



# WEST JORDAN



**FOR LEASE**  
Rate: \$1.10 PSF / NNN

AVAILABLE APRIL 1, 2026



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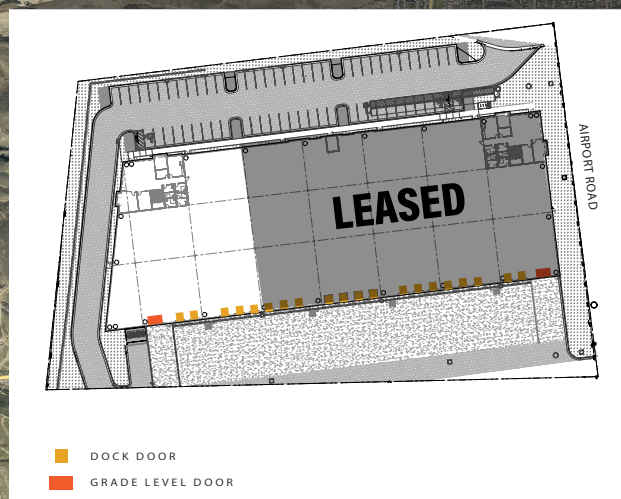
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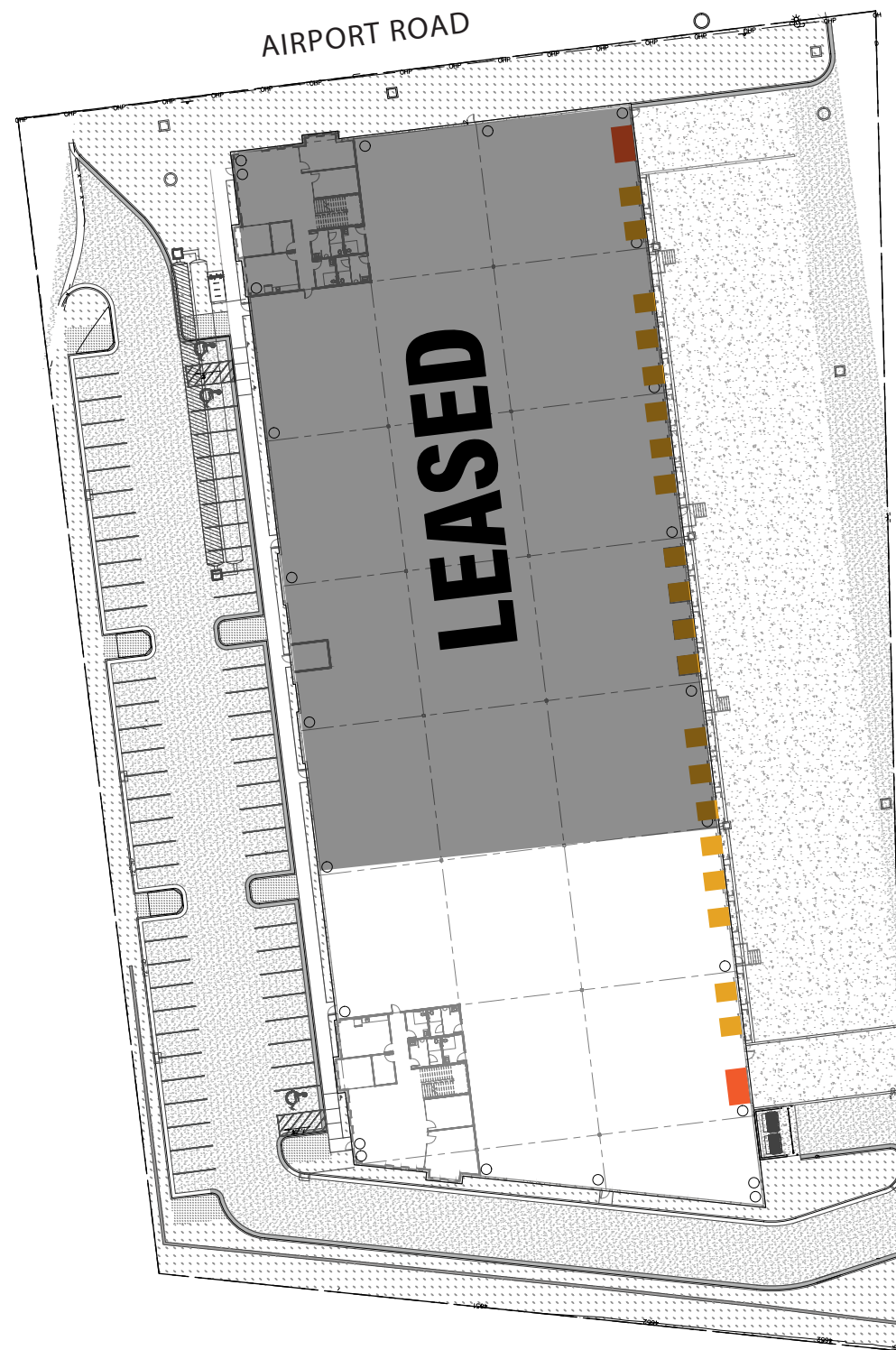
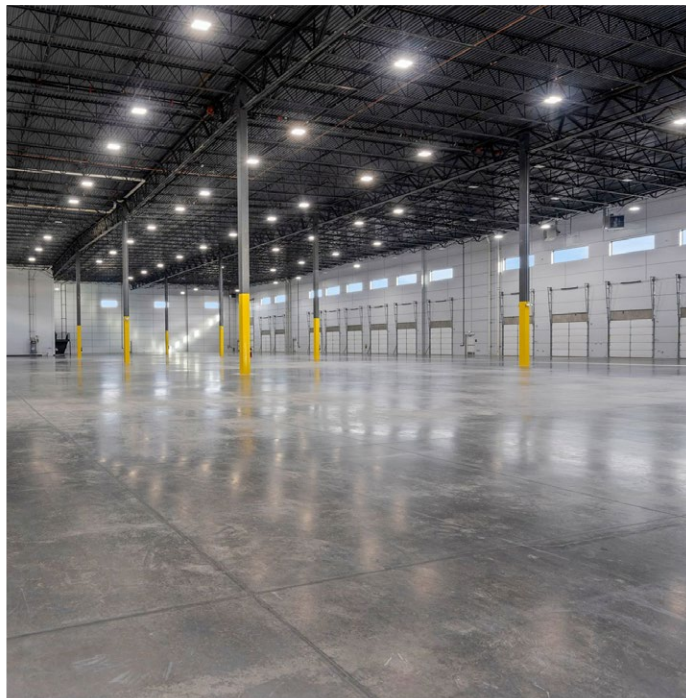
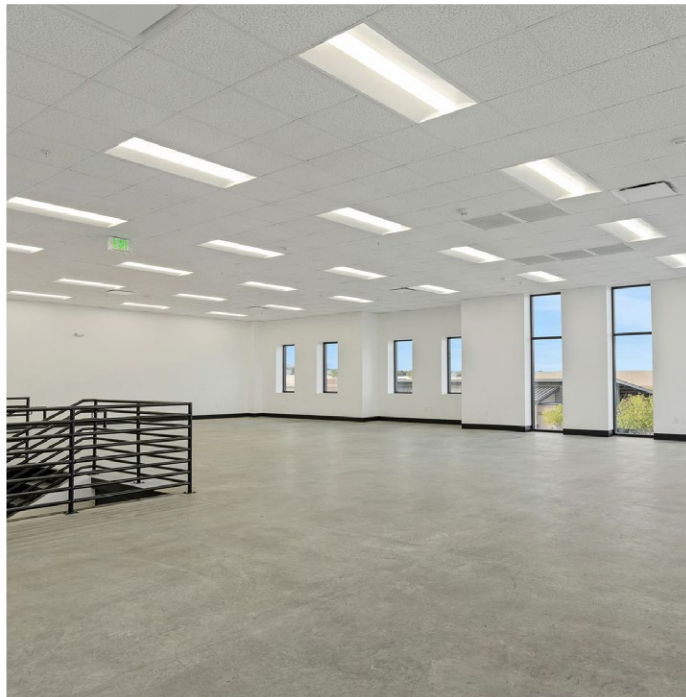
801.930.6750 | www.legendcommercial.com  
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

- Total Available: 23,013 SF
- Office: 5,503 SF of Class A Creative Office Space
- Warehouse: 17,510 SF
- Year Built: 2024
- Construction Type: Concrete Tilt
- Parking Stalls: 32
- EV Charging Stations
- Zoning: M-1
- Lot Size: 3.4 Acres
- Access: Easy Access to Bangerter Hwy, Exit #154
- Location: Located in the Highly Desirable Submarket of West Jordan With Easy Access From Bangerter Highway and Mountain View Corridor
- One (1) 14'x16' Grade Level Doors
- Five (5) 9'x10' Dock High Doors
- Clear Height: 36'
- 6" Concrete Slab Thickness
- Power: 800 Amps 277/480Volt 3-Phase 4 Wire. (Potential for more Power Available)
- Gas Forced Heaters
- 164w LED 2x4 Highbay With Motion Sensors 16,000 Lumens 4000k -
- Column Spacing: 56'x47'6"
- Speed Bay Spacing: 56'x60'
- ESFR Fire Suppression System



**SITE**





-  DOCK DOOR
-  GRADE LEVEL DOOR