

INDUSTRIAL FOR LEASE

3790 W. Great Lakes Dr.  
West Valley City, UT 84120

Colliers

Accelerating success.



191,000 SF  
Available

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191,000 SF  
on 9.9 AC



M-1  
Light Manufacturing



Quick access to SR-201  
& Bangerter Hwy  
10 minutes from  
Salt Lake City  
International Airport

## Building Details

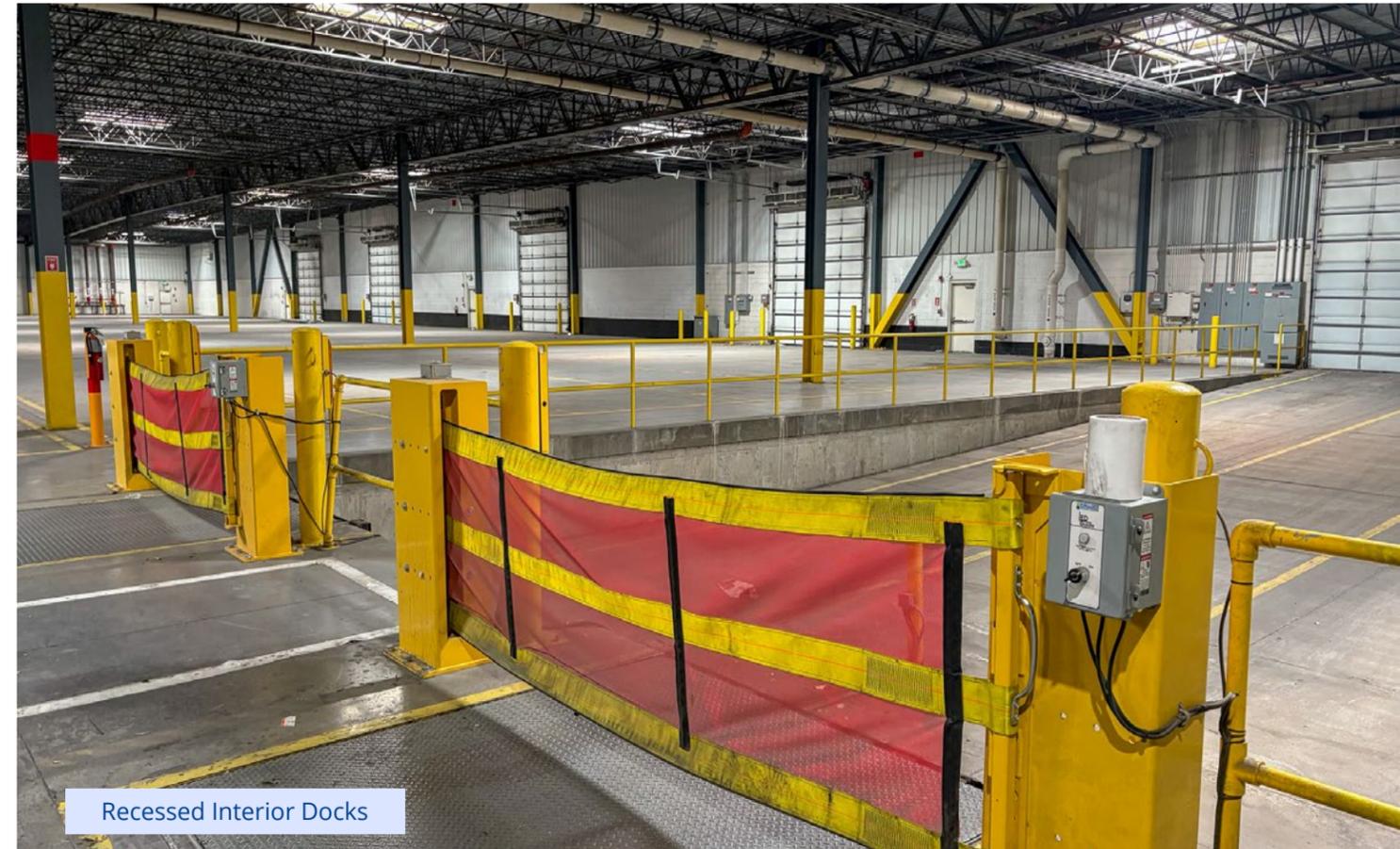
Address	3790 W Great Lakes Drive West Valley City, UT 84120
Size	191,000 SF
Land	9.92 AC
Construction Type	Masonry and metal
Year Built	1986 and 2004 expansion
Loading	Two (2) recessed interior docks 12 Grade level doors
Clear Height	16' - 18'
Column Spacing	29' x 39' in original space 58' x 41' in expansion
Lighting	LED
HVAC	Office only
Power	Abundant power to building
Zoning	M-1 - Light Manufacturing
Fire Suppression	ESFR

## Site Plan





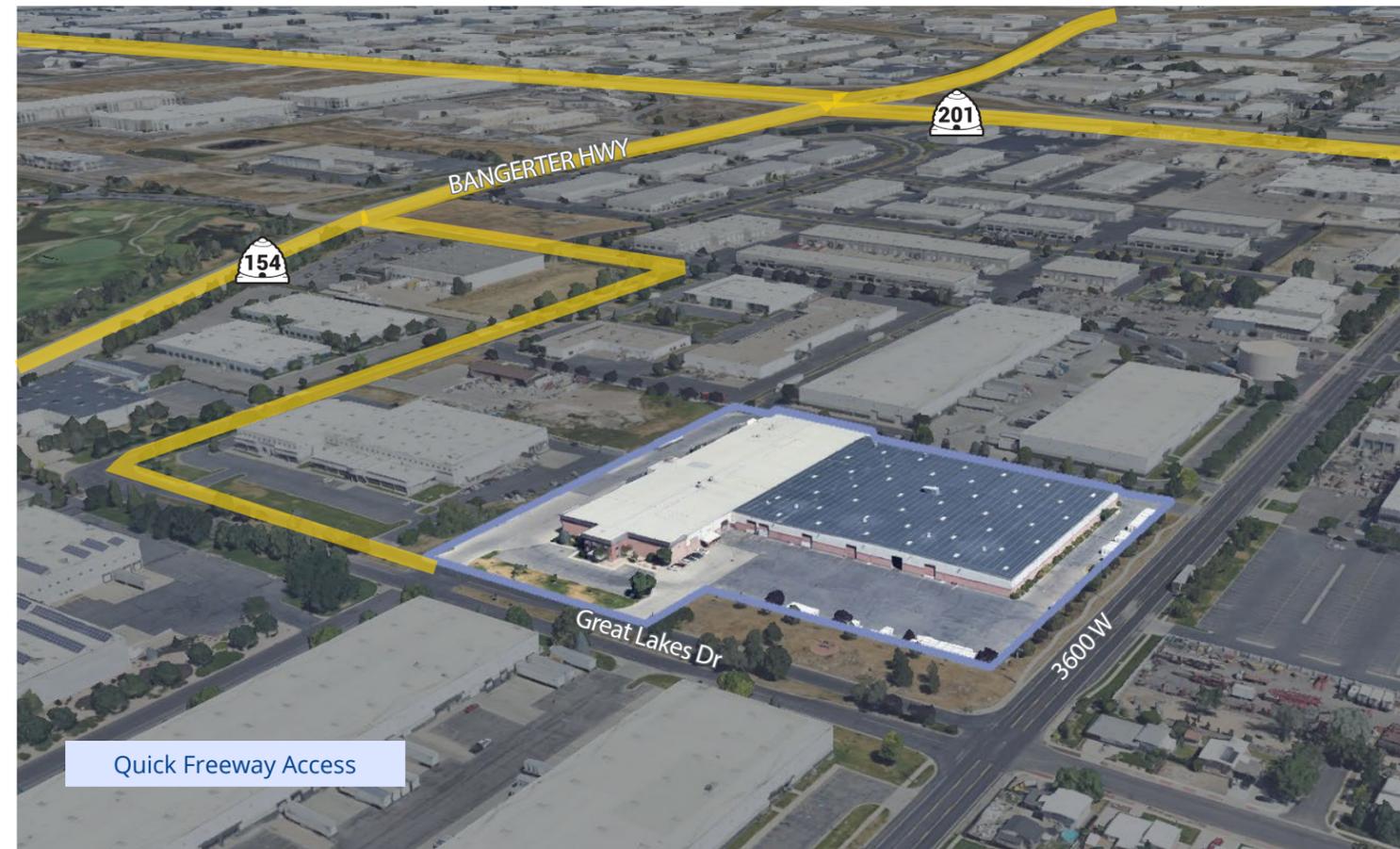
58' x 41' Column Spacing



Recessed Interior Docks



12 Grade Level Doors



Quick Freeway Access

## Why Utah?

### Highlights

Utah is a hub to all major western cities and states, as well as a central point for distribution between the Canada and Mexico borders. Two major interstates (I-80 and I-15) and all three major rail lines leaving Seattle, San Francisco, and Los Angeles ports meet in Salt Lake City.

Utah ranks well across business costs compared to regional competitor states. Utah has a favorable tax climate-ranked 8th best in the nation-and has low utility and real estate costs. Utah also has a business friendly government and has eliminated or modified nearly 400 business regulations since 2011 to ease the burdens placed on businesses.

Utah's Manufacturing and Distribution industry has experienced employment growth of over 15% over the past five years. Within the industry, Warehousing and Storage increased by 44%.

### Job Growth



**Utah 2.3 %**  
National 2.0%

### Population Growth



**Utah 1.8 %**  
National 0.5%

### Median Wage



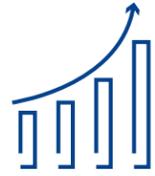
**Utah \$61,269**  
National \$59,228

### Median Age



**Utah 31.4**  
National 37.9

### Educated Workforce with Bachelor's Degrees



**Utah 35.4%**  
National 33.7%

### Unemployment



**Utah 2.8%**  
National 3.6%

### Labor Force Participation



**Utah 68.5%**  
National 62.6%

### Job Growth Year over Year



**Utah 2.3%**  
National 2.0%

## Yes, Utah



Studies found that Utah is the most affordable state with one of the lowest costs of living, boasting the lowest percentage of income spent (63.3%) and the highest disposable income per capita (\$32,732). Contributing to Utah's affordability is its median income of \$89,168, coupled with the nation's lowest health care spending at \$6,213.



Consumer Affairs ranks Utah #1 place to move to 2024 "analysis shows Utah should get top consideration as a new home. Its affordability score is the highest of any state and can be attributed to its low property taxes — residents had a 0.57% average effective rate in 2021, according to the Tax Foundation — and relatively high median household income (\$79,449 median in 2021, according to census data)."

### Distribution in Utah



**1,400 Miles**  
of railroad track

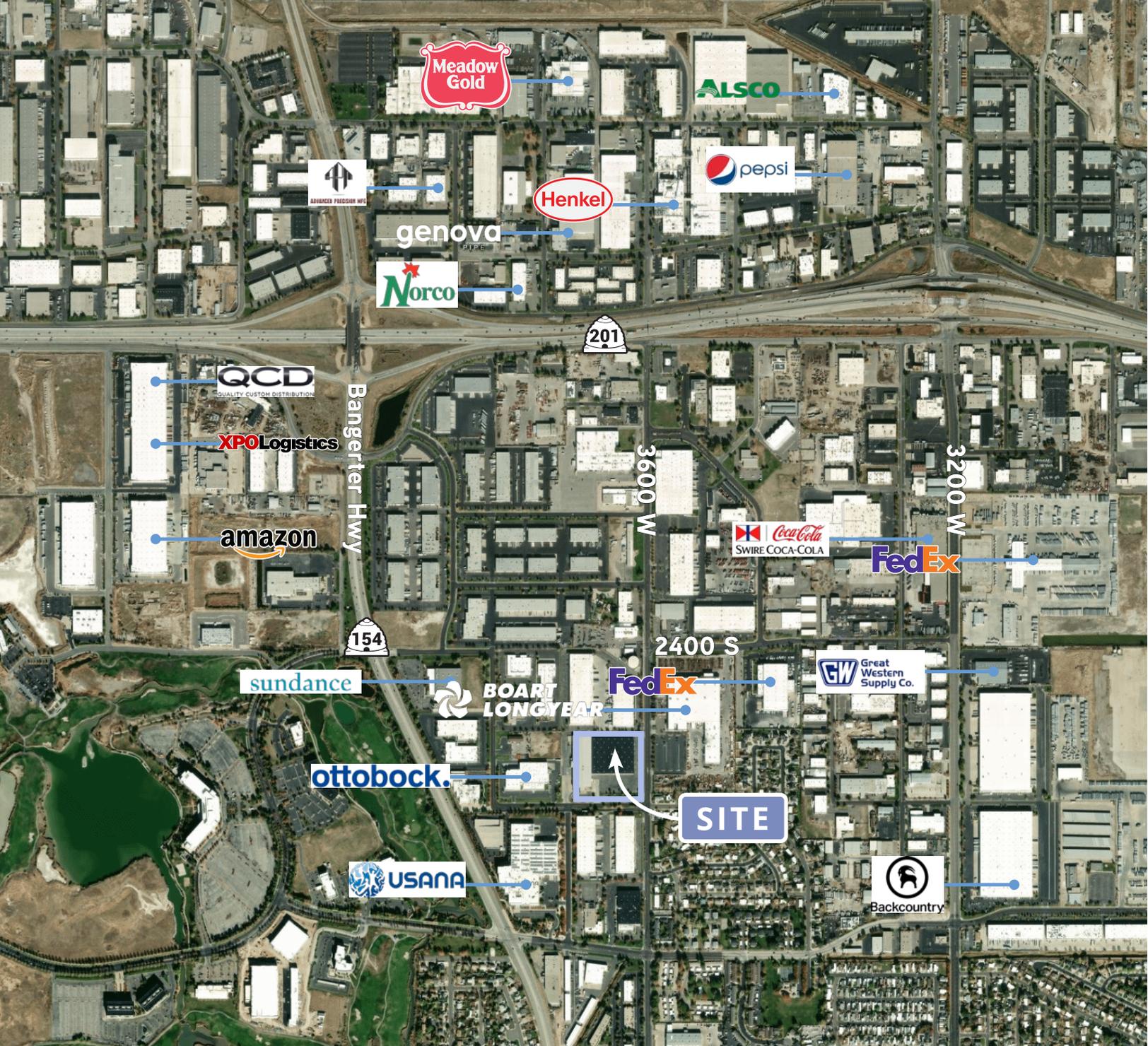


**695 Million**  
pounds of air cargo  
and freight annually



**43,155 Miles**  
of highways and roads





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