

# **NEWMARK**



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# **PROPERTY DETAILS**

6327 W. Crimson View Dr., South Jordan, UT 84009

- 9,340 Total Square Feet Available
  - » 4,778 SF Warehouse
  - » 4,562 SF Office/Mezzanine
- Oversized Loading: Two (2) Ground Level Doors (14'x14'.18'x14')
- 1.03 Acres with Expansion Potential — Preliminary Approval to Double Building Footprint
- Power: 3-Phase, 208/120v, 400a
- Clear Height: 28'

- Zoning: P-C (Planned Community)
- Class A improvements such as double break-rooms, epoxy floors, cooled throughout
- Washer/Dryer Hook-ups
- Wash Basins
- New Masonry Build: 2022
- Fenced and Paved Yard
- Built to Be Easily Converted to Multi-Tenant
- Contact Agent for Lease Rate

### **2025 DEMOS**



### **EST. POPULATION**

3 MILE » **67,077** 5 MILE » **190,587** 



### **EST. HOUSEHOLDS**

3 MILE » **20,813** 5 MILE » **56,501** 



# EST. AVERAGE HH INCOME

3 MILE » **\$155,622** 5 MILE » **\$155,644** 

### FULL SERVICE COMMERCIAL REAL ESTATE







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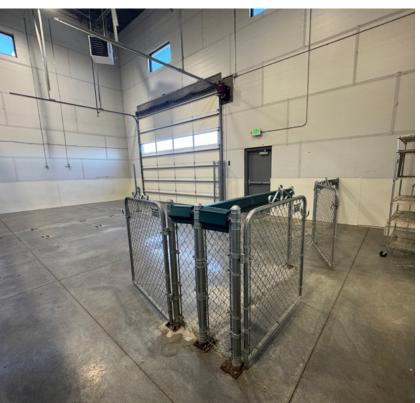
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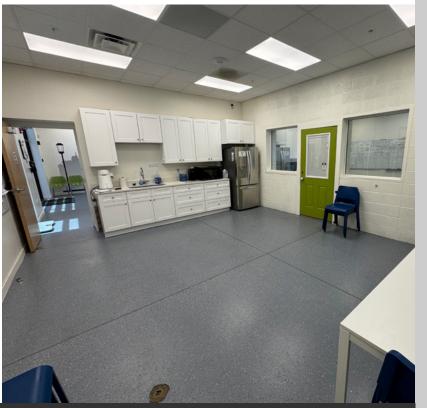
2015 West Grove Parkway, Suite J Pleasant Grove, UT 84062 Office 385.233.9140 www.newmarkmw.com

statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be









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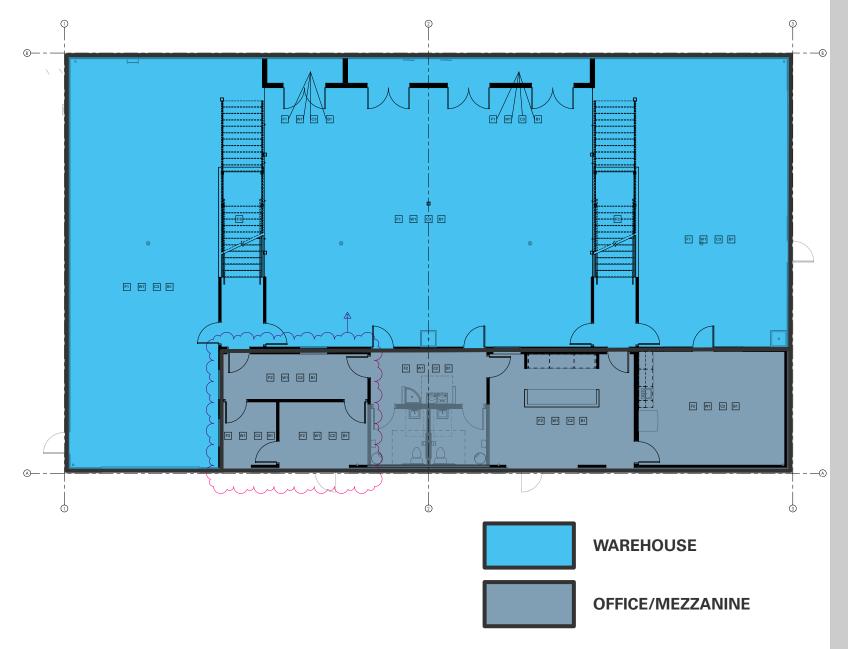
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## **MAIN LEVEL**





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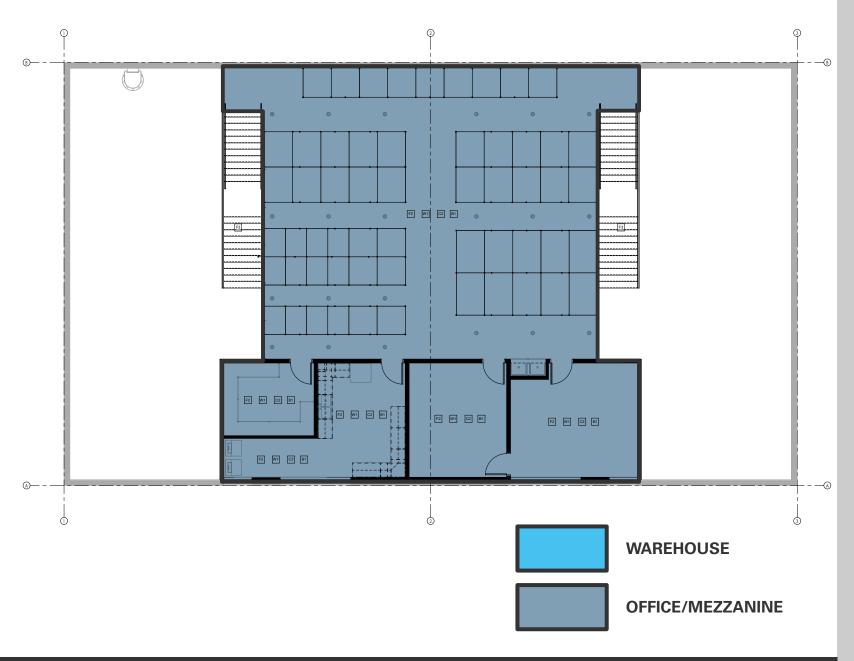
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# **SECOND LEVEL**





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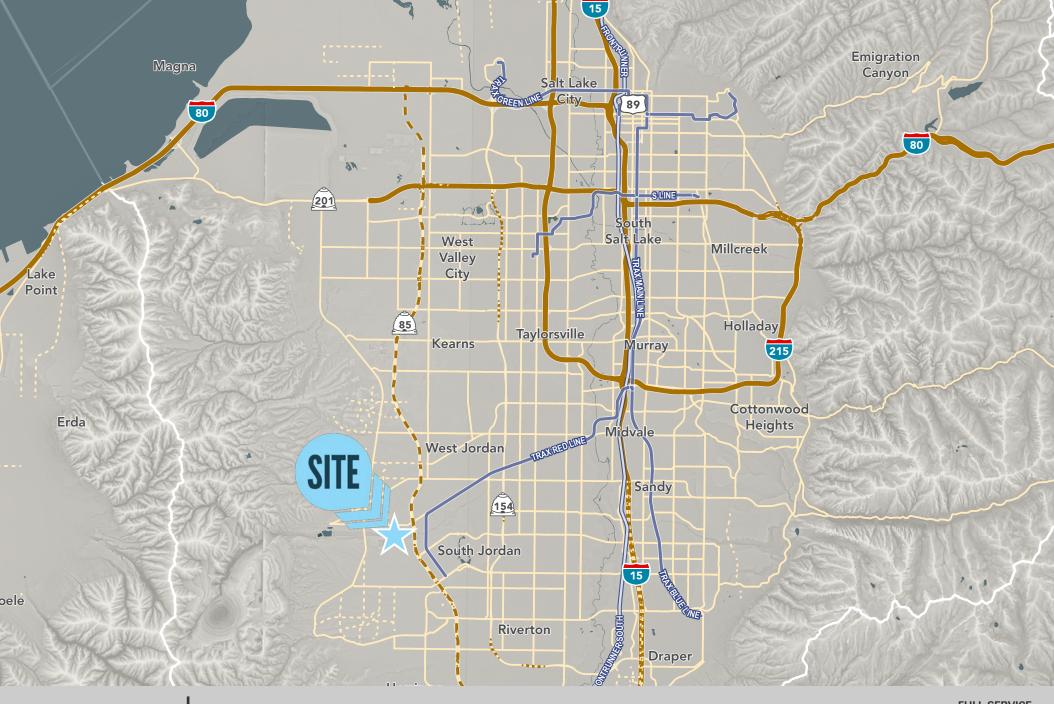
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