

FOR SALE OR LEASE

**AXIA**  
BUSINESS PARK

**15897**  
SOUTH AXIA DRIVE  
HERRIMAN, UTAH 84065



**CLASS A WAREHOUSE**

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**PARKWEST**  
REAL ESTATE

**CBRE**



**232,239 SQ. FT.**  
Rear Load Warehouse

**LOT SIZE:**  
18.082 ACRES

**DIVISIBILITY STARTING AT:**  
+/-43,724 Sq. Ft. Minimum

**15897**

SOUTH AXIA DRIVE

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# PROPERTY FEATURES

## **LOADING**

- 30 (9' x 10') dock high doors
  - 4 of which have 14' x 16' knockout panels
  - 10 additional 9' x 10' dock high knockout panels
- 1 (12' x 14') drive in door
- 3 (14' x 16') drive in doors
- 2 (16' x 16') drive in doors

## **TYPICAL COLUMN SPACING**

- 56' x 50' (60' end bays)

## **FIRE SUPPRESSION**

- ESFR

## **TRUCK COURT**

- 130'

## **BUILDING DEPTH**

- 260'

## **CLEAR HEIGHT**

- 36'

## **FLOOR**

- 6" thick reinforced concrete slab

## **HEAT**

- Unit heaters in warehouse

## **ZONED**

- M-1, Light Industrial

## **TOTAL BUILDING POWER**

- 4000 Amps, 480 Volt, 3 Phase

## **CONSTRUCTION TYPE**

- Concrete Tilt

## **EMPLOYEE PARKING**

- 244 stalls

## **LIGHTING**

- Warehouse lighting to suit
- Natural lighting with clerestory windows

## **SPEC OFFICE**

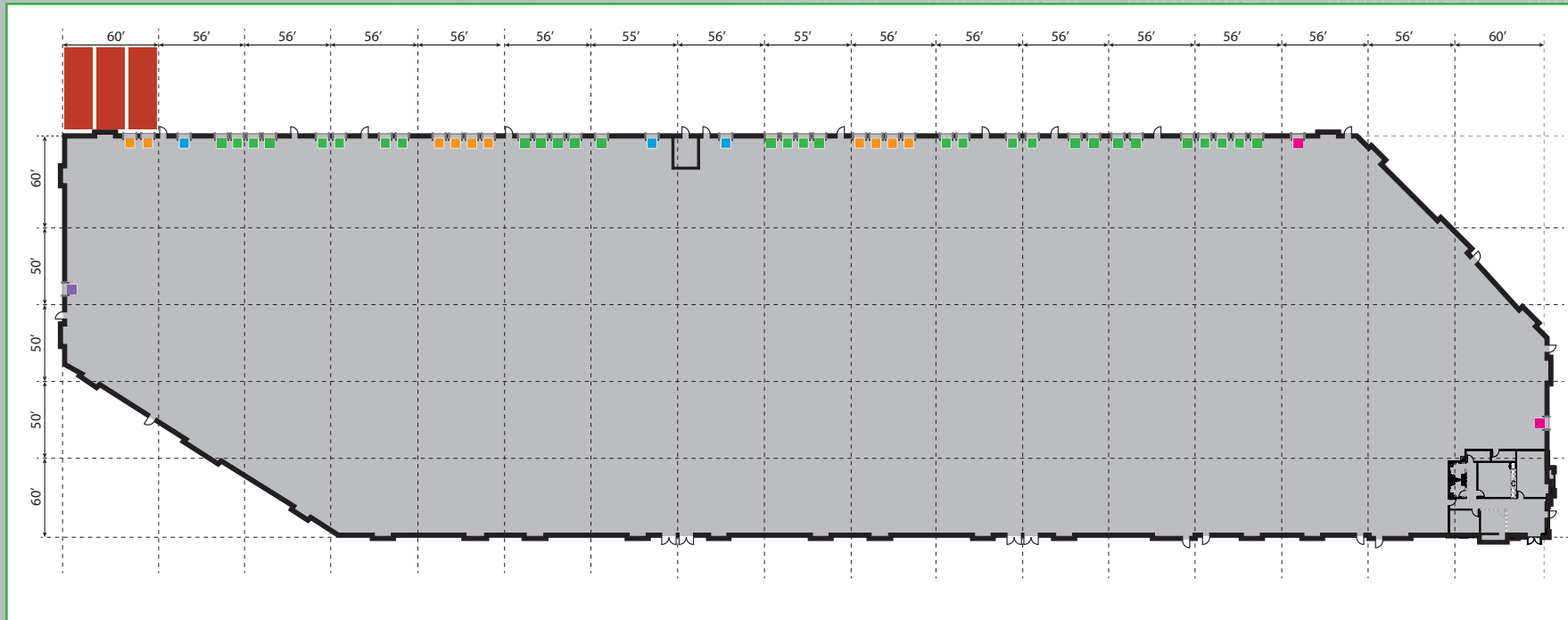
- 1,966 SF on South End



# SITE PLAN



# FLOOR PLAN



**DOCK HIGH DOORS**  
9' x 10'

**DRIVE IN DOORS**  
14' x 16'

**DRIVE IN DOORS**  
16' x 16'

**DRIVE IN DOORS**  
12' x 14'

**DOCK HIGH KNOCKOUT PANELS**  
9' x 10'

**TRAILER PARKING STALLS**



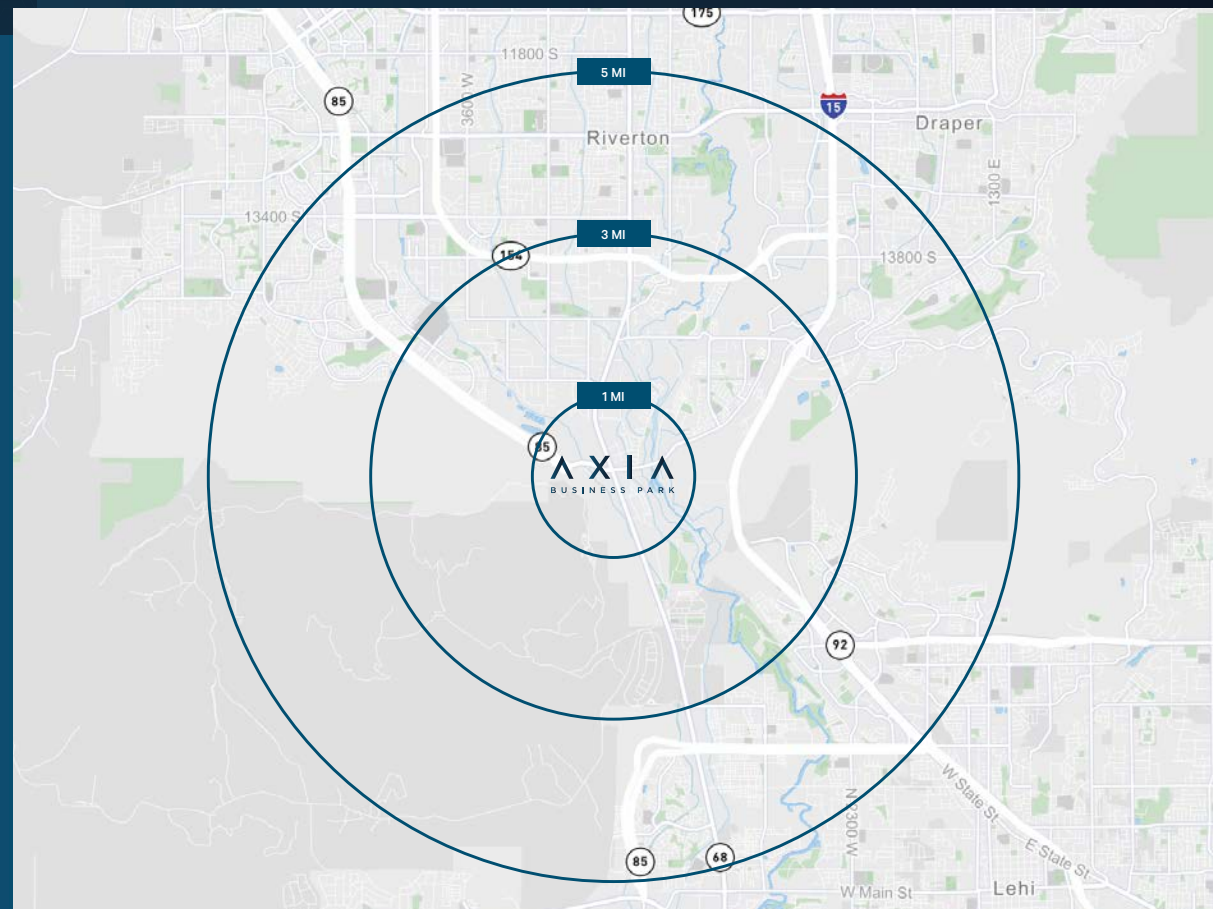


# DEMOGRAPHICS

## ABOUT HERRIMAN

In April 2021, WalletHub ranked Herriman as the #1 city in the United States in “access to resources” for starting a new business. U.S. Census Bureau data shows that Herriman was the fastest-growing city over 10,000 residents in the United States between 2010-2019.

	1 Mile	3 Miles	5 Miles
2022 Population	1,494	32,761	146,217
2027 Population	1,505	33,866	157,637
2022 Households	313	9,615	41,884
2027 Households	317	9,900	45,525





# WHY UTAH?

## Utah's Economic Accolades

#1

### Technology Concentration & Dynamism

(Milken Institute)

### Biggest Growths in GDP of 2021

(Forbes, 2021)

### Most Independent States

(Wallethub 2022)

### Best Economic Outlook

(US News 2021)

### Economic Outlook (15th straight year)

(ALEC-Laffer state economic competitiveness index, 2022)

### Best State Economy

(US News, 2021)

### Lowest Unemployment Rate (tied with Nebraska)

(SL Chamber of commerce, 2022)

### Private Sector Job Growth

(Forbes, 2021)

### Best States for GDP Growth

(US News, 2021)

#2

### Unemployment Rate's Bounce back from Covid-19

(Wallethub, 2022)

#3

### Best States for Business, continuing more than a decade in top three

(Forbes)

#4

### Best States for Business, a repeat in the top ten

(U.S. News and World Report)

#5

### Best States for Business, a repeat in the top five

(CNBC)

#10

### Quality of Education

(US News, 2021)





# AXIA BUSINESS PARK

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