

FOR LEASE



PROPERTY DETAILS

8452 S. State St., Midvale, UT 84047

- Rate: \$16.00/SF/Year NNN
- (2) Units Available May 2026
- Unit A: 7,824 SF
 - » 951 SF Office / 6,873 SF Showroom
 - » (1) 19' x 20' Grade Level Door
 - » 3 offices, 2 private bathrooms + 1 shower
- Unit B: 3,510 SF
 - » 3 Roll-up doors
 - » Private office and restroom
 - » 20'+ clear height
- Abundant surface parking
- Additional storage available
- Large State Street signage available
- High-visibility State Street frontage near I-15 (Exit 295)

2025 DEMOS



EST. POPULATION

1 MILE » **18,476**
3 MILE » **128,006**
5 MILE » **329,572**



EST. HOUSEHOLDS

1 MILE » **7,160**
3 MILE » **49,419**
5 MILE » **120,424**



EST. AVERAGE HH INCOME

1 MILE » **\$96,467**
3 MILE » **\$116,431**
5 MILE » **\$136,794**

NEWMARK

MOUNTAIN WEST

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312 East South Temple

Salt Lake City, Utah 84111

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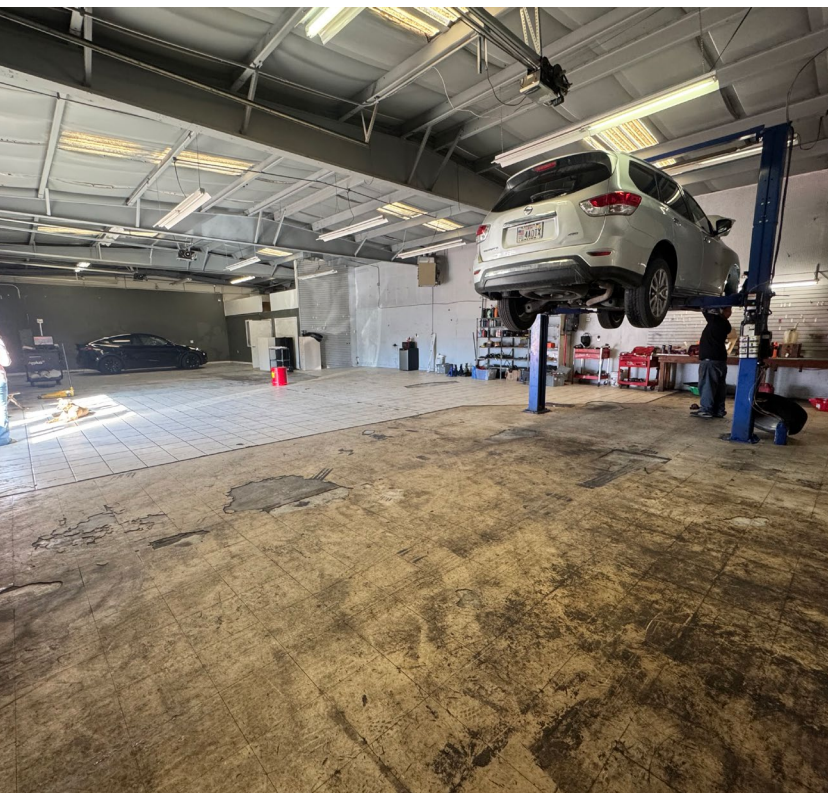
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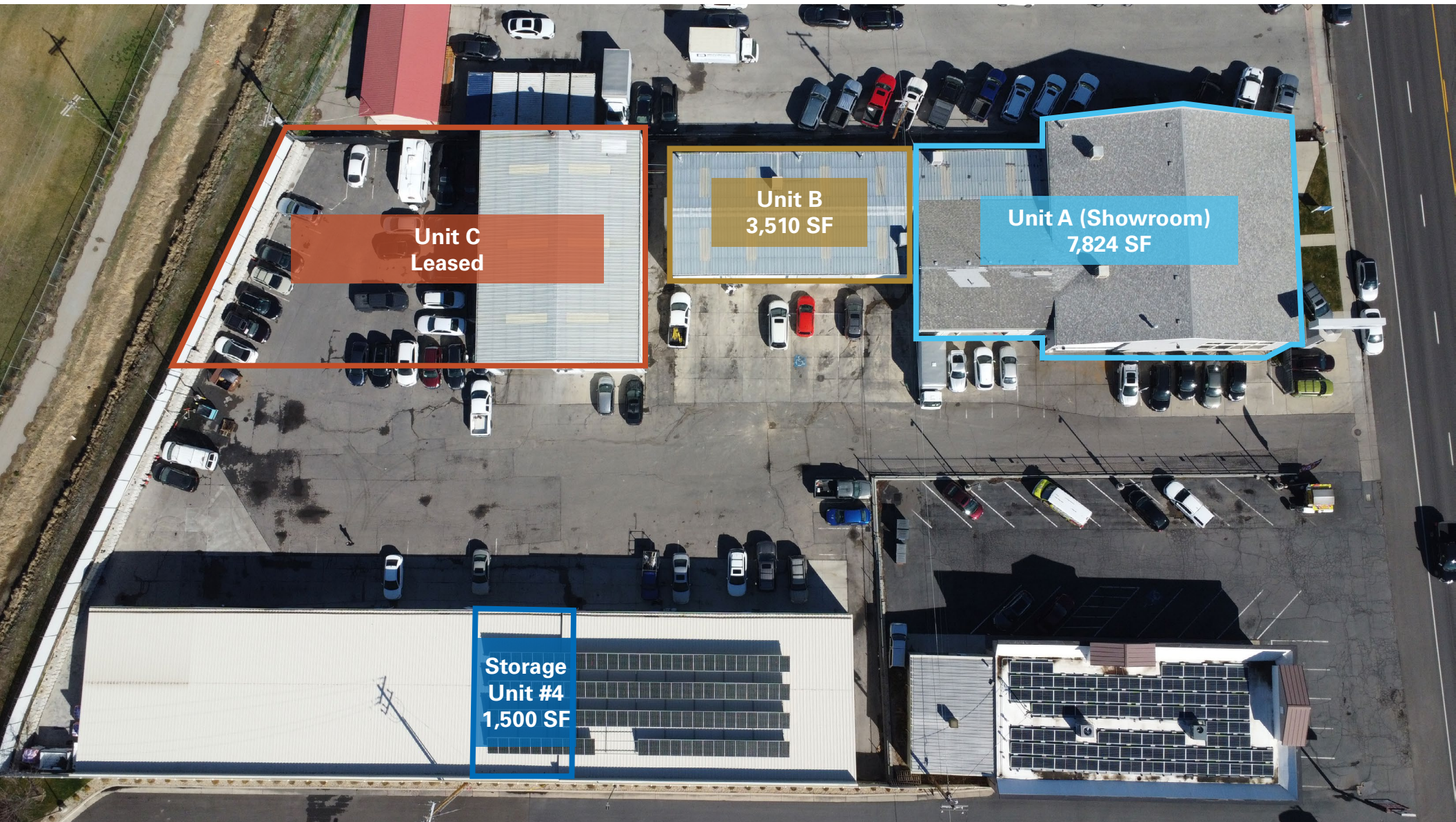
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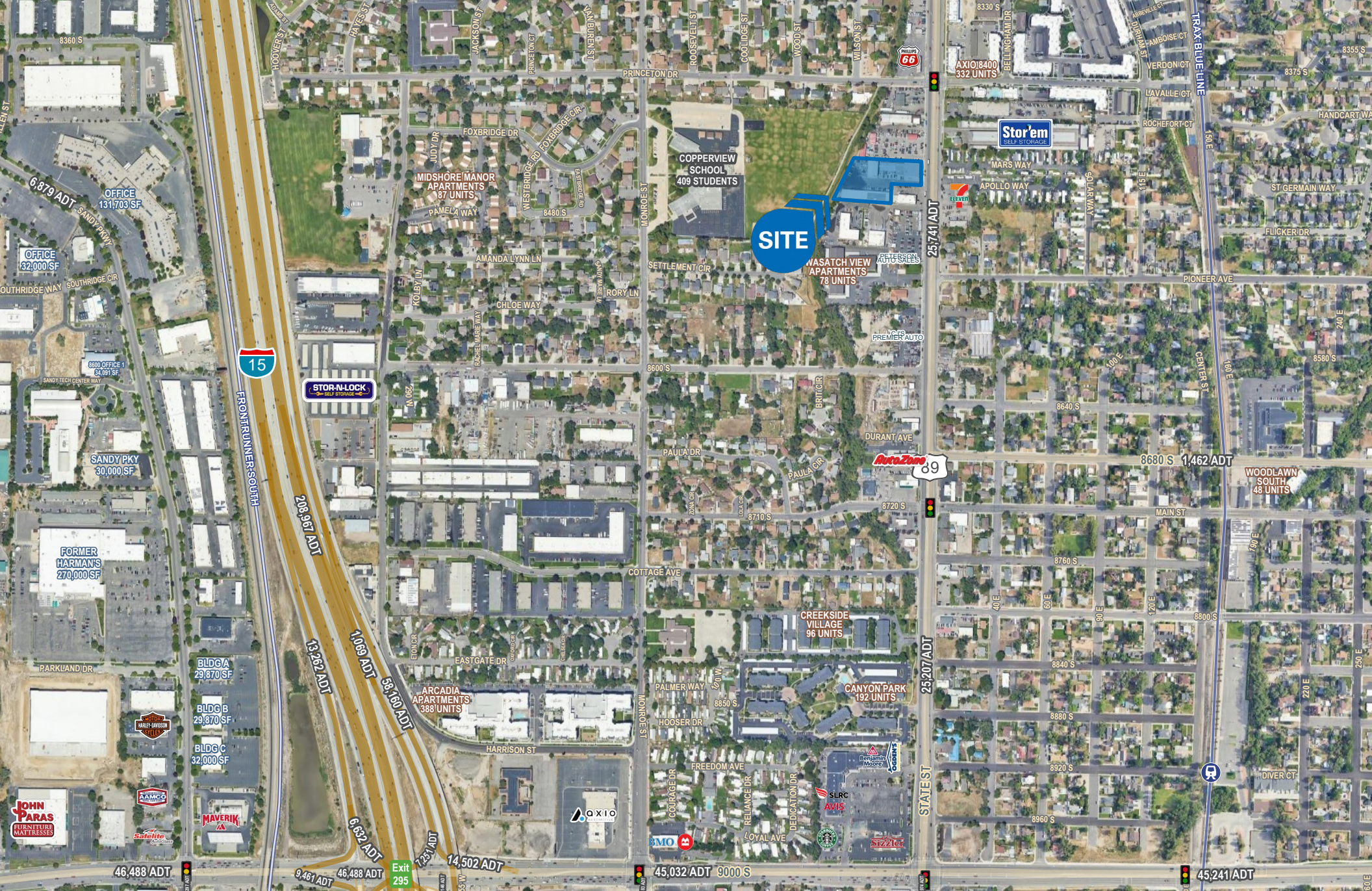
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