Colliers

Warehouse
For Sublease

$0.46
NNN

Contact us:

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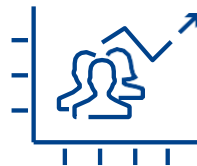**Skyler Smith**
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2475 South 3200 West
West Valley City, UT

113,771 SF

Easily Accessible

1.2 Million people living within 15 miles

Industrial Warehouse/ Distribution

Accelerating success.

Building Overview
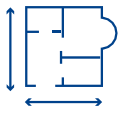
Square Footage
113,771 SF
2,460 +/- Office SF
111,311 +/- Warehouse SF
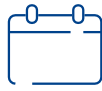
Office Configuration
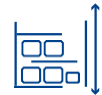3 Private Offices
Break Room

Building
48' x 48' Column spacing

Zoning
M-I Light Industrial Use

Year Built
2001

Clear Height
30'

Construction
Concrete Tilt

Power
800 A / 120/480v /
3 Phase

Fire Suppression
ESFR

HVAC
Office - Full HVAC
Warehouse - 2 Gas
Forced Air Heaters, 4
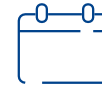Overhead Fans

Dock Doors
15 (10 with levelers)

Grade Level Doors
3 (2- 14'x12', 1- 12'x10')

Restrooms
2

Term Ends
January 31, 2027

TRAILER PARKING

Sublease Available Space

3200 WEST

N
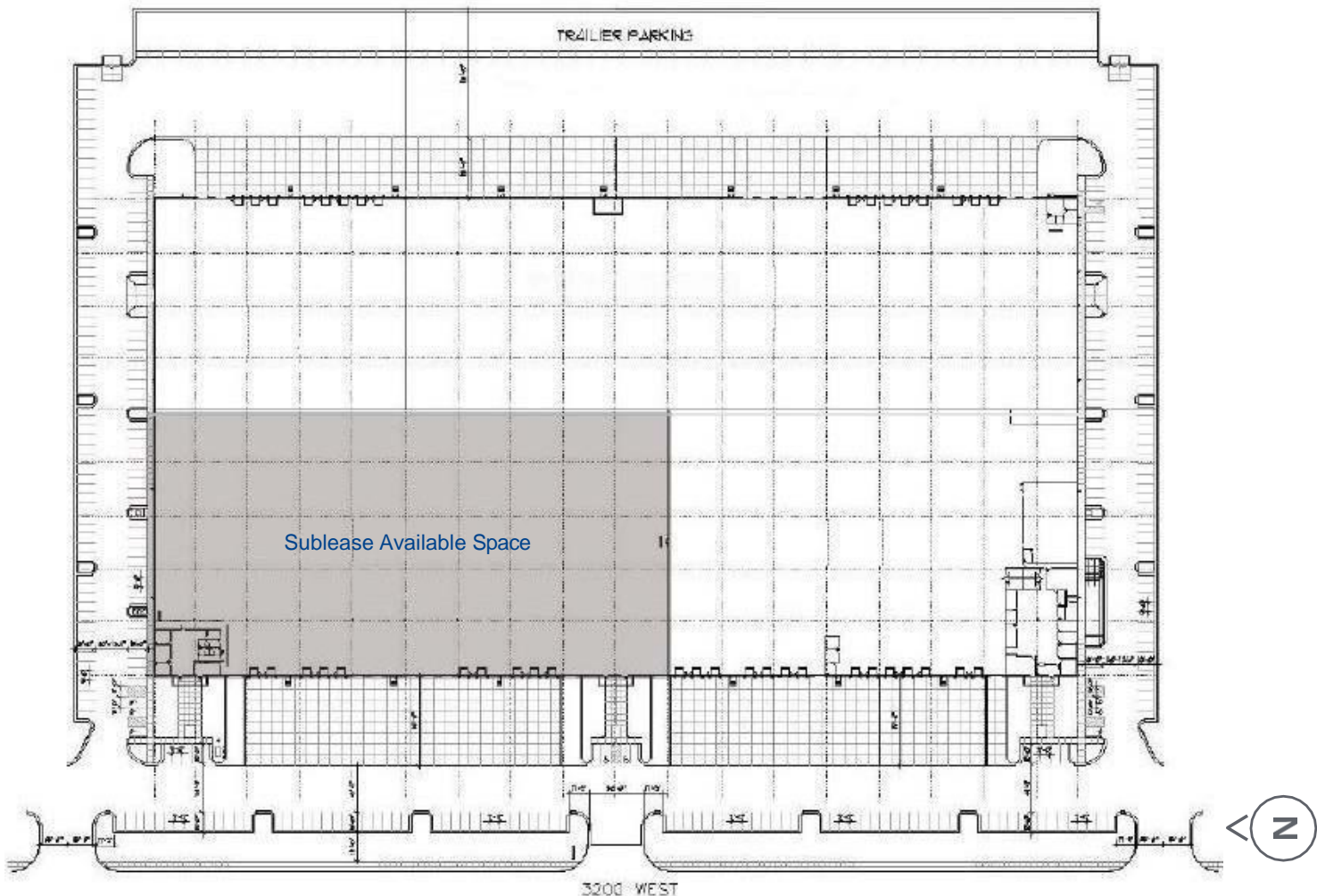
Location & Access

Travel Distances

201 Freeway	1 miles	3 Mins
I-215	1.7 miles	4 Mins
SLC Int Airport	5.6 miles	7 Mins
I-15	4.4 miles	7 Mins
I-80 East	5.1 miles	8 Mins
I-80 West	4.6 miles	9 Mins
Downtown SLC	8.2 miles	14 Mins
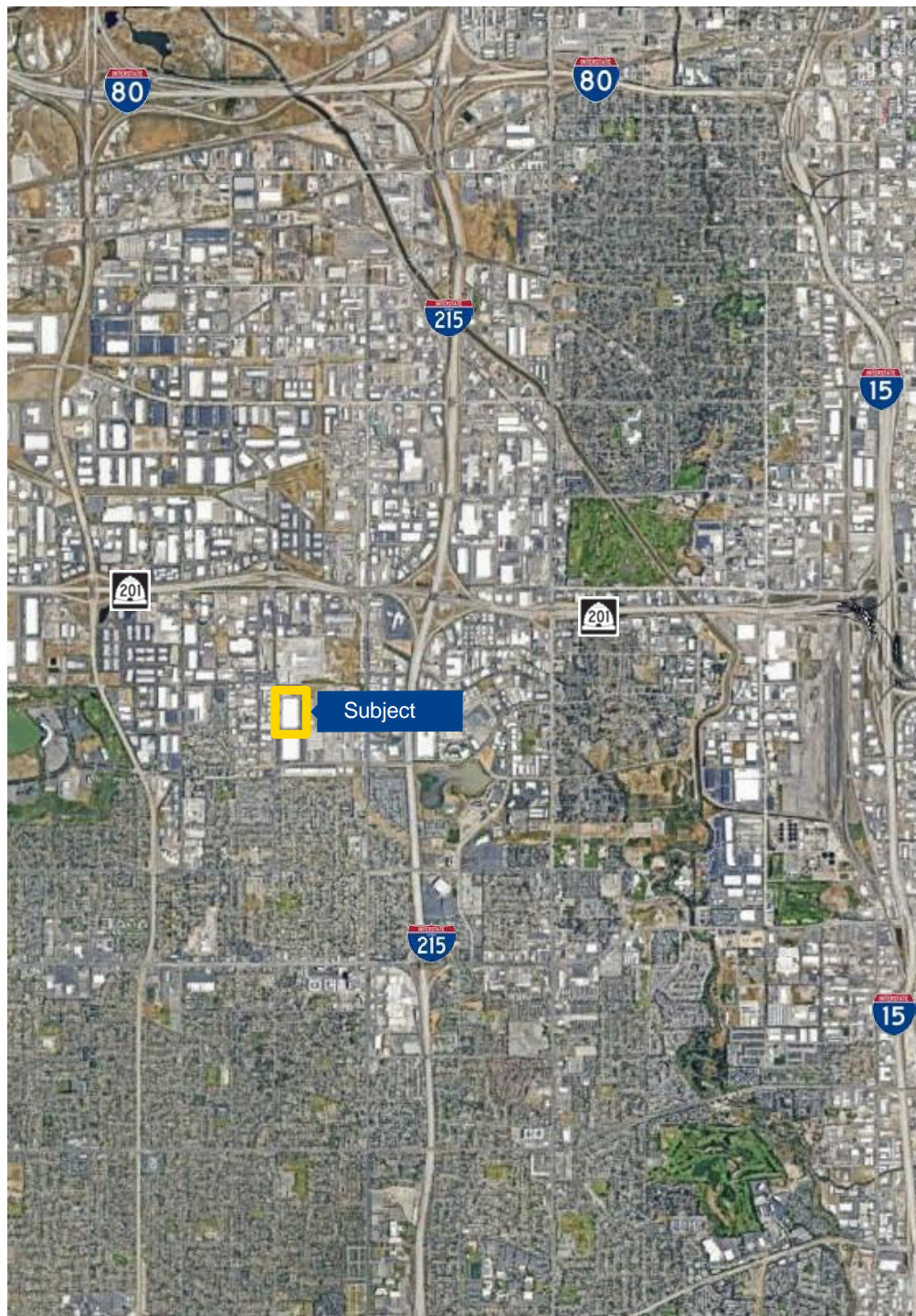
Property Overview

3200 West

Aerial

☐ Property Boundary

◼ Ingress/ Egress

Space Floor Plan
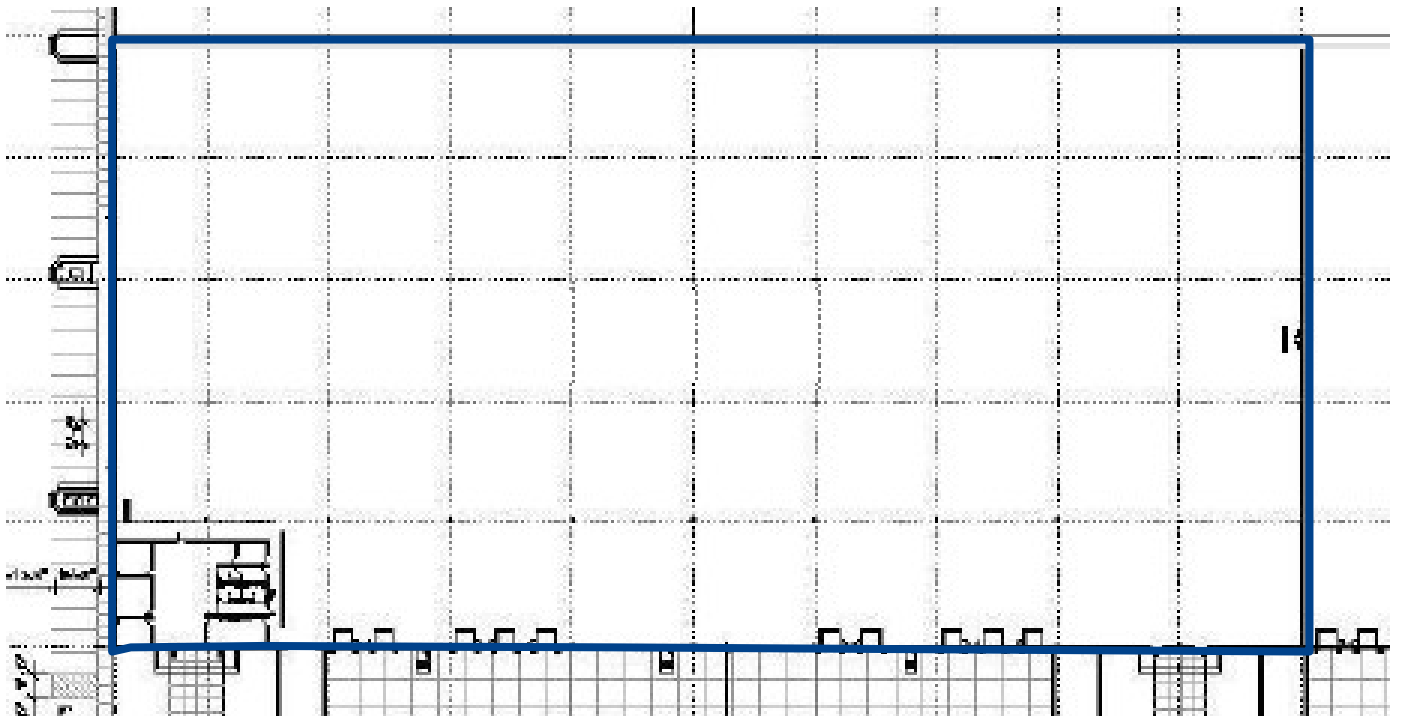
Property Gallery

Corner Office

Warehouse Fans

15 Dock Doors

2,460 SF Office Space

Break Room

Drive Time Map

Drive Times

- 5 Minutes
- 10 Minutes
- 15 Minutes

West Bountiful

Bountiful

North Salt Lake

Salt Lake City International Airport

Salt Lake City

Garfield Junction

Moun

South Salt Lake

Magna

Millcreek

Bacchus

Salt Lake

Taylorsville

Murray

West Jordan

South Jordan

Sandy

Draper

5 km

5 mi
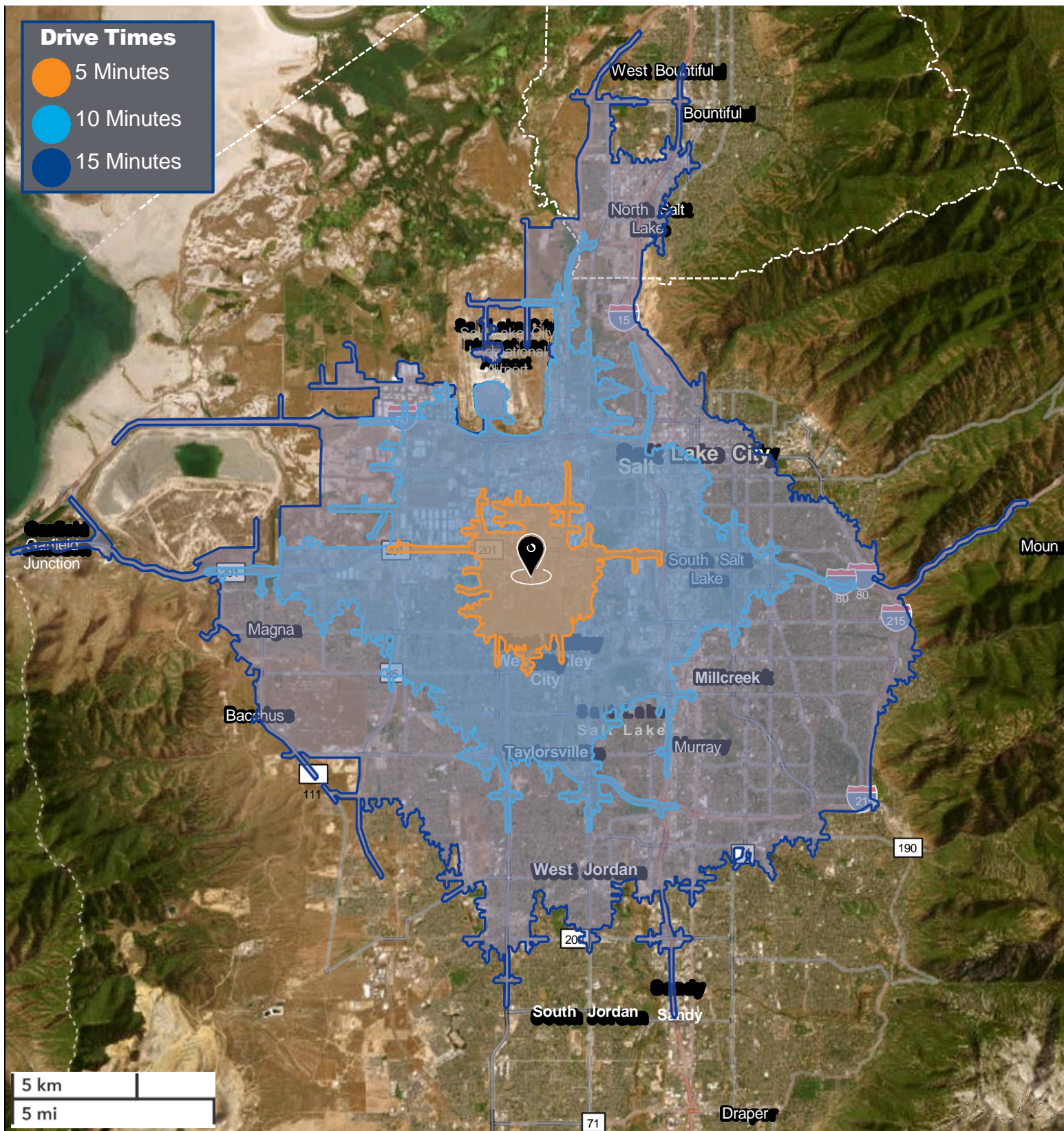
Property Site

Crossroads of the West

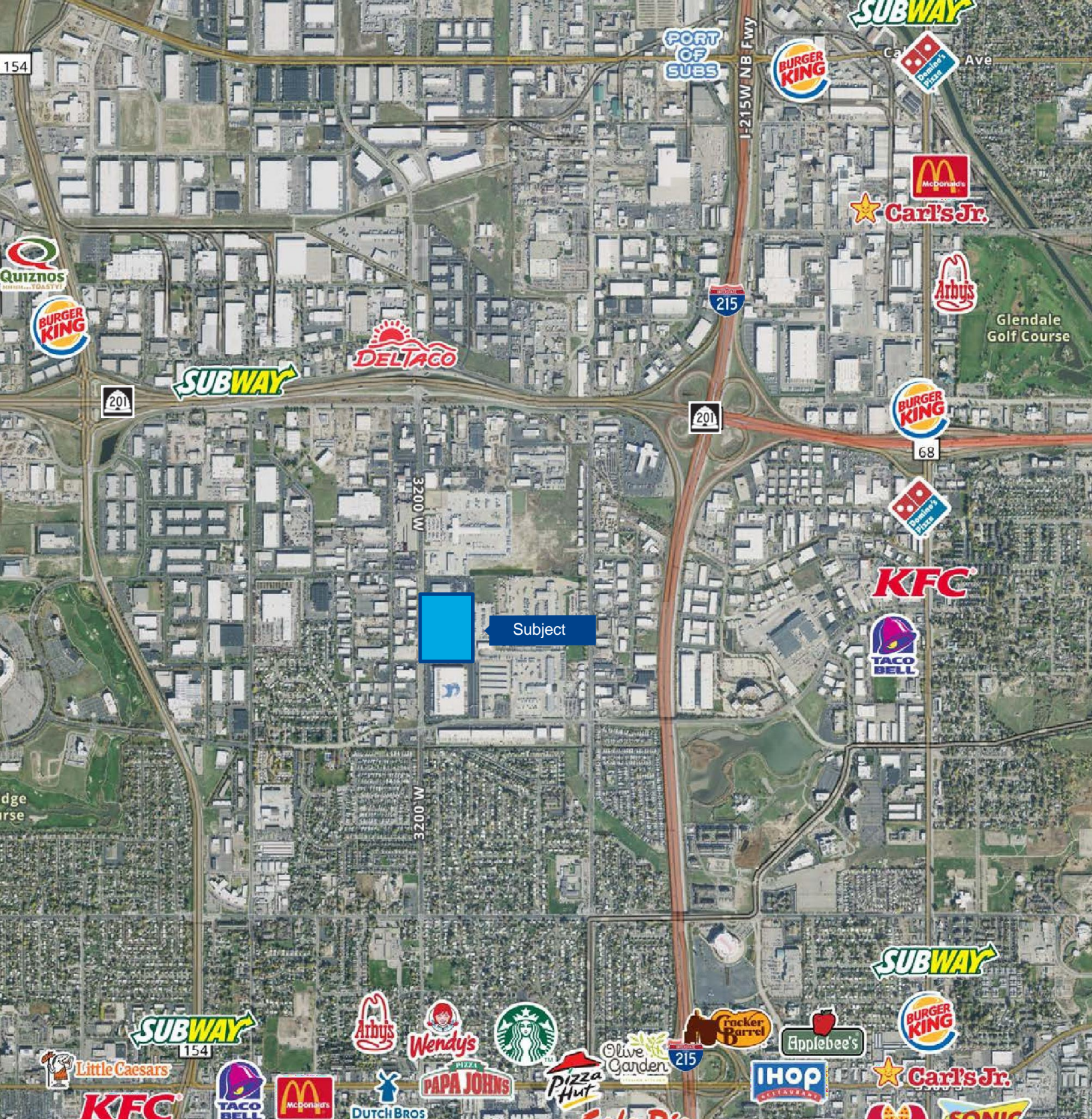At the epicenter of the Western United States, Utah's geographic position is ideal for a growing number of distribution, shipping and trucking companies. Utah offers easy access to Interstates 15, 70 and 80, as well as a number of other U.S. Highway and State Routes.

American Fork in Utah County is less than 900 miles to every city in the Western United States.

City	Drive Time (65 MPH)	
Albuquerque, NM	567 miles	8.72 hours
Bakersfield, CA	673 miles	10.35 hours
Billings, MT	578 miles	8.89 hours
Boise, ID	372 miles	5.72 hours
Boulder, CO	506 miles	7.78 hours
Casper, WY	430 miles	6.62 hours
Cheyenne, WY	463 miles	7.12 hours
Colorado Springs, CO	560 miles	8.62 hours
Denver, CO	494 miles	7.60 hours
Eugene, OR	820 miles	12.62 hours
Flagstaff, AZ	488 miles	7.51 hours
Fresno, CA	782 miles	12.03 hours
Grand Junction, CO	253 miles	3.89 hours
Great Falls, MT	601 miles	9.25 hours
Helena, MT	514 miles	7.91 hours
Idaho Falls, ID	243 miles	3.74 hours
Las Cruces, NM	792 miles	12.18 hours
Las Vegas, NV	390 miles	6.00 hours
Los Angeles, CA	658 miles	10.12 hours
Medford, OR	764 miles	11.75 hours
Missoula, MT	554 miles	8.52 hours
Ogden, UT	68.1 miles	1.05 hours
Phoenix, AZ	632 miles	9.72 hours
Pocatello, ID	194 miles	2.98 hours
Provo, UT	14.5 miles	0.22 hours
Pueblo, CO	603 miles	9.28 hours
Reno, NV	544 miles	8.37 hours
Sacramento, CA	675 miles	10.38 hours
Saint George, UT	271 miles	4.17 hours
Salt Lake City, UT	32 miles	0.49 hours
San Diego, CA	719 miles	11.06 hours
San Francisco, CA	762 miles	11.72 hours
Santa Fe, NM	595 miles	9.15 hours
Seattle, WA	862 miles	13.26 hours
Spokane, WA	751 miles	11.55 hours
Tucson, AZ	744 miles	11.45 hours
Twin Falls, ID	252 miles	3.88 hours
Yakima, WA	721 miles	11.09 hours

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