



# FOR LEASE

2126 West Printers Row  
(2300 South)  
West Valley City, Utah 84119

- ±10,100 SF AVAILABLE
- ±5,000 SF DIVISIBLE
- CALL FOR PRICING

**INDUSTRIAL FLEX SPACE**



## Site Highlights

BUILDING SIZE	±10,100 SF
AVAILABLE	±10,100 SF
MINIMUM DIVISIBILITY	±5,000 SF
OFFICE	±1,010 SF
WAREHOUSE	±9,090 SF
BUILDING DEPTH	100'
BUILDING WIDTH	101'
LOADING	Three (3) Ground Level Doors (12'x12')
CLEAR HEIGHT	±17'
POWER	3P Power
PARKING	27 Auto Parking Stalls
HEATING	Gas Forced Heaters
LIGHTING	LED Warehouse Lighting
CONSTRUCTION TYPE	Concrete Block
ZONING	M (Manufacturing)
LEASE TYPE	Modified Gross
LEASE RATES	Call For Pricing



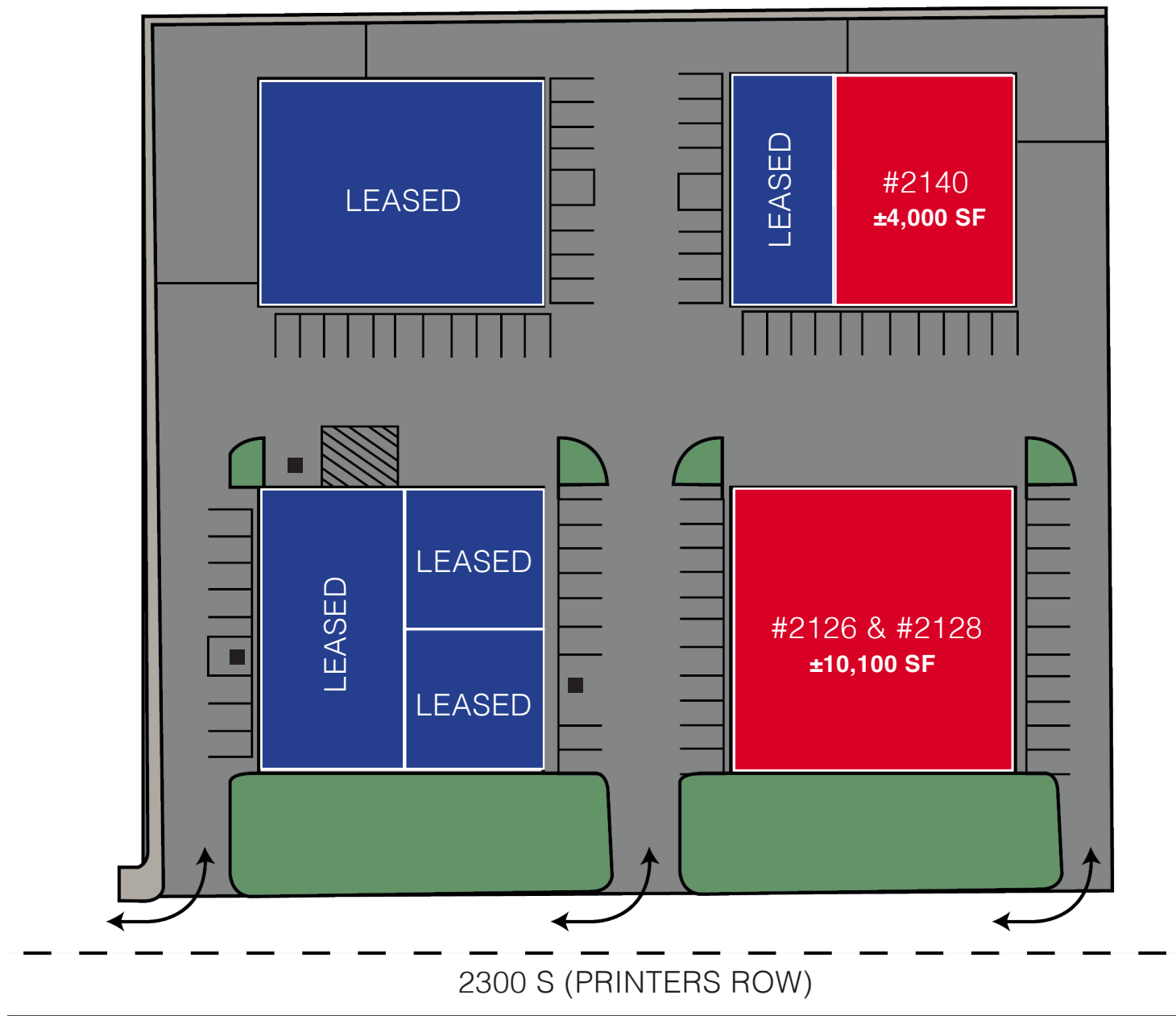
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# SUMMARY



# SITE PLAN



- LEASED
- AVAILABLE
- 12'X12' GL DOORS

# FLOOR PLAN







PHOTOS













# SUBJECT SITE

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



# TRAVEL TIMES

	DISTANCE FROM SITE	Time	Miles
	SR 201	1 mins	0.2
	Mountain View Corridor	3 mins	2.3
	I-215	8 mins	6.1
	I-80	11 mins	5.5
	Union Pacific Intermodal Hub	10 mins	4.4
	Salt Lake International Airport	12 mins	8.2

## CROSSROADS OF THE WEST

Utah's central location in the Western U.S. provides a logistical advantage with an extensive infrastructure network of roads, railways, and airports. Known as "The Crossroads of the West"



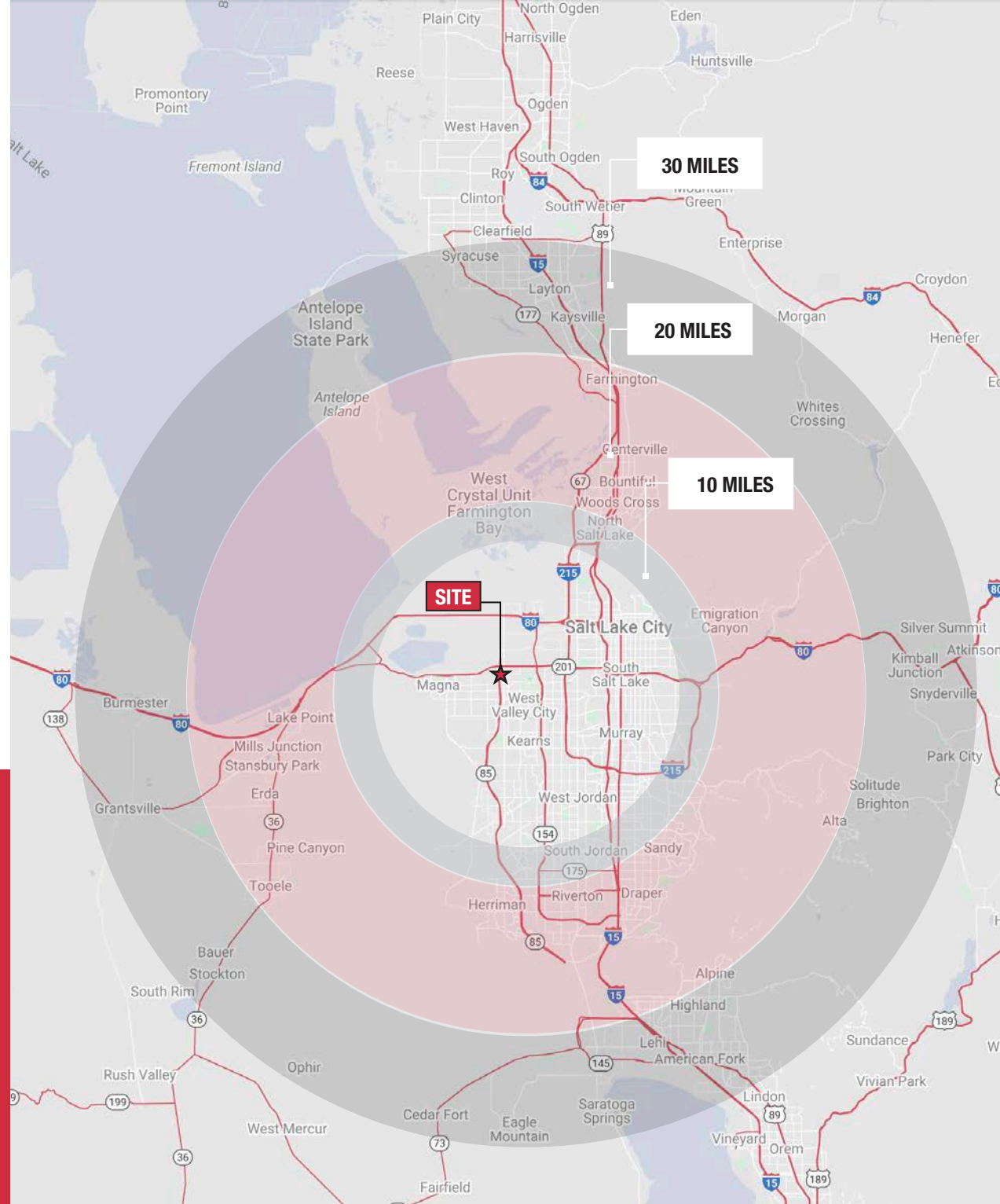
Utah is home to more than 15,000 trucking companies  
(Utah Department of Transportation)



1,343 miles of freight rail in operation  
(Utah Department of Transportation)



SLC Intl Airport ranked in 5th in the Top Performing Global Airport category for on-time performance  
(Cirium 2023)



# Why Utah?



UTAH RANKED #1 STATE  
WITH BEST ECONOMIC  
OUTLOOK FOR 17TH  
CONSECUTIVE YEAR  
Rich States, Poor States



THE #2 BEST STATE  
FOR BUSINESS  
Forbes



THE #1 STATE FOR SMALL  
BUSINESS LENDING  
Lendio



#5 IN THE NATION AMONG  
HIGHEST PAYING STATES  
Openpayrolls.com



#2 FOR JOB GROWTH  
IN UNITED STATES  
The U.S. Bureau of Labor Statistics



## BUSINESS CLIMATE

US News ranked Utah the #1 Best State Overall in 2024. Utah ranked 2nd in Education and 3rd in Economy and Infrastructure - U.S. News



## UTAH IS A YOUNG & HIGH-GROWTH STATE

One of the fastest growing states in the U.S. 20.7% Population increase 2010-2020.  
Median Age of 30.9 the youngest state in the U.S. by Median Age



## BUSINESS COSTS

Utah has a favorable tax climate ranked 10th best in the nation-and has low utility and commercial real estate costs. Utah also has a business-friendly government and has eliminated or modified more than 400 business regulations since 2011 to ease the burdens placed on business. - Taxfoundation.org.



## THE LABOR PICTURE

Utah's Labor force is well educated, growing, and affordable. Utah created over 37,000 jobs in 2023 and maintained one of the highest job growth rates in the nation throughout the year.





# TERMS & CONDITIONS

## **Terms and Conditions**

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

## **Financial Information**

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

## **Summary Documents**

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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SF MANAGED

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PROFESSIONALS

**TOP 6**

2024 LIPSEY RANKING



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