

**FOR LEASE**  
Rate: Contact Agents

**READY FOR OCCUPANCY**

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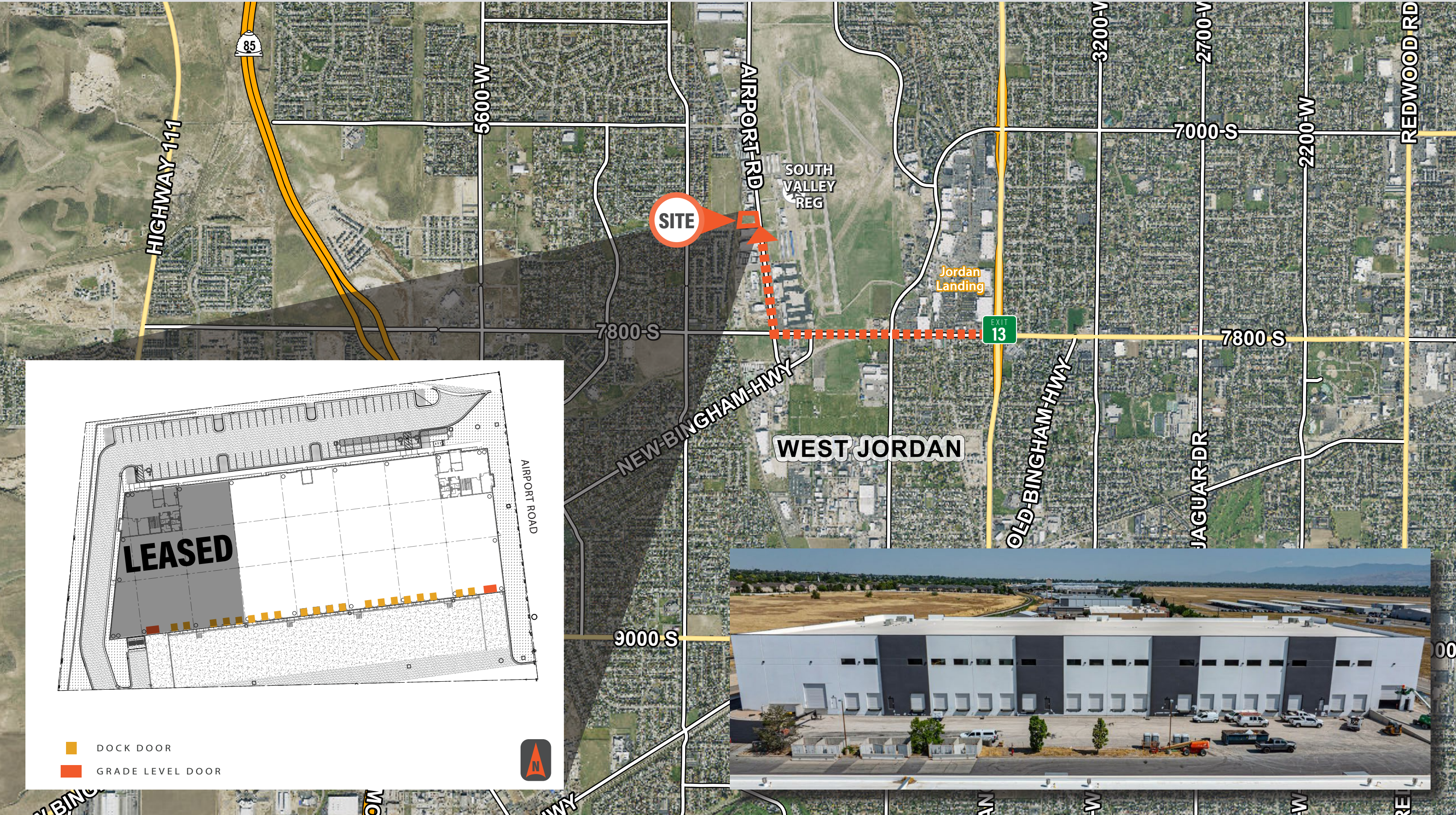


**LEGEND**  
PARTNERS

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

**HIGHLIGHTS**

- Total Available: 46,243 SF
- Office: Each Unit Has 5,503 SF of Office Space
- Class A Creative Office Space
- Warehouse: 40,740 SF.
- Construction Completed: Spring 2024
- Construction Type: Concrete Tilt
- Parking Stalls: 41
- Zoning: M-1
- Lot Size: 3.4 Acres
- Access: Easy Access to Bangenter Hwy. Exit #154
- Location: Located in the Highly Desirable Submarket of West Jordan With Easy Access From Bangenter Highway and Mountain View Corridor
- One (1) 14'x16' Grade Level Doors
- Fifteen (15) 9'x10' Dock High Doors
- Clear Height: 36'
- 6" Concrete Slab Thickness
- Power: 1500 Amps 277/480 Volt 3-Phase 4-Wire
- Six (6) 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

