

For Lease | $\pm 6,172$ SF

Flex Industrial at Saddleback III



OFFERING MEMORANDUM

2626 W Reagan Park Ln
Bluffdale, Utah 84065



KW COMMERCIAL

KW WESTFIELD
KELLER WILLIAMS, REAL ESTATE



EXECUTIVE SUMMARY

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LOCATION OVERVIEW

Bluffdale, Utah



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LEASE HIGHLIGHTS

Lease Rate	\$1.80/SF/Mo NNN
CAM/NNN	\$0.10/SF/Mo
Total Monthly Rent	±\$11,727/Mo
Unit Size	±6,172 SF
Property Type	Flex Industrial
Lease Term	3-5 Years Negotiable
Availability	Immediate
Parking Ratio	2.0 / 1,000 SF
Zoning	Light Industrial

New Construction Flex Industrial Condominium

2620 is a brand-new ±6,172 SF flex industrial condominium in the Saddleback III Commercial Condominiums at 2626 W Reagan Park Ln in Bluffdale — one of the Salt Lake Valley's fastest-growing industrial corridors. The unit features 26' clear height, 300-amp 480V 3-phase power, a 14' x 16' grade-level overhead door in the rear, and a glass storefront entry, making it ideal for light manufacturing, warehousing, distribution, or showroom/service operations. Offered at \$1.80/SF/Month NNN plus \$0.10/SF CAM (approximately \$11,727 total per month), with flexible 3-5 year lease terms and immediate availability. Positioned at the crossroads of Bangerter Highway and 2700 West, the property is just 5 minutes from I-15, providing seamless access to the entire Wasatch Front.



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Executive Summary

PROPERTY DETAILS	
Address	2626 W Reagan Park Ln Bluffdale, Utah 84065
Property Type	Flex Industrial Commercial Condominium
Building Size	±6,172 SF 26' Clear Height
Project	Saddleback III Commercial Condominiums
Construction	New Construction Free Span ESFR Sprinklers
Zoning	Light Industrial
Brokers	Ben Nielsen & Courtney Nielsen, KW Commercial KW Westfield Keller Williams Realty
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Property Photo



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Property Highlights



New Construction Flex Industrial

Brand-new ±6,172 SF unit in Saddleback III Commercial Condominiums, Bluffdale's premier flex industrial project.



Heavy Power

300 Amps, 480V, 3-phase electrical service — ready for manufacturing, fabrication, or equipment-intensive uses.



26' Clear Height

Soaring ceilings accommodate racking, vertical storage, and mezzanine potential.



Grade-Level Loading

14' x 16' overhead door in the rear plus a glass storefront entry for customer-facing access.



Unbeatable Access

Just 5 minutes to I-15, at the crossroads of Bangerter Highway and 2700 West.



Affluent, Fast-Growing Trade Area

Bluffdale's median household income tops \$129K — among the highest in Utah.

LEASE SUMMARY:

Unit 309	±6,172 SF Flex Industrial Available Now
Base Rent	±\$11,110/Mo (±\$133,315/Yr)
CAM/NNN	\$0.10/SF/Mo (±\$617/Mo)
Total Monthly:	±\$11,727
Lease Rate:	\$1.80/SF/Mo NNN
CAM:	\$0.10/SF/Mo



Specifications & Lease Terms



Saddleback III Commercial Condominiums
Master-planned commercial condominium project at 2700 West and Bangerter Highway in Bluffdale's industrial corridor.



300 Amps | 480V | 3-Phase
Industrial-grade power supports a wide range of users, from light manufacturing to tech.



26' Ceiling Height
Clear height maximizes cubic storage capacity and racking efficiency.



14' x 16' Overhead Door
Rear grade-level loading door plus a glass storefront entrance at the front of the unit.



Light Industrial Zoning
Flexible zoning accommodates warehouse, distribution, light manufacturing, and showroom uses.



5 Minutes to I-15
Immediate access to Bangerter Highway and the Mountain View Corridor connects the entire Wasatch Front.

LEASE TERMS:

Rate	\$1.80/SF/Mo NNN + \$0.10 CAM
Term	3-5 Years Negotiable
Availability	Immediate ±6,172 SF
Parking:	2.0 / 1,000 SF
Lease Rate:	\$1.80/SF/Mo NNN
CAM:	\$0.10/SF/Mo



Aerial Map



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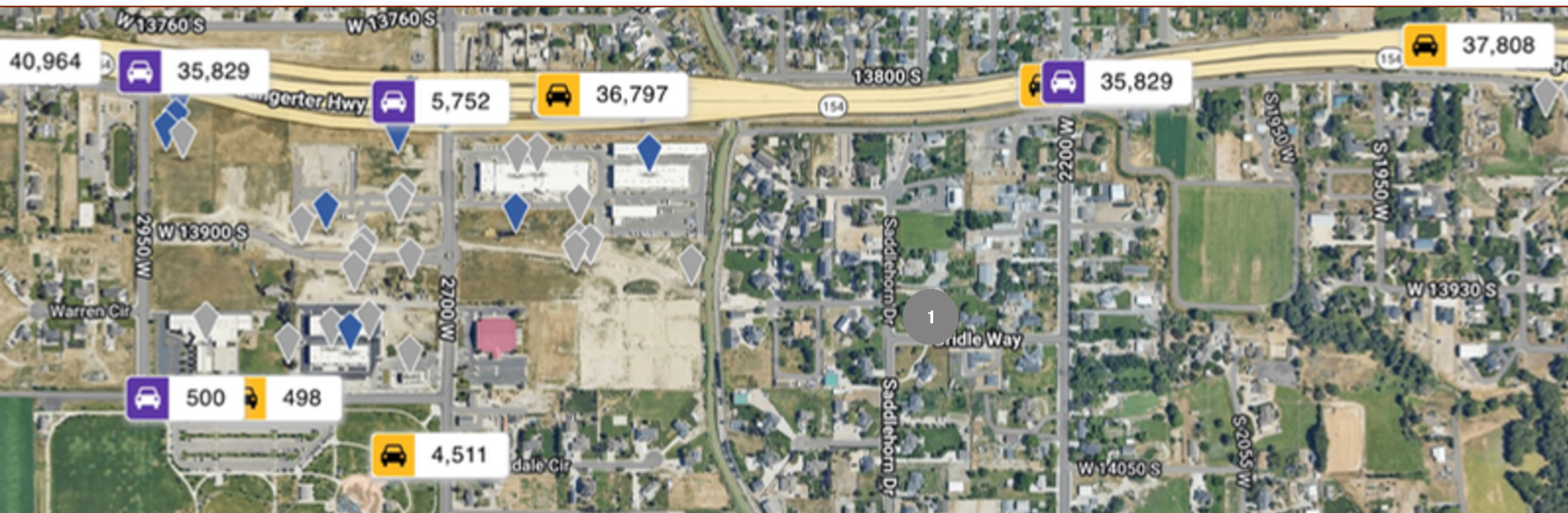
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Demographic and Traffic Count

AREA	POPULATION	MEDIAN HH INCOME	GROWTH
Bluffdale (City)	±20,400	\$129,531	+2.55%/Yr
Utah (Statewide)	±3.5M	\$95,166	#1 Fastest-Growing

No	Intersection	Traffic Volume	Year	Distance
1	Bangerter Highway @ 2700 W (New Interchange)	±60,000	2025	Adjacent
2	I-15 via Bangerter Highway	5-Min Drive	—	±2.5 mi
3	Mountain View Corridor	10-Min Drive	—	±4 mi



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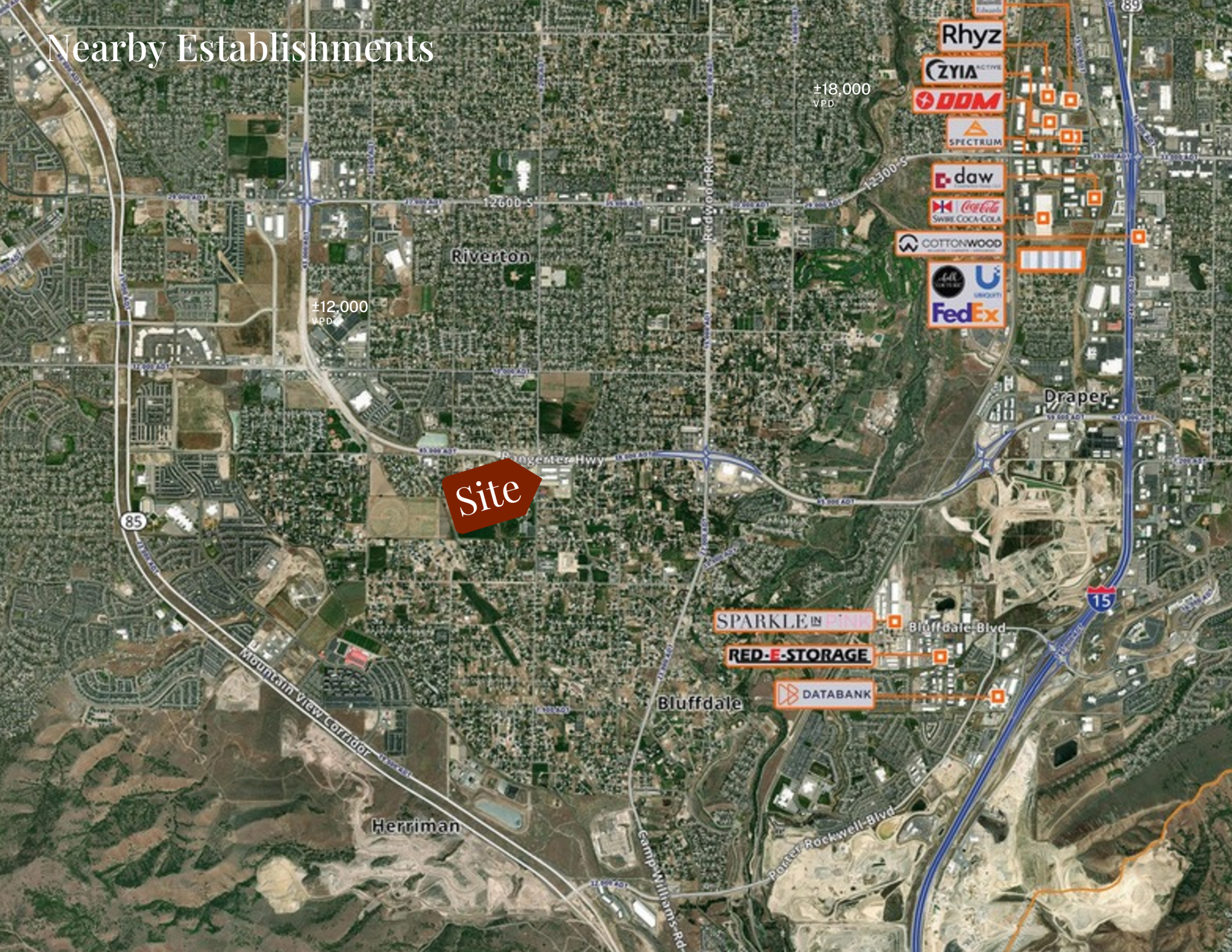
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Nearby Establishments



Bluffdale, Utah

Bluffdale, Utah, sits at the strategic midpoint of the Wasatch Front, straddling the border of Salt Lake and Utah Counties at the Point of the Mountain. Once a quiet rural community, Bluffdale has grown into one of the region's most desirable addresses for business and industry, anchored by major employers and data center campuses and adjacent to the booming "Silicon Slopes" tech corridor in Lehi and Draper. The city's population has more than doubled since 2010 to over 20,000 residents, while median household incomes — at nearly \$130,000 — rank among the highest in the state.

With direct access to I-15, Bangerter Highway, Redwood Road, and the Mountain View Corridor, Bluffdale offers industrial users unmatched regional connectivity. The new interchange under construction at Bangerter Highway and 2700 West will further enhance access to the Saddleback III project, positioning tenants at the center of the Salt Lake Valley's southwest growth corridor.

≈20,409
Population

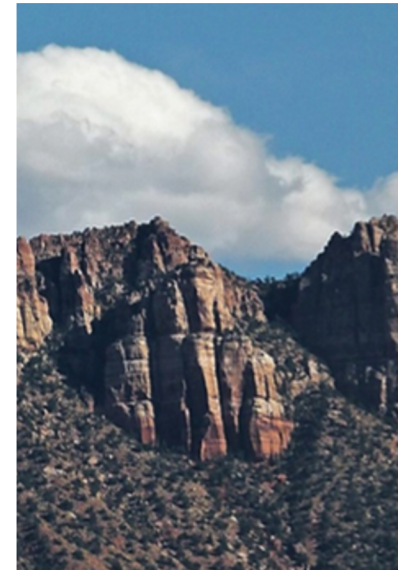
≈31
Median Age

\$129,531
Median Household
Income (2024)

≈3.5%
Poverty Rate



BLUFFDALE®
EST. 1848



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