



**SUBLEASE AVAILABLE**  
METRO P SUBLEASE  
\$0.57 PSF/MONTHLY/NNN

1288 West 2240 South,  
Unit C  
West Valley City, UT 84119

UT-201

1300 W

2240 S

**NAI**Excel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

77089

# Property Summary

BUILDING SIZE	± 13,300 SF
AVAILABLE	± 8,120 SF
OFFICE	± 4,665 SF
WAREHOUSE	± 3,455 SF
LOADING	Four (4) 10' x 10' ground-level doors
CLEAR HEIGHT	12.5'
HEATING	Gas Forced Air in Warehouse
LEASE TYPE	NNN
ZONING	B/RP (Business/Research Park)
MASTER LEASE LED	6/30/2027

- Located in the thriving Metro Business Park II
- Located next to TRAX stop
- Minutes to the Salt Lake International Airport
- Immediate access to the I-80 and I-15 interchange



OR TEXT 22699 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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# Floor Plan

SUITE C: ± 8,120 SF

- OFFICE
- WAREHOUSE
- 10'X10' GL DOORS



[CLICK HERE](#)  
FOR A 3D TOUR





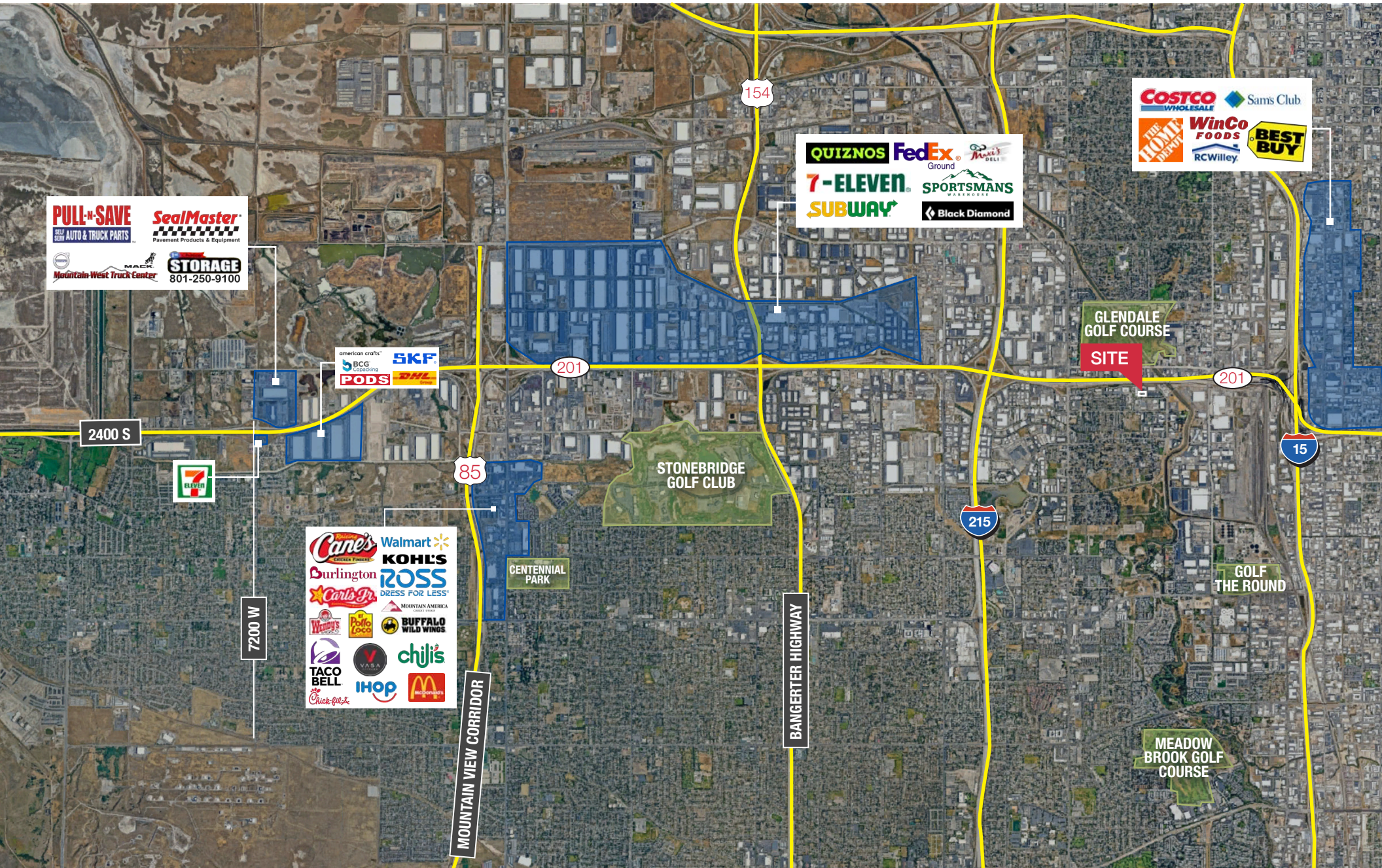






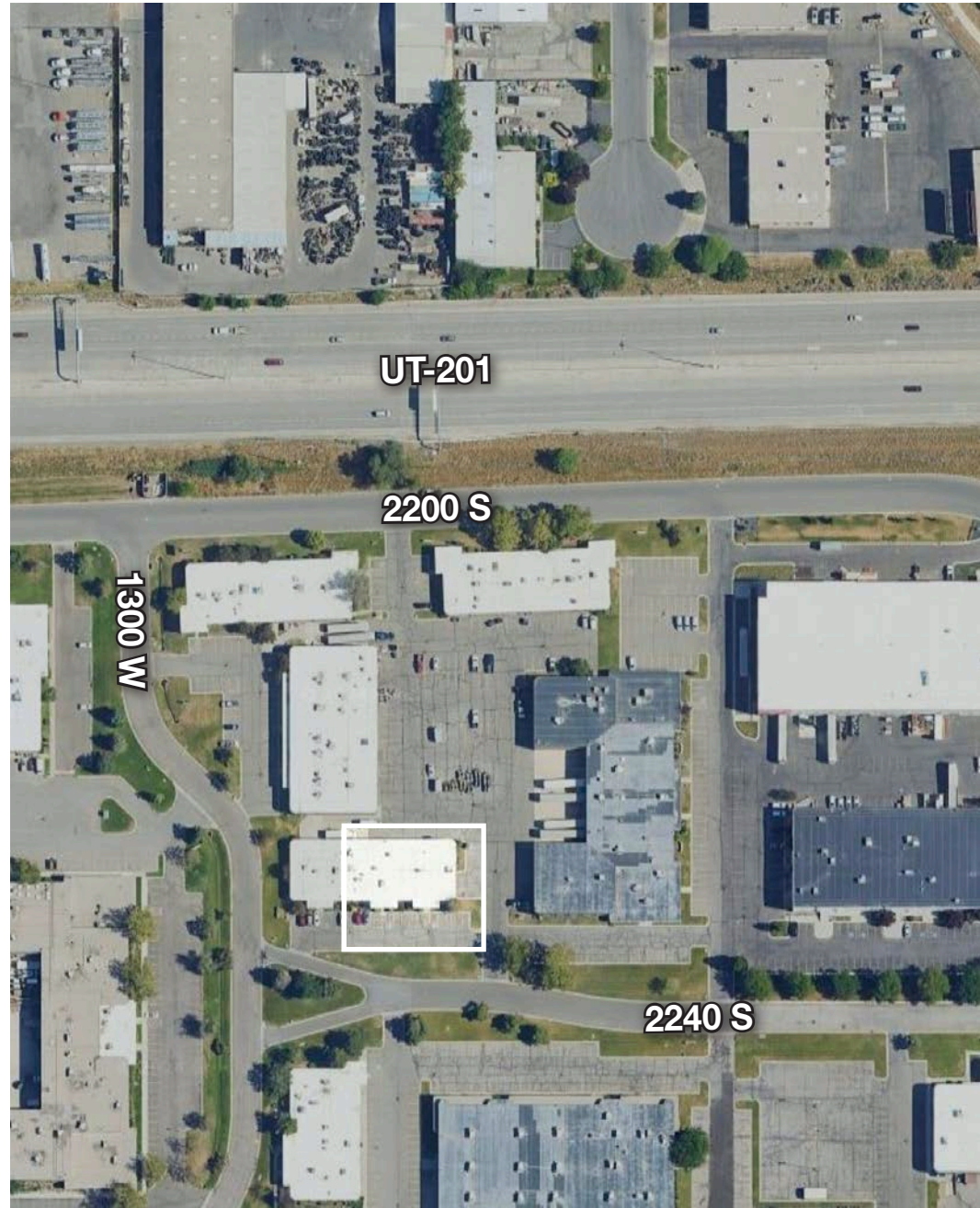
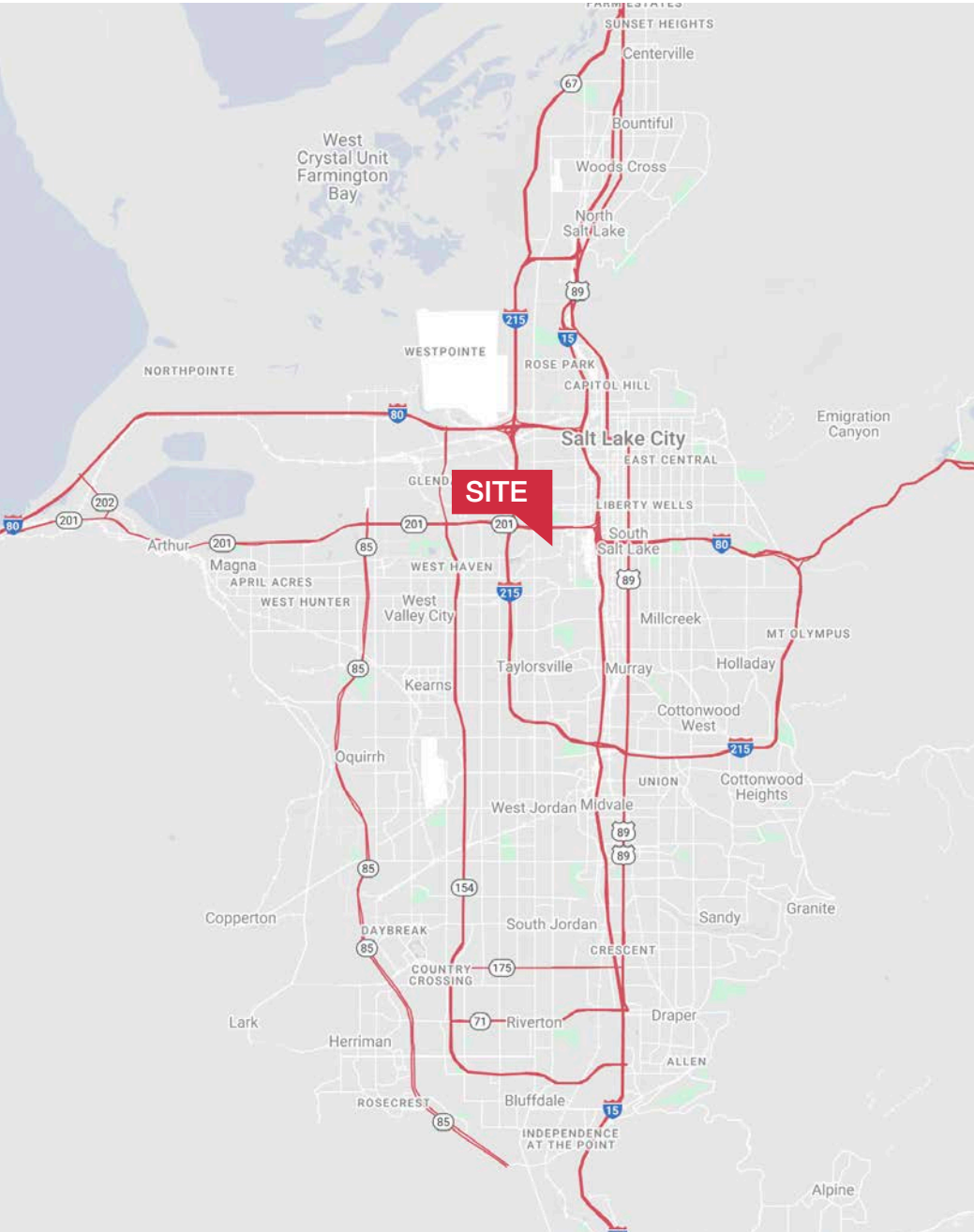
# Area Map

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport





# Area Map

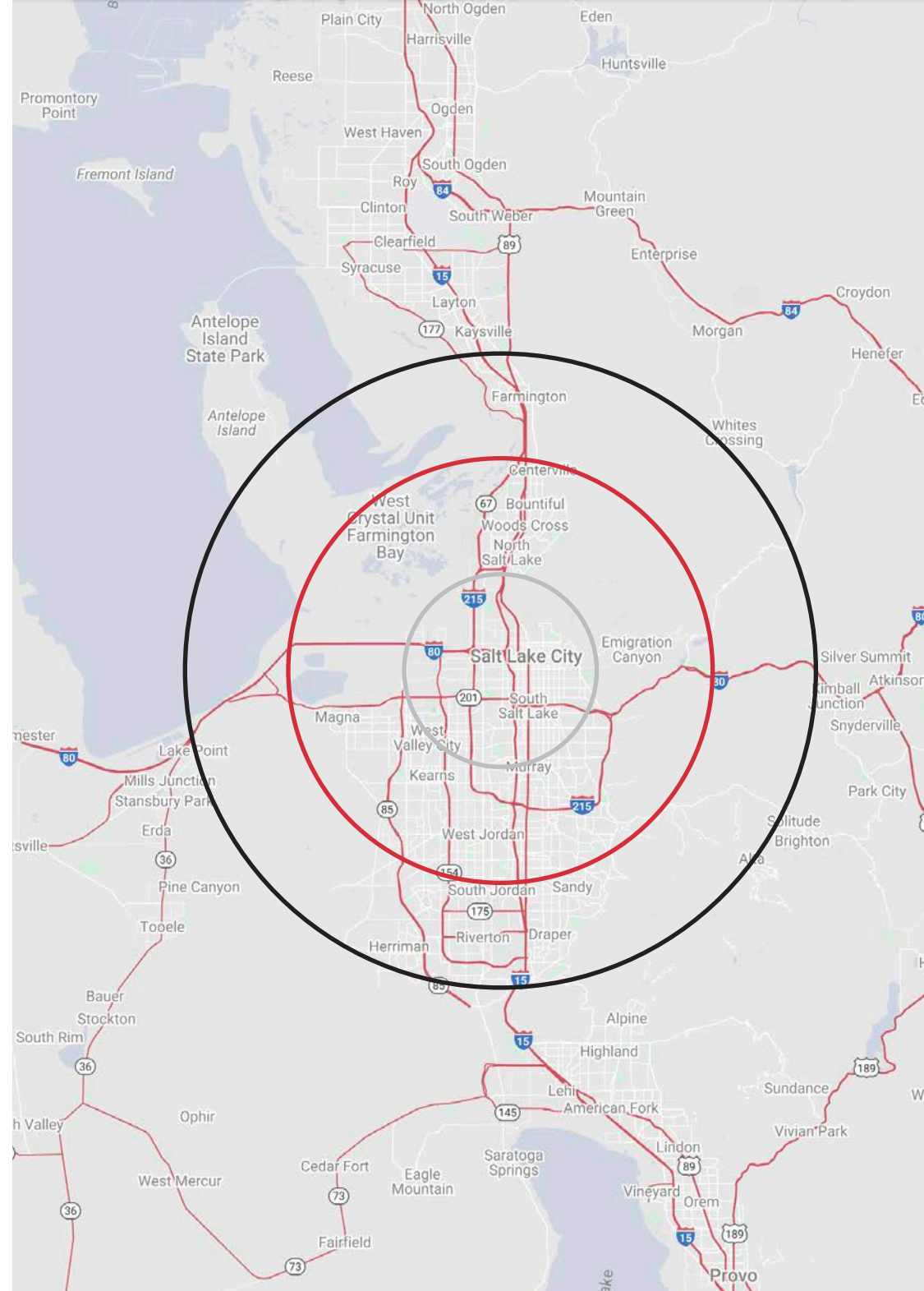


# Demographics

<b>POPULATION</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
2024 Population	6,476	109,670	361,881
<b>HOUSEHOLDS</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
2024 Households	1,875	41,478	146,606
<b>INCOME</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
2024 Average HH Income	\$75,474	\$86,588	\$103,469

## Traffic Counts

<b>STREET</b>	<b>AADT</b>
State Route 201	94,191





## Distance from Lehi, UT

Salt Lake City, Utah	11 miles
Las Vegas, Nevada	419 miles
Los Angeles, California	687 miles
Denver, Colorado	518 miles
Phoenix, Arizona	662 miles

## Market Research

Our offices publish commercial and residential market research across Utah, Nevada, and Texas. NAI Excel is known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for major market in Utah, Southern Nevada, Southern California and Central Texas, through our affiliate.

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**VIEW MARKET STATISTICS  
FOR OFFICE, RETAIL,  
INDUSTRIAL & MULTIFAMILY**

<https://excelcres.com/market-research>

**NAI Excel**

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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