

FOR LEASE



PROPERTY DETAILS

8531 S. 700 W., Sandy, UT 84070

- Lease Rate: \$3,500/ Month NNN
- Unit B: 3,843 SF
 - » 2,009 SF Warehouse
 - » 1,834 SF Mezzanine
- Rare South Valley Location Near I-15
- Fenced Yard
- Oversized Ground Level Door: 16'
- Power: 3 Phase 480V, 200 Amps
- Clear Height:
 - » Building: 30'
 - » Warehouse: 20'
 - » Mezzanine: 10'
- Parking: 2/1,000

2025 DEMOS



EST. POPULATION

1 MILE » 13,010
3 MILE » 123,207
5 MILE » 340,405



EST. HOUSEHOLDS

1 MILE » 4,938
3 MILE » 46,649
5 MILE » 122,050



EST. AVERAGE HH INCOME

1 MILE » \$97,597
3 MILE » \$115,882
5 MILE » \$133,780

NEWMARK

MOUNTAIN WEST

DODGE ANDERSEN

dandersen@newmarkmw.com
direct 801.428.7286
[View Profile](#)

DANNY SANDER

dsander@newmarkmw.com
direct 717.512.4195
[View Profile](#)

TAYLOR OGDEN

togden@newmarkmw.com
direct 801.750.6342
[View Profile](#)

JEFFERY SORENSON

jsorenson@newmarkmw.com
direct 636.219.5642
[View Profile](#)

FULL SERVICE COMMERCIAL REAL ESTATE

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Office 385.233.9140

www.newmarkmw.com



UNIT B
3,843 SF



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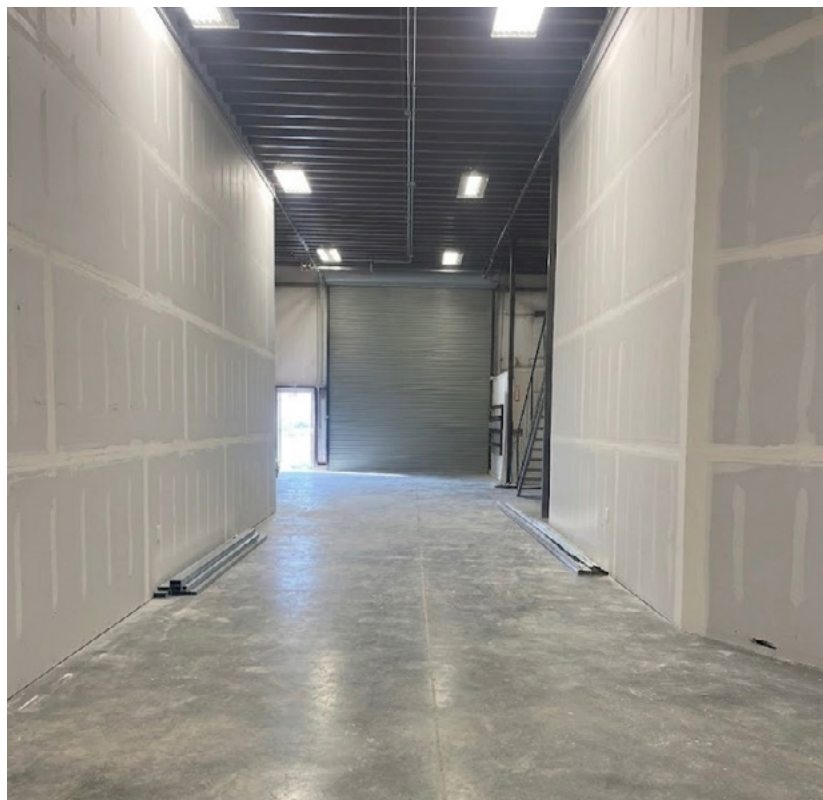
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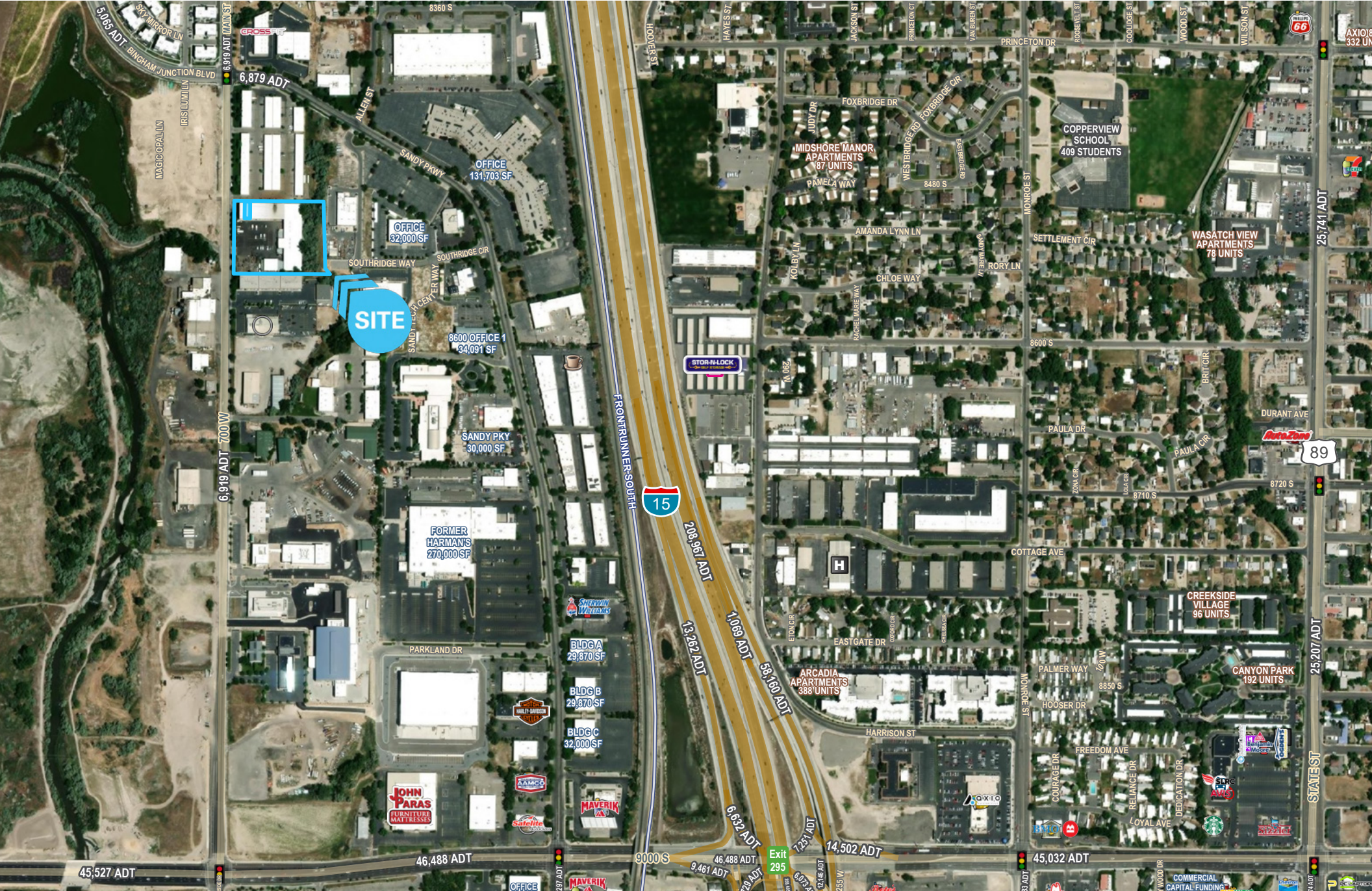
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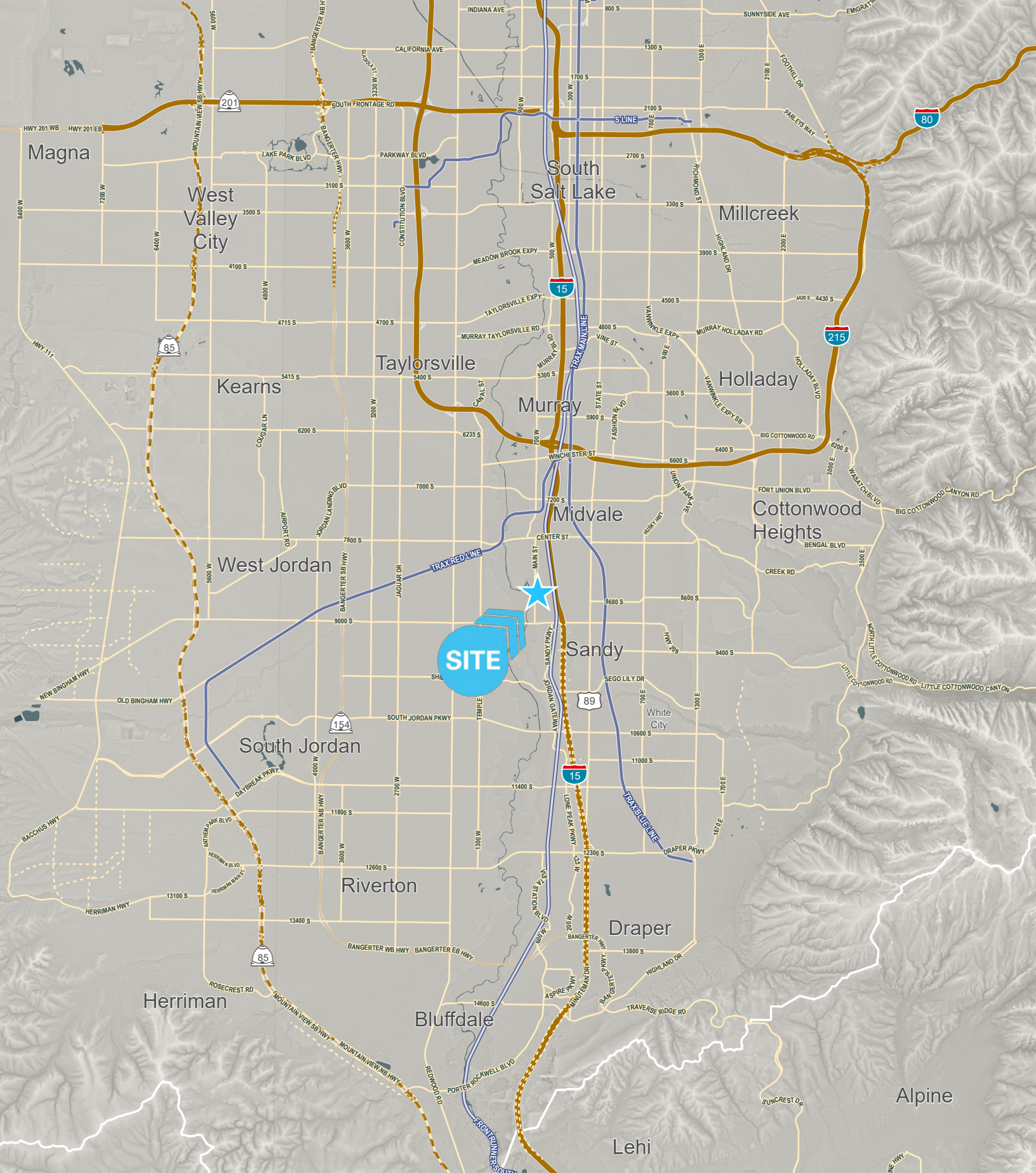
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