

# AXIA

BUSINESS PARK

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SALE OR LEASE



15897 SOUTH AXIA DRIVE  
HERRIMAN, UTAH 84065



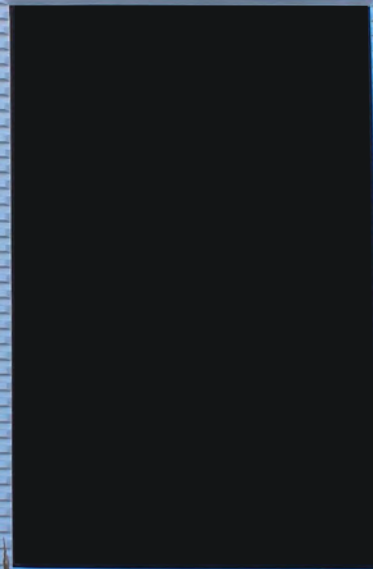


## THE OPPORTUNITY

AXIA Business Park is a modern 232,000 SF flex-industrial facility in Herriman, right in the heart of Silicon Slopes. Designed for companies that need room to grow, AXIA offers minimum divisibility down to 35,000 SF, giving businesses the flexibility to scale their space while maintaining efficiency and quality.

Located just minutes from Mountain View Corridor and Bangerter Highway, AXIA offers exceptional connectivity across Salt Lake and Utah counties. This prime location makes it easy for employees to commute, customers to visit, and products to ship quickly and efficiently.

With large open floorplates, high clear heights, and quality finishes, AXIA provides a space designed to allow businesses to showcase their brand, and foster success. It's the combination of smart design, a prime location, and the right amenities that makes AXIA a place where companies can truly thrive.





# PROPERTY PHOTOS

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## OVERVIEW

**232,708 SQ. FT.**

Rear Load Warehouse

**151,757 SQ. FT.**

Available

**18.082 ACRES**

Lot Size

**35,000 SQ. FT.**

Minimum Divisibility



## PROPERTY FEATURES

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### Dock-Level Loading

30 (9'x10') - 4 of which have knockout panels  
10 additional 9'x10' dock high knockout panels

### Drive-In Doors

1 (12' x 14') | 3 (14' x 16') | 2 (16' x 16')

### Column Spacing

56' x 50' (60' end bays)

### Fire Supression

ESFR

### Truck Court

130'

### Building Depth

260'

### Clear Height

36'

### Floor

Reinforced concrete slab  
(6x6 welded wire mesh)

### Heat

Unit heaters in warehouse

### Zoned

M1, Light Industrial

### Building Power

4,000 Amps, 480 Volt, 3 Phase

### Construction Type

Concrete panels with interior rigid insulation

### Employee Parking

244 stalls

### Clerestory Lighting

LED, bright, overspec in warehouse

### Office Space

Spec Office under construction  
allowing for quick move-in



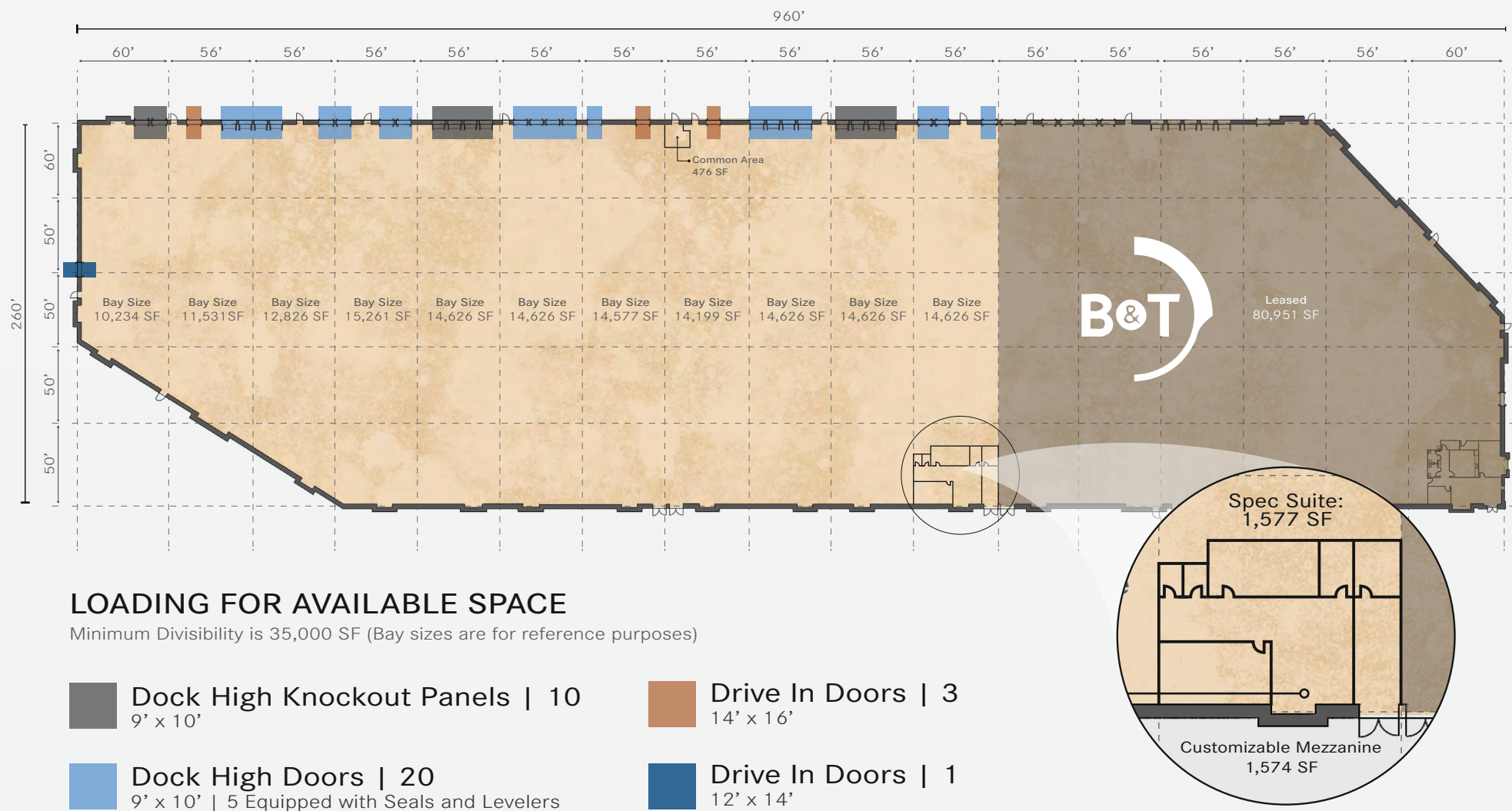


SITE PLAN



FLOOR PLAN

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## AREA EXPANSION

### 01 MOUNTAIN VIEW VILLAGE

An 85-acre mixed-use lifestyle destination in Riverton, Utah—positioned in the heart of Utah’s booming Silicon Slopes region. It’s built to serve as a walkable live-work-play hub for residents, businesses, and visitors alike.

- Designed as a community-centric gathering place, combining upscale architecture, mature landscaping, and Americana sculptures that celebrate local heritage
- Strategically located adjacent to major corridors (Bangerter Hwy & Mountain View Corridor), offering easy access to Salt Lake Airport and public transit—ideal for attracting top talent and commercial tenants
- Surrounding Riverton trade area is one of the fastest-growing and most affluent in the U.S., with high household incomes and high tech job growth fueling long-term demand



### 02 THE COMMONS

Herriman is experiencing significant new retail development centered on the Herriman Towne Center, with the recent groundbreaking of The Commons project, a large mixed-use development featuring over 200,000 sq. ft. of retail and dining space west of the Mountain View Corridor. Another major project is the Herriman Auto Mall, a 60+ acre commercial development along the Mountain View Corridor, expected to open some dealerships this year. Designed as a community-centric gathering place, combining upscale architecture, mature landscaping, and Americana sculptures that celebrate local heritage

- Located on 13400 South, just west of the Mountain View Corridor.
- Will include a large-format anchor store, multiple dining options, smaller retail spaces, and potentially recreational and multi-use facilities.
- Construction for the retail shell buildings began in August 2025, with completion expected by March 2026.



### 03 TEXAS INSTRUMENTS

\$11 B investment in Utah—largest ever in state; part of \$60 B U.S. expansion. TI’s Utah fabs produce essential foundational chips—analogue and embedded processing semiconductors—used across industries including automotive, medical devices, aerospace, smartphones, and AI infrastructure. The expansion aligns with U.S. policy objectives around supply chain security and domestic technology manufacturing, supported through CHIPS Act funding





04 THE POINT

The Point is a 600-acre, state-owned redevelopment project at the Salt Lake–Utah County border in Draper, Utah, led by Lincoln Property Company, Colmena Group, and Wadsworth Development Group. Designed as a pedestrian-first destination, it will integrate green spaces, workplaces, homes, hospitality venues, and transit infrastructure. Phase One spans 100 acres and includes five components: The Promenade, Innovation Valley, River-to-Range, Central Green, and Taste of Place. The Promenade will feature over 2 million square feet of office space, 3,000 multifamily units, and 222,000 square feet of retail, all built with adaptability in mind as well as bike lane access. Innovation Valley will promote collaboration between universities, entrepreneurs, and start-ups.

The River-to-Range trail will be a 1.4-mile commuter corridor linking the Jordan River Parkway to Corner Canyon, doubling as a rainwater management system and transitioning from rural to urban settings alongside The Promenade. Central Green, a 2.5-acre park near an entertainment venue, will accommodate up to 3,000 guests and 200 events annually. Taste of Place will be the culinary hub of The Point, offering diverse dining options. Together, these developments position The Point as a first-of-its-kind mixed-use destination in Utah, setting a new standard for large-scale, multi-purpose urban planning in the state.

**\$4.4B**  
Earnings

**\$7B**  
Annual GDP

**46,000**  
New Jobs



HERRIMAN DEMOGRAPHICS

5 mile Radius

**157,399**  
Total Population

**3,038**  
Businesses

**3.2**  
Average Household Size

**141,769**  
Daytime Population

**30.8**  
Median Age

**111.5%**  
Total Employees

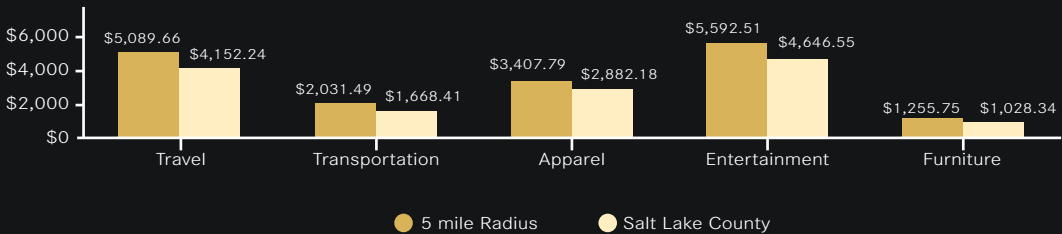
**47%**  
Bachelor's/Graduate/Prof Degree

**17%**  
High School Graduate

**32%**  
Some College

**4%**  
No High School Diploma

Key Spending Trends





# MOUNTAIN VIEW CORRIDOR

## CONNECTING COMMUNITIES

Mountain View Corridor will eventually be a 35-mile freeway from I-80 in Salt Lake County to SR-73 in Utah County. MVC currently includes a 27-mile multi-use trail and 22 pedestrian and bicycle bridges and crossings, which run adjacent to the entire corridor. Additionally, there are nine miles of striped bike lanes that run in each direction from Porter Rockwell Boulevard to Old Bingham Highway. Mountain View Corridor connecting Salt Lake County to Utah County will be completed in Spring 2026.

## PHASED CONSTRUCTION APPROACH

Mountain View Corridor is using a phased construction approach designed to balance transportation needs with available funds. Initial construction includes two lanes in each direction with signalized intersections and biking and walking trails. Future construction phases will build out the remainder of the corridor by converting intersections to interchanges and adding inside lanes to achieve a fully functional freeway.

35

Pedestrian Bridges and Crossings

27

Miles of Multi-Use Trails

35

Miles of Freeway



# DRIVE TIMES

0.6 miles | 2 min  
Mountain View Corridor

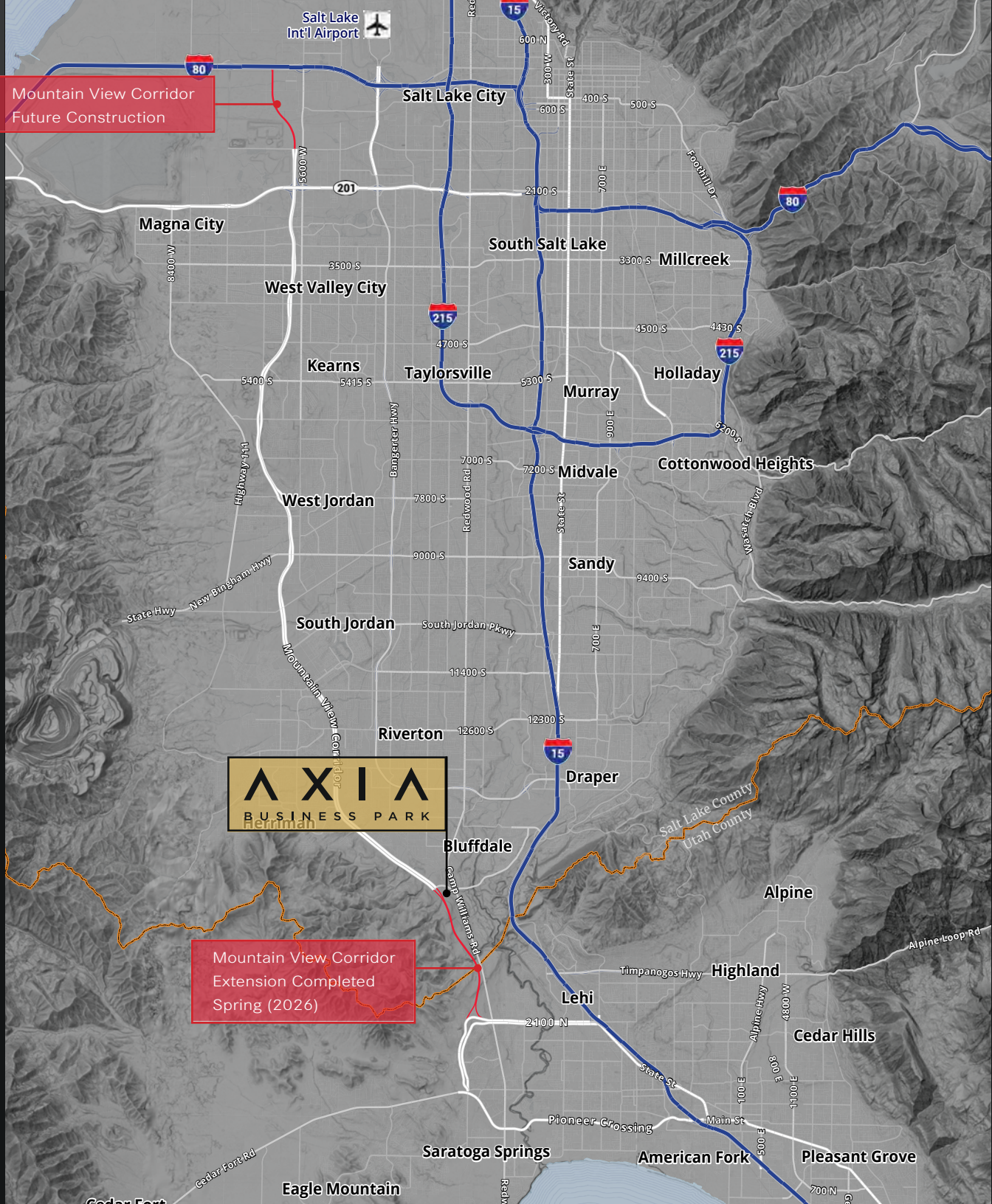
3.5 miles | 6 min  
Interstate 15

7.5 miles | 15 min  
Silicon Slopes

23.9 miles | 25 min  
Downtown Salt Lake City

26.3 miles | 30 min  
Provo Airport

27.8 miles | 27 min  
Salt Lake International Airport







# AXIA

## BUSINESS PARK

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