



OFFERING MEMORANDUM

9950 SOUTH 300 WEST

OWNER-USER
OPPORTUNITY

9950 SOUTH 300 WEST, SANDY, UT 84070

HUGHES MARINO

HUGHES MARINO

MATT MANGUM

Senior Vice President

matt.mangum@hughesmarino.com

801.455.8575

HUGHES MARINO

6985 Union Park Center, Suite 650

Cottonwood Heights, UT 84047

801.981.2111

hughesmarino.com



9950 SOUTH 300 WEST

SANDY, UT 84070

This Offering Memorandum contains information pertaining to the property referenced on the following page (“the Property”) and the owner of the Property. It is not intended to be all-inclusive or contain all of the information required by a prospective purchaser to evaluate the purchase of the Property. While all the information provided in this Offering Memorandum has been obtained by sources believed to be reliable, the information is presented “as-is” and without warranty of any kind. Documents described within this Offering Memorandum are merely summaries of the documents and may not be complete or accurate descriptions of the full agreements they refer to. Some of the information herein includes estimates based on assumptions related to the general economy and market conditions which are not certain and therefore, may not represent the actual current or future performance of the Property. Please note that any measurements referenced herein are merely approximations.

Prospective purchasers are strongly advised to independently verify the accuracy and completeness of all the information contained herein, to consult with their own financial and legal advisors, and to carefully investigate all aspects of the transaction and the Property in order to determine if a purchase of the Property meets its needs. Neither owner nor Hughes Marino makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Neither owner nor Hughes Marino accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. Prospective purchasers relying on the Offering Memorandum do so solely at their own risk. The Property may be withdrawn without notice. If a prospective purchaser or other recipient of this Offering Memorandum has signed a confidentiality agreement, this Offering Memorandum information is subject to the terms of that agreement.

HUGHES MARINO

the OFFERING

Situated along the I-15 corridor in Sandy, 9950 S 300 W offers a rare blend of visibility, flexibility and scale. With direct frontage on I-15 and exposure to well over 100,000 vehicles per day, the property delivers strong branding and signage potential while maintaining easy access for employees, customers, and logistics. The location sits in the heart of the south valley, providing quick connectivity to Salt Lake City, Utah County and the broader Wasatch Front.


The ±30,000 SF office/warehouse building is fully HVAC-controlled throughout, a standout feature that allows for a wide range of users beyond traditional warehouse operations. Two separate entrances create an ideal setup for either a multi-tenant configuration or a single owner-user looking to control the entire facility. The layout supports efficient operations while maintaining a professional office presence.


Adding to the long-term upside, the property includes approximately one acre of secured yard space at the rear. This area can be utilized immediately for outdoor storage or parking, or redeveloped to accommodate an additional 15,000–20,000 SF warehouse building. Whether you're looking to occupy, invest or expand over time, 9950 S 300 W represents a highly visible, adaptable opportunity in one of Sandy's most strategic locations.




Map data ©2026 Google


Property Information

 **Address**
9950 South 300 West
Sandy, UT 84070


 **Sale Price**
\$8,250,000

 **Lease Price**
Please contact advisor for details


 **Acreage**
2.61


 Seller financing available


 1 dock-high door

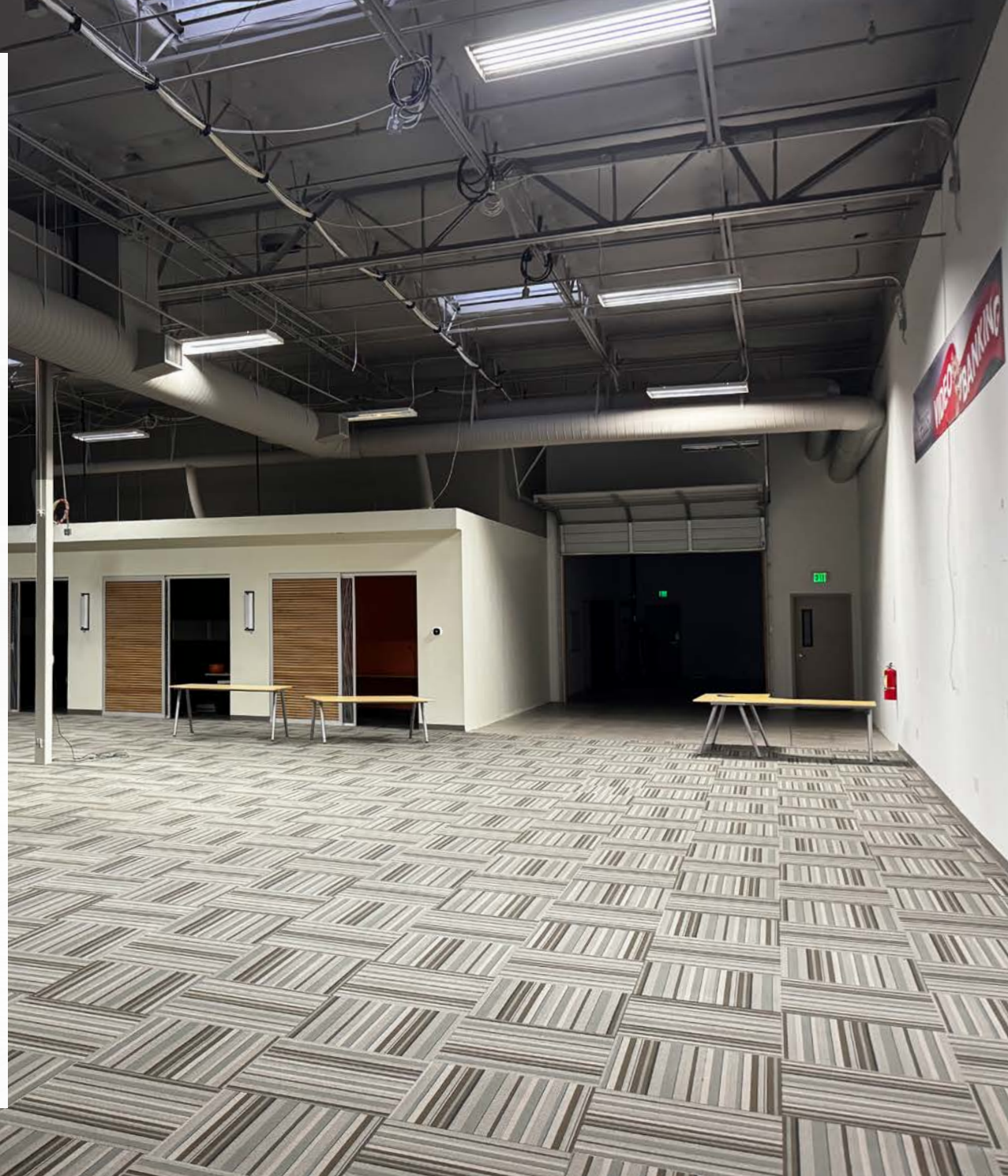
 1 grade-level door

 1,600+ amps, 480V, 3-phase power

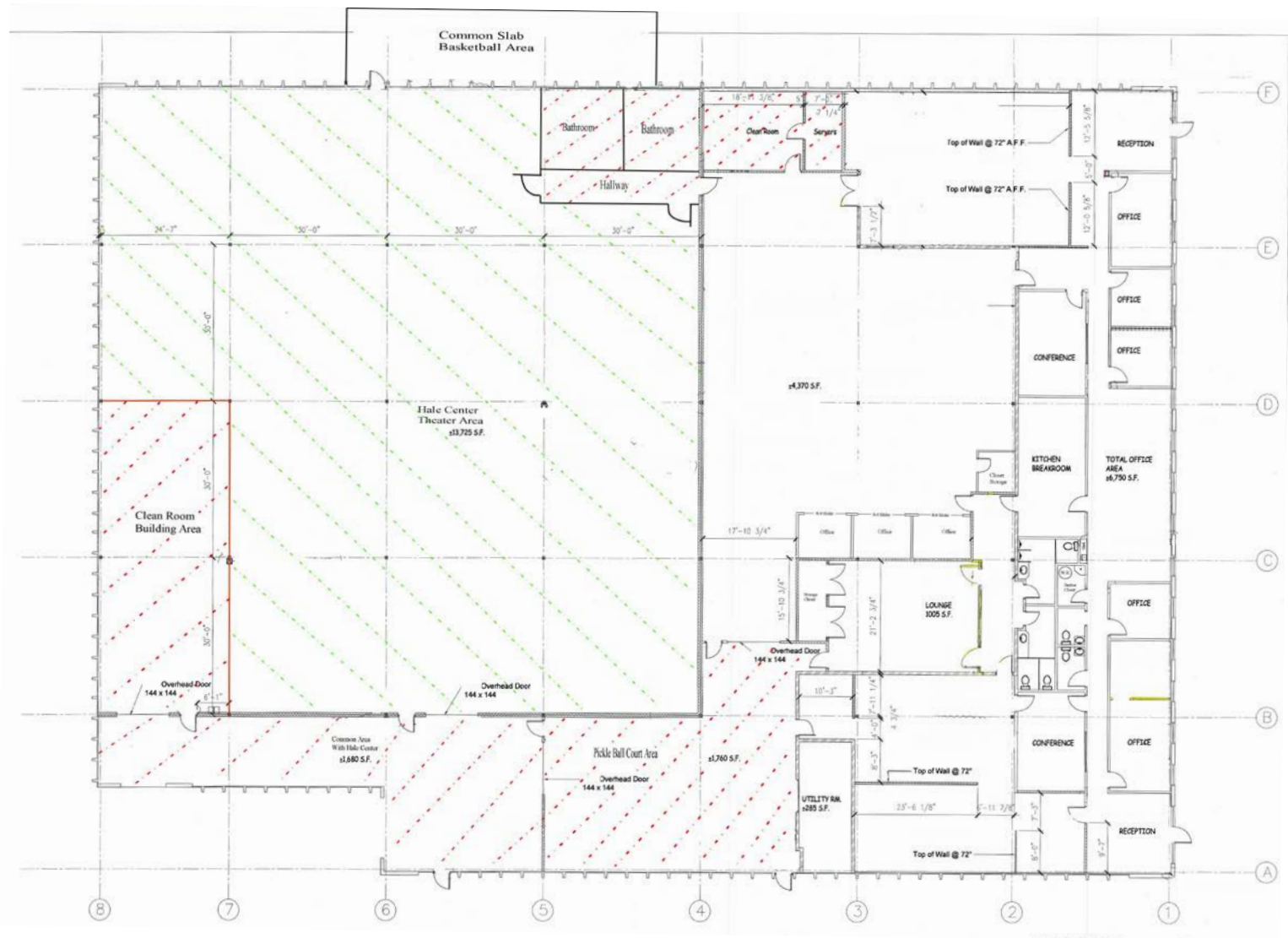
 18' clear height

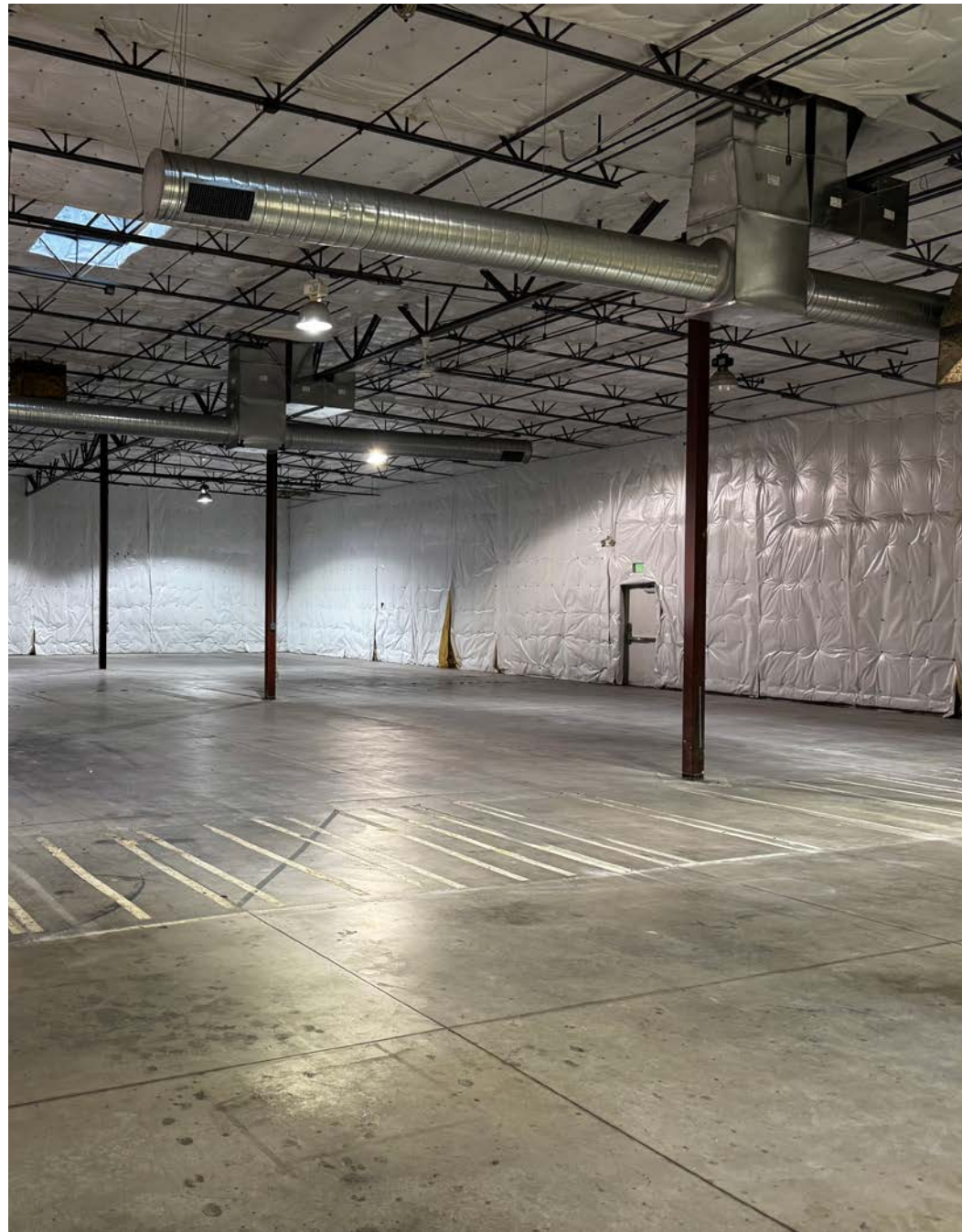
 I-15 frontage

 HVAC controlled warehouse



Floor Plan











9950 SOUTH 300 WEST

SANDY, UT 84070

MATT MANGUM

Senior Vice President

matt.mangum@hughesmarino.com

801.455.8575

HUGHES MARINO

6985 Union Park Center, Suite 650

Cottonwood Heights, UT 84047

801.981.2111

hughesmarino.com

HUGHES MARINO
SLC, INC.