



Colliers



236

**For Lease**  
**Industrial Manufacturing**

**Rate:**  
**\$0.79 NNN**

**Contact:**

**Skyler Smith**

Senior Associate  
+1 801 441 5917  
[skyler.smith@colliers.com](mailto:skyler.smith@colliers.com)

**Travis Healey, SIOR**

Vice Chair  
+1 801 947 8335  
[travis.healey@colliers.com](mailto:travis.healey@colliers.com)

**Colliers**

111 S. Main St., Suite 2200  
Salt Lake City, UT 84111  
Main: +1 801 947 8300  
[colliers.com](http://colliers.com)

**236 N. 2200 W.**

Salt Lake City, Utah 84116

**Property Highlights**

- Building size: 34,500 SF
  - Office: 2,300 SF
  - Warehouse: 32,200 SF
  - +/-0.92 Acres Parking/Outdoor Storage
- Loading:
  - Two (2) dock high doors
  - One (1) grade level door
- Power: 1,200 AMP, 480 Volt, 3-Phase
- Clear height: 10'-20'
- Zoning: M1
- Close proximity and access to I-215 and I-80
- Located in Salt Lake's Northwest Quadrant inland port area

Accelerating success.

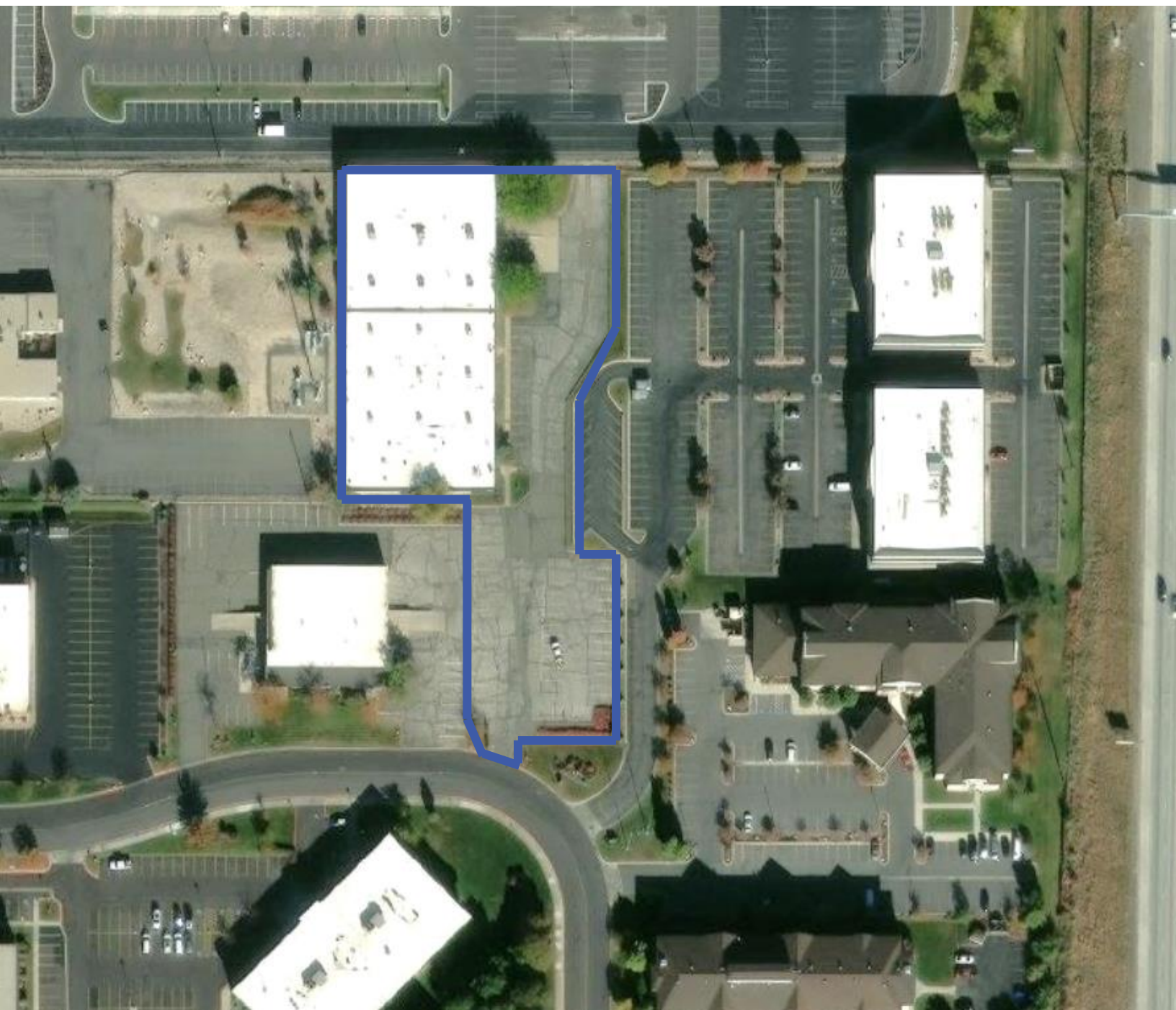


236 N. 2200 W. | For Lease

# 34,500 SF

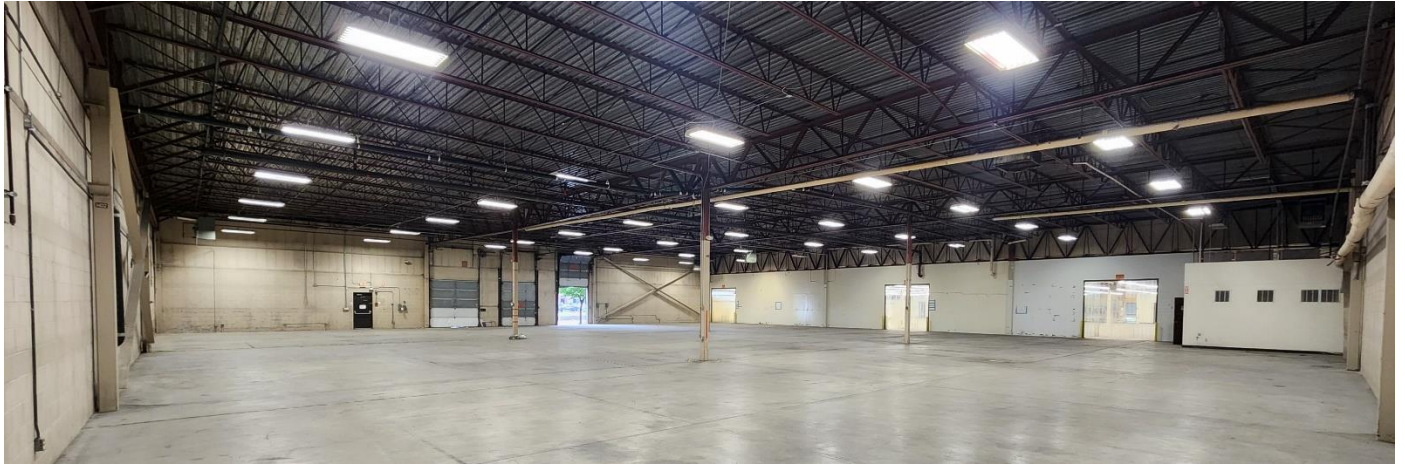
Available for

- Manufacturing
- Storage/Distribution
- R&D

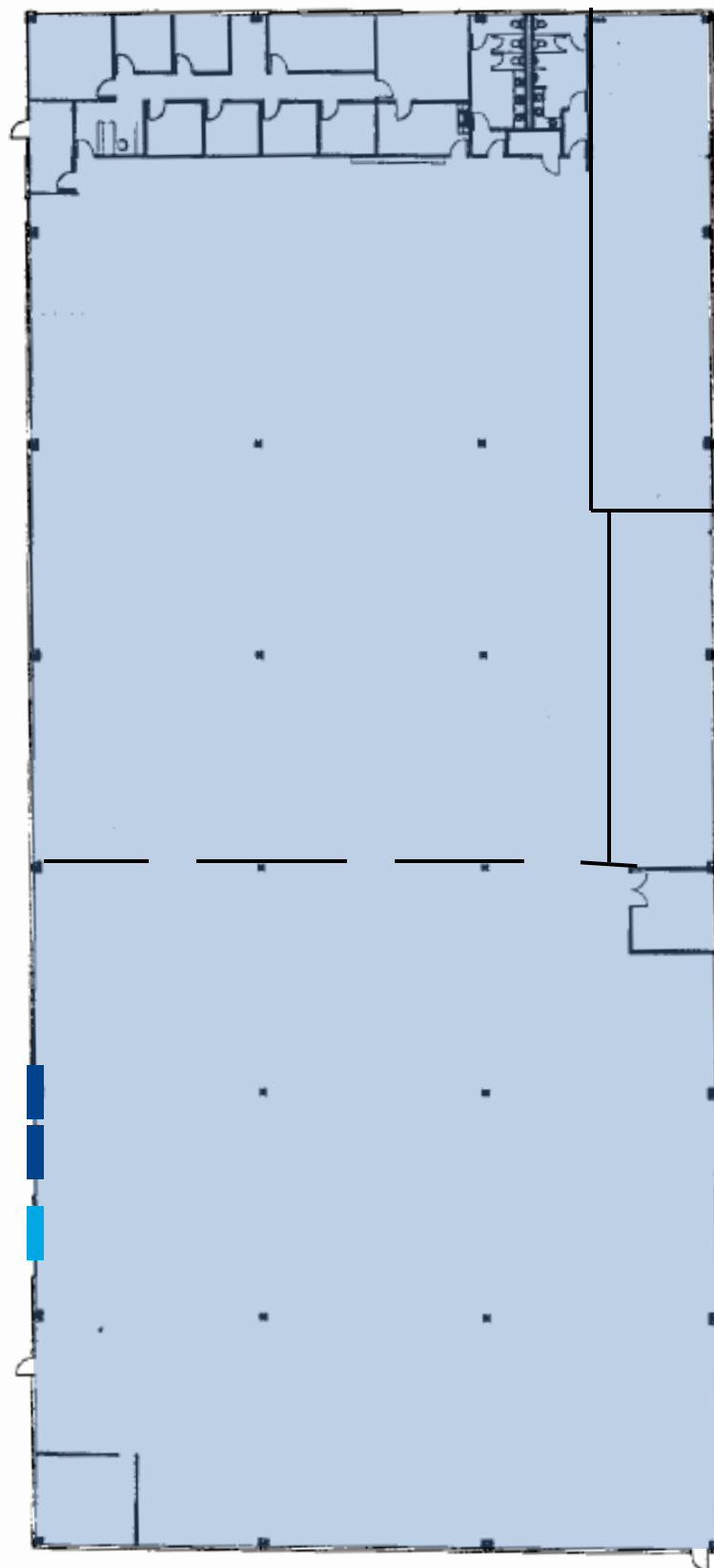




# Photo Gallery



# Floor Plan

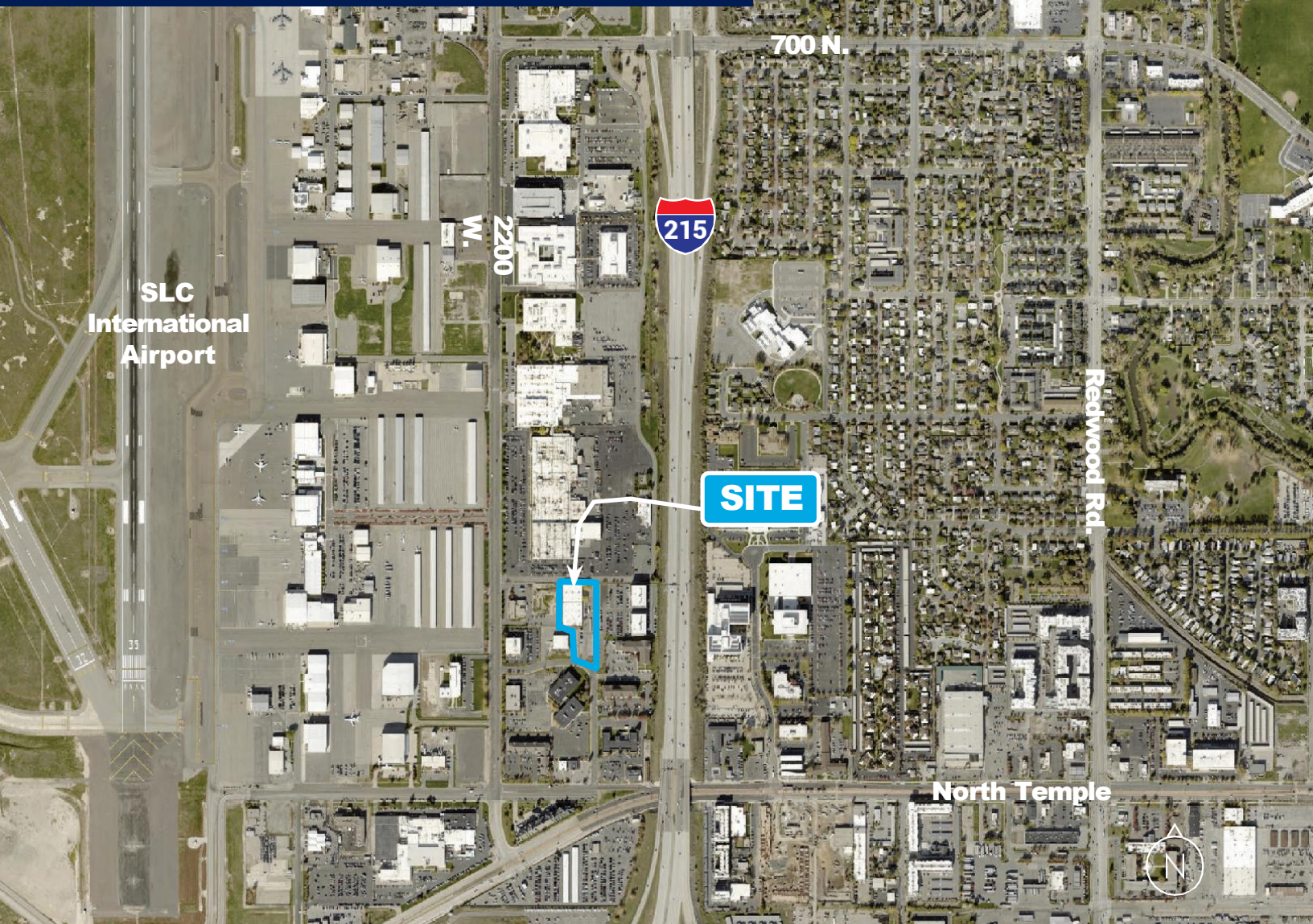


 Dock High Door

 Grade Level Door



# Local Overview





# Property Site

## Crossroads of the West

At the epicenter of the Western United States, Utah's geographic position is ideal for a growing number of distribution, shipping and trucking companies. Utah offers easy access to Interstates 15, 70 and 80, as well as a number of other U.S. Highway and State Routes.

American Fork in Utah County is less than 900 miles to every city in the Western United States.



City	Distance (miles)	Drive Time (65 MPH)
Albuquerque, NM	567 miles	8.72 hours
Bakersfield, CA	673 miles	10.35 hours
Billings, MT	578 miles	8.89 hours
Boise, ID	372 miles	5.72 hours
Boulder, CO	506 miles	7.78 hours
Casper, WY	430 miles	6.62 hours
Cheyenne, WY	463 miles	7.12 hours
Colorado Springs, CO	560 miles	8.62 hours
Denver, CO	494 miles	7.60 hours
Eugene, OR	820 miles	12.62 hours
Flagstaff, AZ	488 miles	7.51 hours
Fresno, CA	782 miles	12.03 hours
Grand Junction, CO	253 miles	3.89 hours
Great Falls, MT	601 miles	9.25 hours
Helena, MT	514 miles	7.91 hours
Idaho Falls, ID	243 miles	3.74 hours
Las Cruces, NM	792 miles	12.18 hours
Las Vegas, NV	390 miles	6.00 hours
Los Angeles, CA	658 miles	10.12 hours
Medford, OR	764 miles	11.75 hours
Missoula, MT	554 miles	8.52 hours
Ogden, UT	68.1 miles	1.05 hours
Phoenix, AZ	632 miles	9.72 hours
Pocatello, ID	194 miles	2.98 hours
Provo, UT	14.5 miles	0.22 hours
Pueblo, CO	603 miles	9.28 hours
Reno, NV	544 miles	8.37 hours
Sacramento, CA	675 miles	10.38 hours
Saint George, UT	271 miles	4.17 hours
Salt Lake City, UT	32 miles	0.49 hours
San Diego, CA	719 miles	11.06 hours
San Francisco, CA	762 miles	11.72 hours
Santa Fe, NM	595 miles	9.15 hours
Seattle, WA	862 miles	13.26 hours
Spokane, WA	751 miles	11.55 hours
Tucson, AZ	744 miles	11.45 hours
Twin Falls, ID	252 miles	3.88 hours
Yakima, WA	721 miles	11.09 hours



## Utah is a Young & High-Growth State

One of the Fastest  
Growing States in the U.S.

# 20.7%

Population Increase  
2010-2020  
(ESRI BAO)

Median Age of

# 30.9

The Youngest State in  
the U.S. by Median Age  
(ESRI BAO)

There Are More Than

# 571k

More People in Utah  
Than There Were in 2010  
(ESRI BAO)



## The Economic Conditions in Utah are Great

Ranked

# 2nd

Best State for  
Overall Economy  
(U.S. News: Best States Ranking)

Utah Named

# #2

Best State for  
Business in 2018  
(Forbes)

Ranked

# 4th

Best State for  
Venture Capital  
(U.S. News: Best States Ranking)



## Utah Boasts a Highly Educated & Skilled Workforce

More Than

# 35

Higher Education  
Institutions in Utah  
(National Database of Scholarships)

# 48%

of Utahns Have  
Obtained Postsecondary  
Certificates or Degrees  
(Utah.gov)

Over

# 79k

Degrees Awarded  
in 2017  
(DataUSA.io)



## Opportunities for Jobs & Careers in Utah are Plentiful

Among the Top State  
in the U.S. for Job Growth

# 3.6%

Utah's Job Growth Rate  
July 2018-July 2019  
(U.S. Bureau of Labor Statistics)

Utah is Experiencing  
Overwhelming Job Growth in  
**Construction,  
Financial, Health  
& Technology**  
Sectors  
(Utah.gov)

About

# 54.5k

Jobs Were Added to  
Utah's Economy from  
July 2018-July 2019  
(U.S. Bureau of Labor Statistics)



## Utah Contains a Multilingual Population

Over

# 120

Languages  
Spoken in Utah  
(Desert News)

About

# 15%

of Utah Residents speak  
a Language Other Than  
English at Home  
(The Salt Lake Tribune)

More Than

# 246k

Spanish Speakers  
(U.S. Census Bureau)



## Utah's Metropolitan Statistical Areas (MSAs)



- 1** Salt Lake City (1,283,161)  
Counties: Salt Lake & Tooele
- 2** Provo-Orem (714,263)  
Counties: Utah & Juab
- 3** Ogden-Clearfield (699,065)  
Counties: Weber, Davis & Box Elder
- 4** St. George (190,266)  
Counties: Washington
- 5** Logan (153,122)  
Counties: Cache, UT & Franklin, ID

## Utah's Most Populous Cities

- 1** Salt Lake City (204,380)
- 2** West Valley City (141,290)
- 3** Provo (129,973)
- 4** West Jordan (121,762)
- 5** Orem (103,120)
- 6** Sandy (100,343)
- 7** St. George (98,525)
- 8** Ogden (89,694)
- 9** South Jordan (86,315)
- 10** Layton (78,750)





# The North West Quadrant

Salt Lake's North West Quadrant is 16,000 acres set in a prime location between two major interstate freeways, vital national railways, and the Salt Lake City International Airport. It contains intermodal facilities, warehouse and distribution centers, a skilled workforce, and supportive infrastructure.

The North West Quadrant is one of the Utah Inland Port Authority (UIPA) project areas. UIPA works closely with local communities to lead and implement sustainable logistics solutions and invest in education/training and job creation.



**Colliers**  
111 S. Main St., Suite 2200  
Salt Lake City, UT 84111  
Main: +1 801 947 8300  
colliers.com

**Skyler Smith**  
Senior Associate  
+1 801 441 5917  
[skyler.smith@colliers.com](mailto:skyler.smith@colliers.com)

**Travis Healey, SIOR**  
Vice Chair  
+1 801 947 8335  
[travis.healey@colliers.com](mailto:travis.healey@colliers.com)

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.