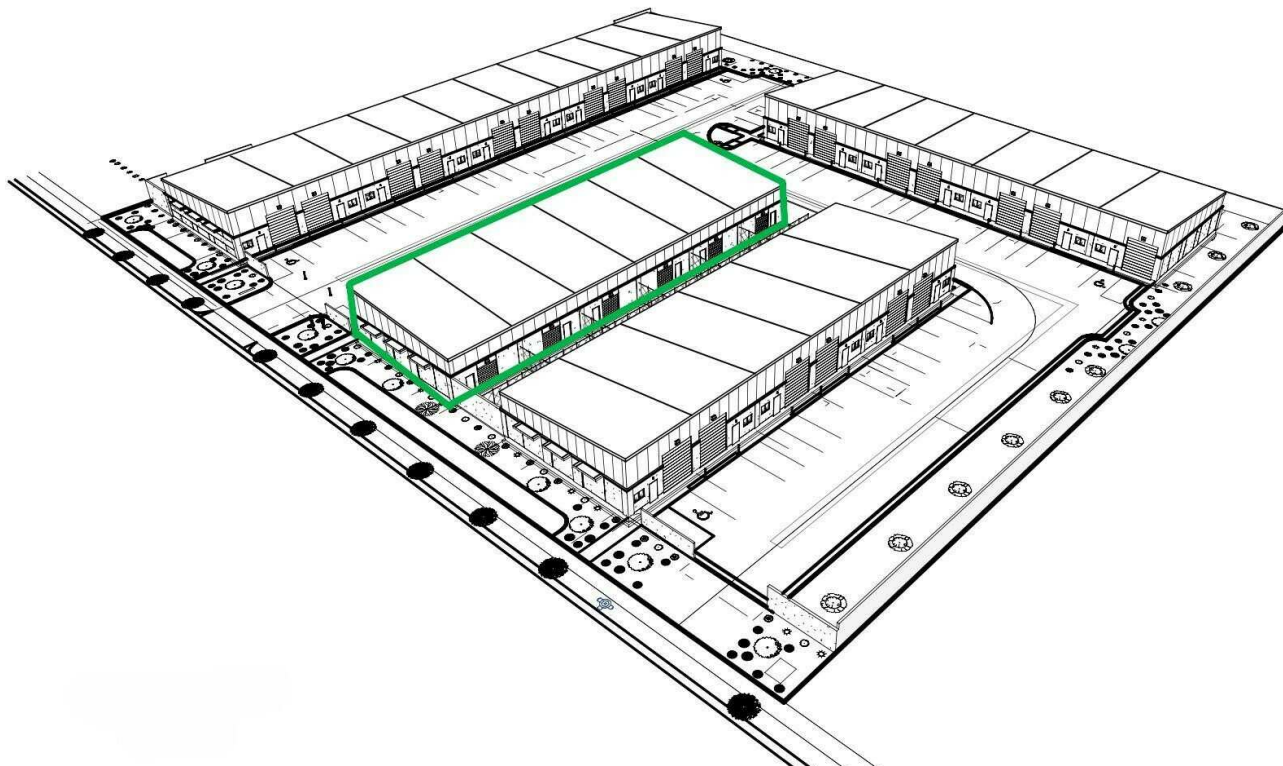
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BUILDING 5669

9,108 SF - DEMISABLE TO 1,518 SF



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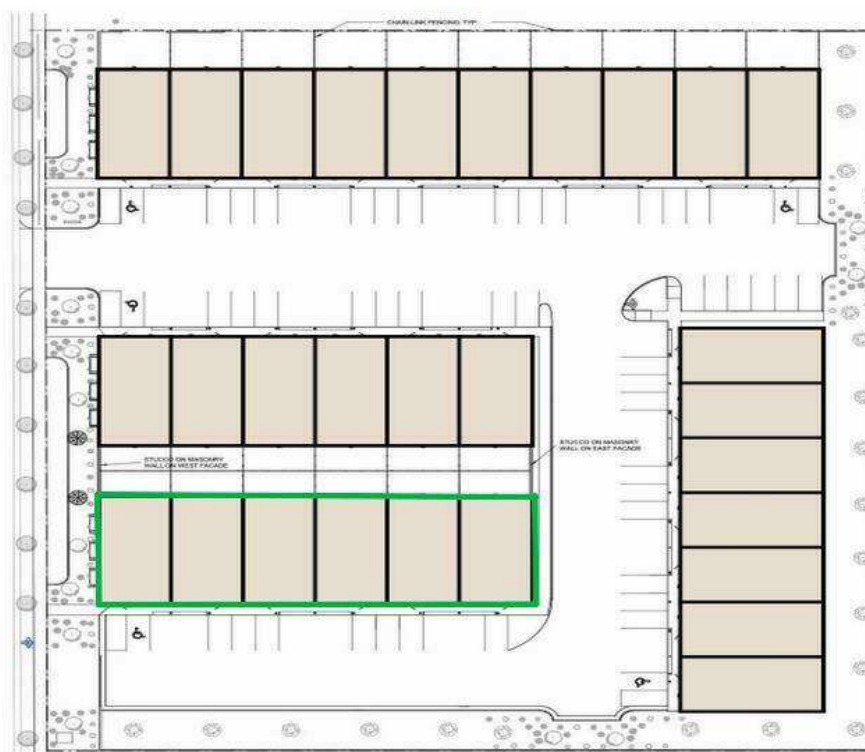
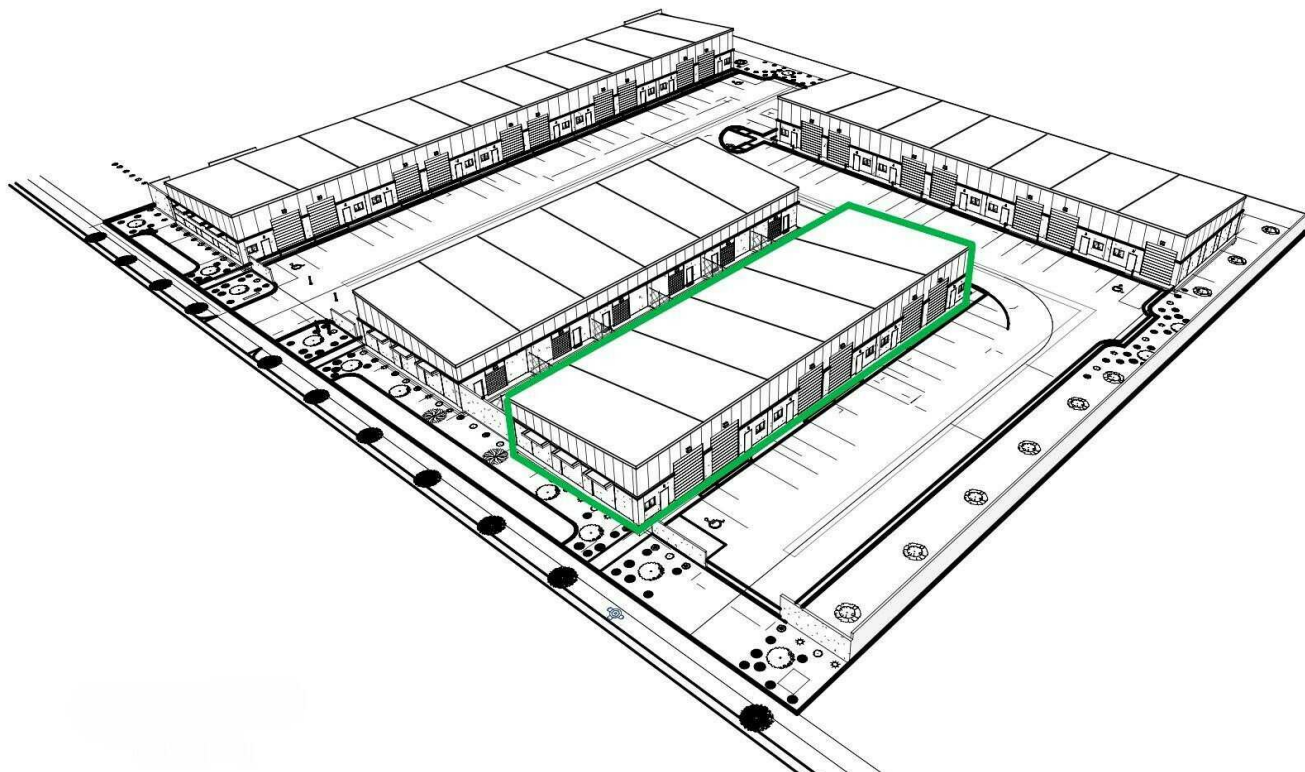
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BUILDING 5683

9,108 SF - DEMISABLE TO 1,518 SF



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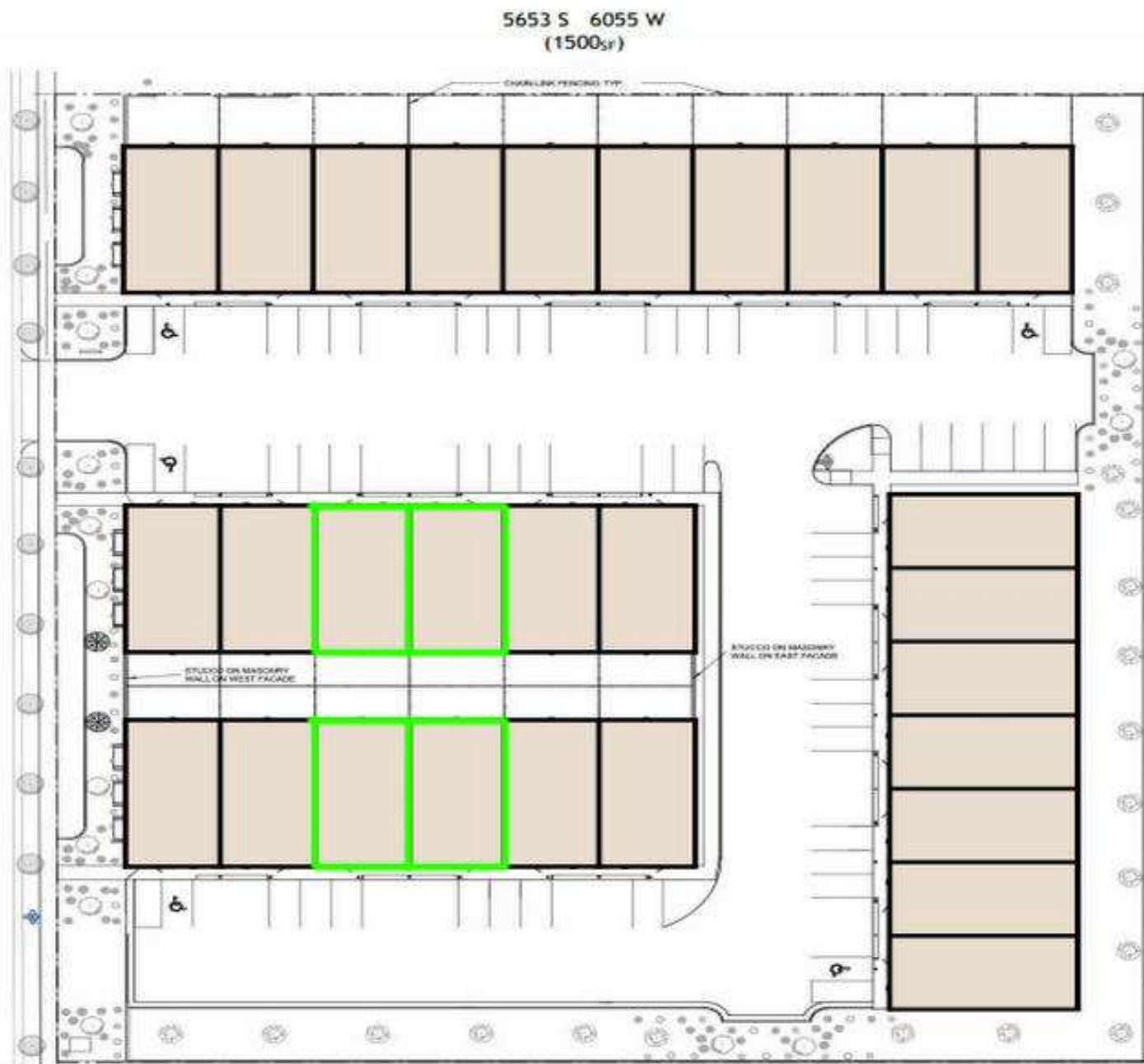
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INTERIOR UNITS AS LOW AS 16.50/SF  
DEMISABLE TO 1,518 SF



A1 SITE PLAN  
10/1/2018

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LOCATION MAP



Google

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