



HEARTLAND

OFFERING MEMORANDUM FOR SALE

IOS LIGHT INDUSTRIAL/WAREHOUSE WEST VALLEY CITY, UTAH 84119

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OPPORTUNITY

11.44-ACRE PROPERTY

Acquisition of an 11.44-acre property with 48,647 SF of industrial/warehouse and associated office space.



PROPERTY QUICK FACTS

ADDRESS

1580 WEST 3860 SOUTH
WEST VALLEY CITY, UT 84119

LOT SIZE

498,326 LAND SF
(11.44 ACRES)

PARCEL NUMBERS

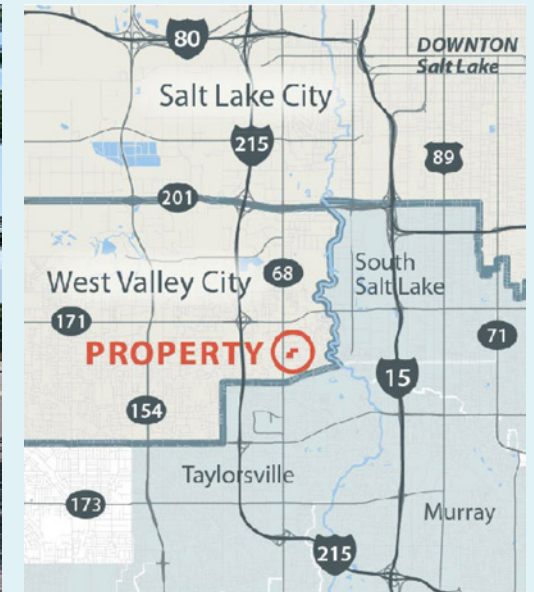
15344010070000
15344010040000
15342510200000

ZONING

MANUFACTURING (M)
GENERAL COMMERCIAL
(C-2)

PRICE

CALL BROKER
FOR PRICING



SITE DESCRIPTION

1580 WEST 3860 SOUTH | WEST VALLEY CITY, UT 84119



| ID | PARCEL # | ACRES |
|--------------|----------------|-----------------|
| A | 15344010070000 | 1.13 Ac |
| B | 15344010040000 | 5.41 Ac |
| C | 15342510200000 | 4.9 Ac |
| TOTAL | | 11.44 AC |



The 11.44-acre Property is in West Valley City, South of downtown Salt Lake City with quick access to I-215 and I-15. The Property contains 4.9 acres of flat, paved, improved land.

The parcel is developed with three separate industrial/warehouse buildings totaling 48,647 square-foot (SF); situated on 5.41 acres.

Year Built: 1994 and 1998, shop built 1975



PROPERTY DESCRIPTION



BUILDING 1

| | WEST WAREHOUSE | EAST WAREHOUSE |
|-------------------|--|----------------------------------|
| Warehouse Size: | 16,000 SF free space (80'x200') | 12,000 SF free space (60'x120') |
| Office: | 5,887 SF office located in the center of West and East Warehouse | |
| Ceiling Height: | 19' | 15' |
| Doors: | 7 GL doors (16'x24') | 6 GL doors (12'x24') |
| Power: | 250 amps; 208 volts, 3 phase | 800 amps; 208 volts, 3 phase |
| Lighting | Fluorescent lights | Fluorescent lights |
| Heating: | Gas forced heat and radiant heat | Gas forced heat and radiant heat |
| Fire Suppression: | Wet system | None |
| Year Built: | 1994 | 1997 |

BUILDING 2

| | |
|-------------------|---|
| Warehouse Size: | 12,480 SF of insulated free space warehouse |
| Office: | 1,500 SF across 2 levels |
| Ceiling Height: | 14' at eaves and 25' at center |
| Doors: | 4 GL doors (14'x24') |
| Power: | 400 amps; 208 volts, 3 phase |
| Lighting | Metal halide |
| Heating: | Gas forced heat and radiant heat |
| Fire Suppression: | None |
| Year Built: | 1998 |

BUILDING 3

| | |
|-------------------|--------------------------------|
| Warehouse Size: | 7,080 SF |
| Office: | None |
| Ceiling Height: | 16' |
| Doors: | 3 GL doors (14'x20') |
| Power: | 1,000 amps; 208 volts, 3 phase |
| Lighting | LED lights |
| Heating: | Gas forced heat |
| Fire Suppression: | None |
| Year Built: | 1975 |

ZONING

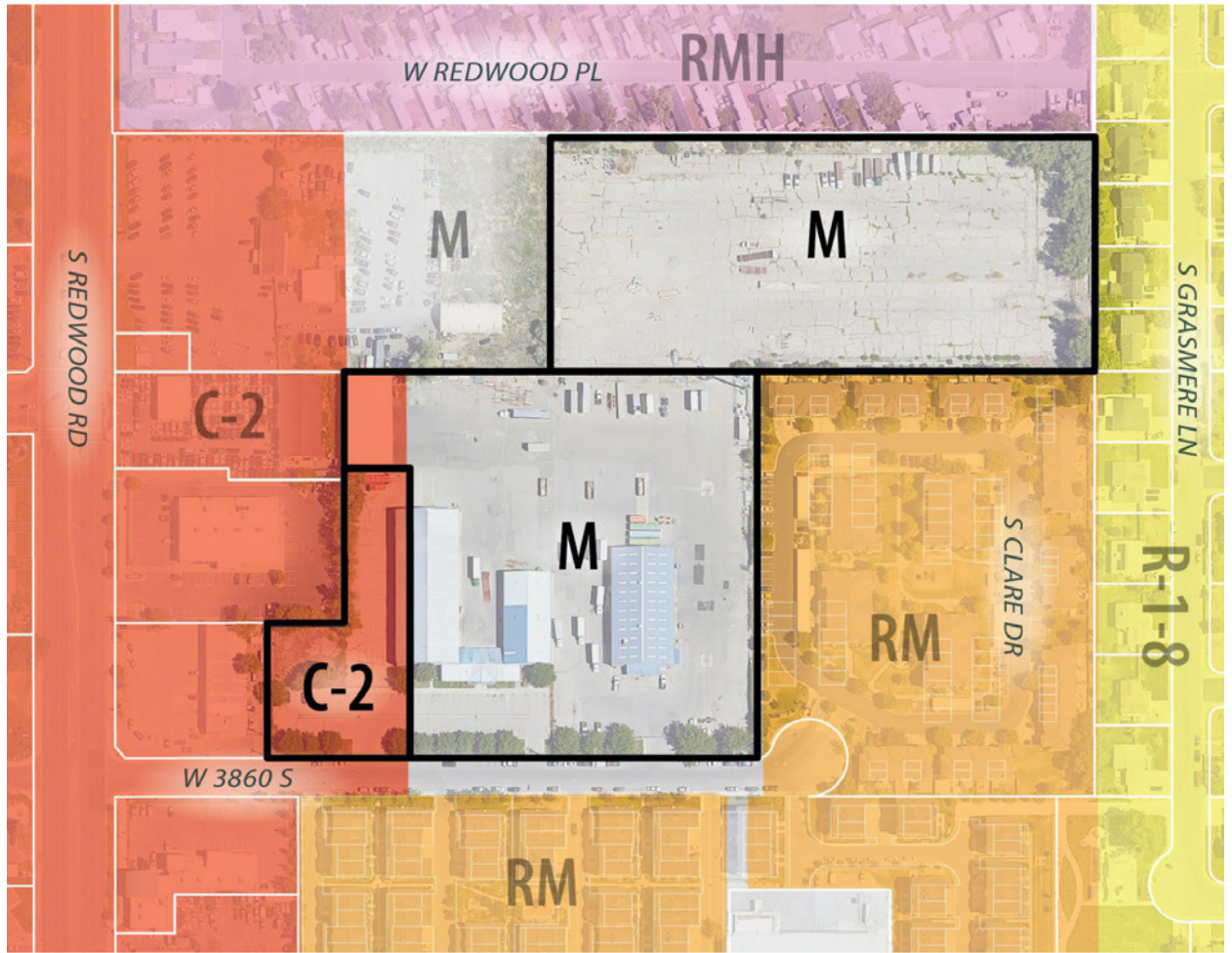


MANUFACTURING (M)

| | |
|-------------------------------|---|
| Permitted Max Height: | 20 ft |
| Setbacks: | 20' adjacent to street |
| Minimum Landscaping Coverage | 5% |
| Max Building Coverage: | None |
| Design Guidelines Link: | West Valley City Code 7-6-302. Standard Table |
| Allowable Uses Link: | West Valley City Code 7-6-301. Standard Table |
| Minimum Lot Size Requirement: | None |

GENERAL COMMERCIAL (C-2)

| | |
|-------------------------------|---|
| Permitted Max Height: | 75 ft |
| Setbacks: | 20' adjacent to street |
| Minimum Landscaping Coverage | 15% |
| Max Building Coverage: | 50% |
| Design Guidelines Link: | West Valley City Code 7-6-302. Standard Table |
| Allowable Uses Link: | West Valley City Code 7-6-301. Standard Table |
| Minimum Lot Size Requirement: | 20,000 SF (zoned C-3 or M may be included to meet the size) |



PROPERTY ZONING

OTHER ADJACENT ZONING

PROPERTY BOUNDARY

M
MANUFACTURING

C-2
GENERAL COMMERCIAL

R-1-8
SINGLE DWELLING
RESIDENTIAL

RM
MULTIPLE UNIT
DWELLING RESIDENTIAL

RMH
RESIDENTIAL
MOBILE HOME

DRIVE TIMES AND DEMOGRAPHICS



WEST VALLEY CITY

West Valley City, located in Salt Lake County, is a suburb of Salt Lake City in the U.S. state of Utah. With a population of 140,230 as of the 2020 census, it ranks as the second-most populous city in Utah after Salt Lake City.

The city was incorporated in 1980, emerging from a large, rapidly growing unincorporated area that brought together the communities of Granger, Hunter, Chesterfield, and Redwood. Notably, West Valley City is home to the Maverik Center and the Utah First Credit Union Amphitheater.

140,230
Residents

38,838
Households

168,904
Daytime
Population

\$36K
Average
Income

30.2
Median Age

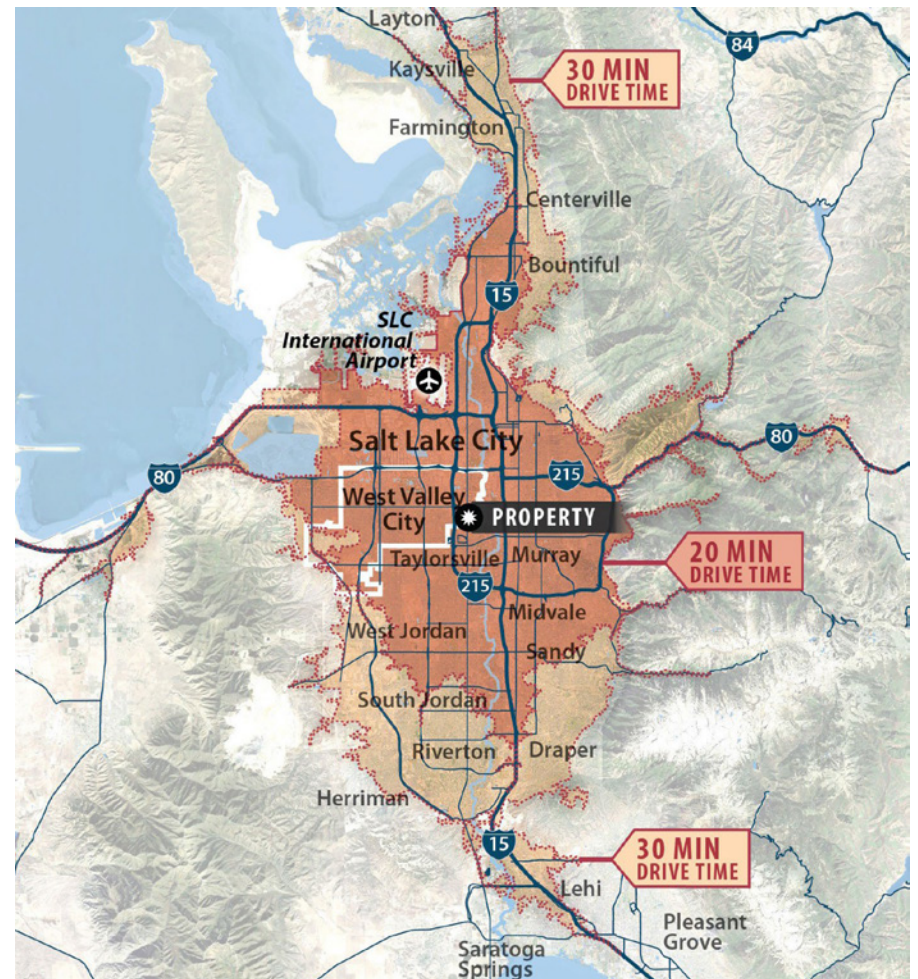
19.7%
Bachelor's
Degree

| 2024 DEMOGRAPHICS | 20-MIN DRIVE TIME | 30-MIN DRIVE TIME |
|--------------------|-------------------|-------------------|
| Population: | 925,445 | 1,409,868 |
| Households: | 338,149 | 485,965 |
| Average HH Size: | 2.71 | 2.87 |
| Median HH Income: | \$89,826 | \$102,066 |
| Average HH Income: | \$118,755 | \$132,918 |
| Median Age: | 33.9 | 33.5 |

| 2024 BUSINESS SUMMARY | 20-MIN DRIVE TIME | 30-MIN DRIVE TIME |
|---|-------------------|-------------------|
| Total Businesses: | 35,569 | 45,240 |
| Total Employees: | 585,367 | 761,124 |
| Employee/Population Ratio (per 100 residents) | 63 | 54 |

| 2024 EMPLOYMENT 16+ | 1 MILE | 3 MILES | 5 MILES |
|---------------------------------|--------|---------|---------|
| Construction/Extraction | 8.5% | 8.2% | 7.2% |
| Installation/Maintenance/Repair | 5.2% | 3.6% | 3.1% |
| Production | 8.4% | 7.7% | 6.6% |
| Transportation/Material Moving | 10.6% | 10.9% | 9.9% |

With I-215 and I-15 less than a 10-minute drive away, the Property provides access to cities and towns up and down the county. The closest light rail stop is the West Valley Central Station, located two (2) miles away on the UTA TRAX Green Line. The Green Line provides service from the Salt Lake City International Airport to this station.



OFFER PROCESS



OFFER REQUIREMENTS

Offers should include the following components, at a minimum:

- **Price**
- **Earnest money amount**
- **Feasibility period**
- **Closing conditions**
- **Closing date**

AVAILABLE DOCUMENTS

Please use this [LINK](#) to access Property documentation, which includes:

- **Title Report**
- **ALTA Survey**
- **ESA**
- **Site Photos/Video**

QUESTIONS AND CORRESPONDENCE

All questions and correspondence should be directed to **Phillip Eilers** and **Jon Schreck** at Cushman & Wakefield or **Matt Anderson** and **Doug Larson** at HEARTLAND LLC. See contact information below.

CONTACT INFORMATION

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