

FOR SALE OR LEASE

Price: \$2,650,000



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**

NEWMARK



MOUNTAIN WEST

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COMMERCIAL REAL ESTATE

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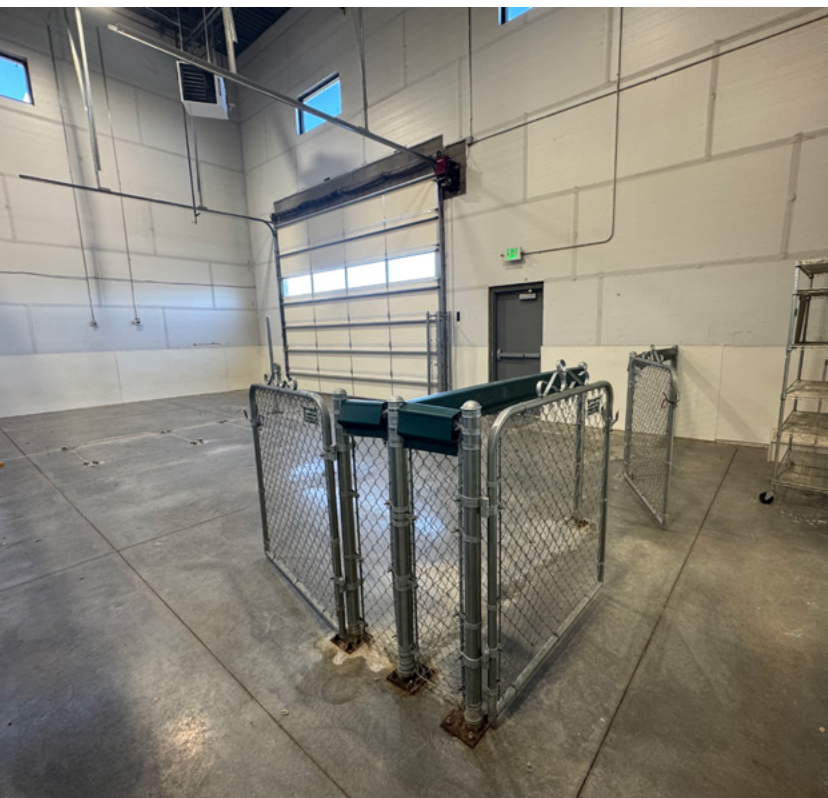
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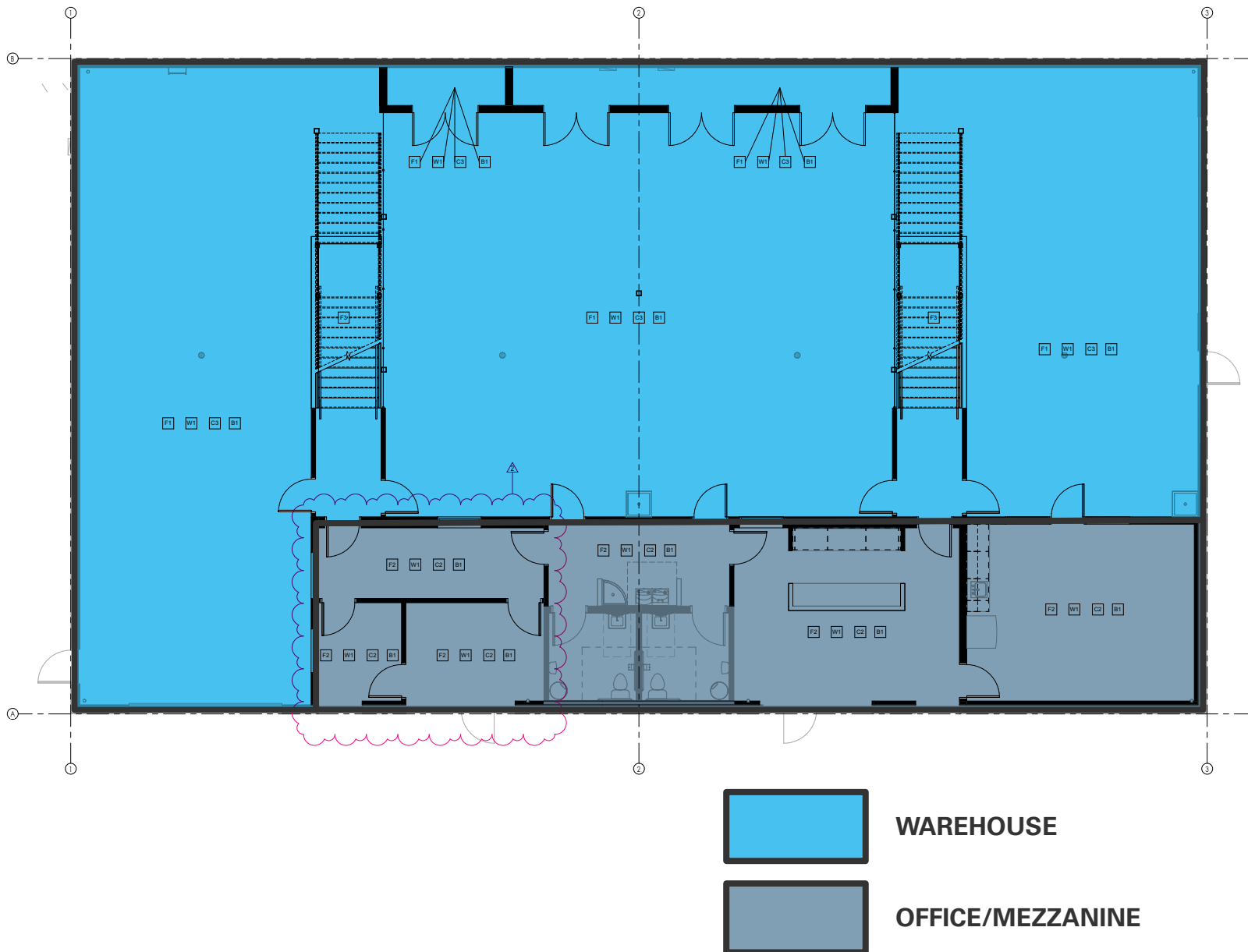
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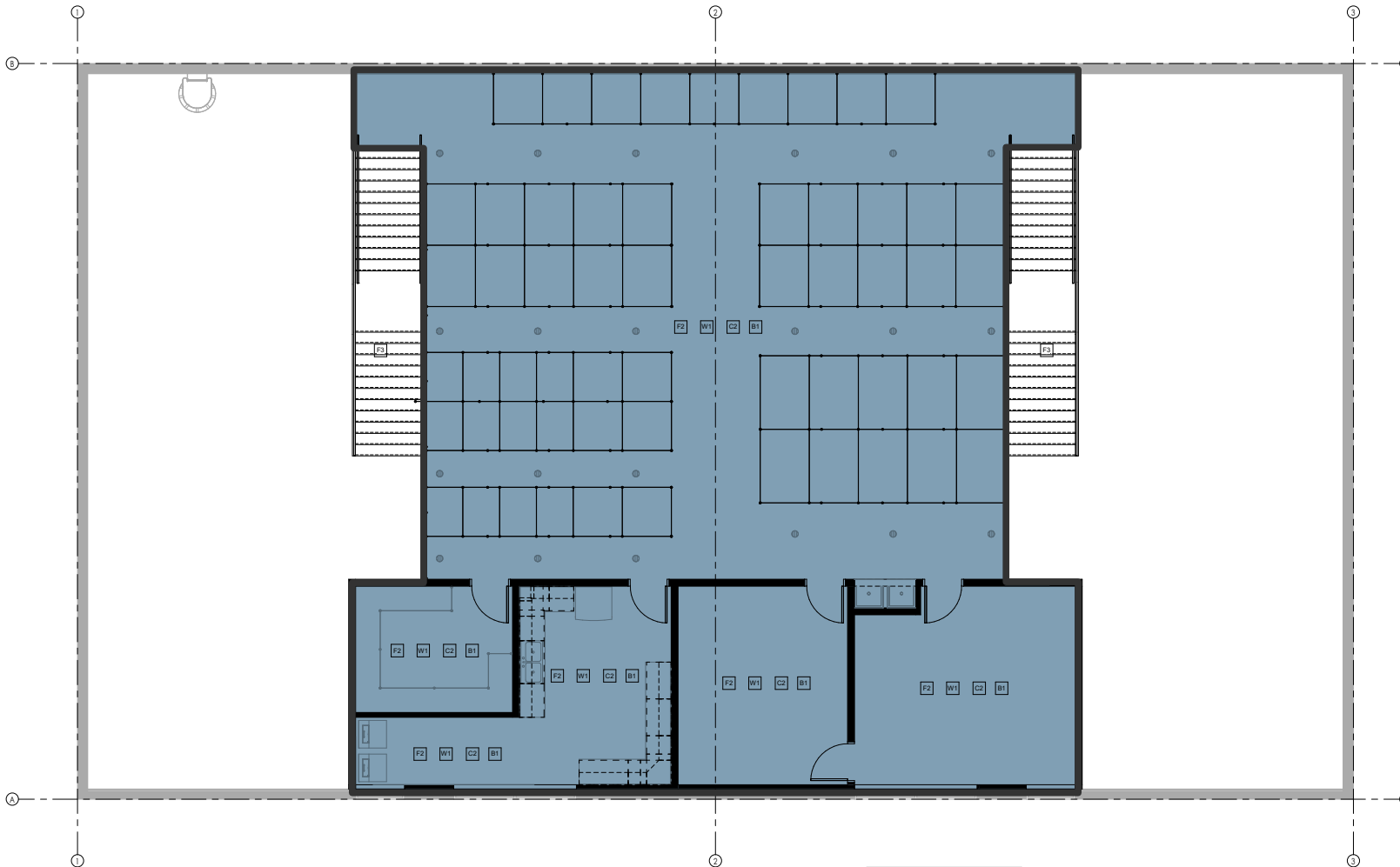
MAIN LEVEL



WAREHOUSE

OFFICE/MEZZANINE

SECOND LEVEL



WAREHOUSE



OFFICE/MEZZANINE

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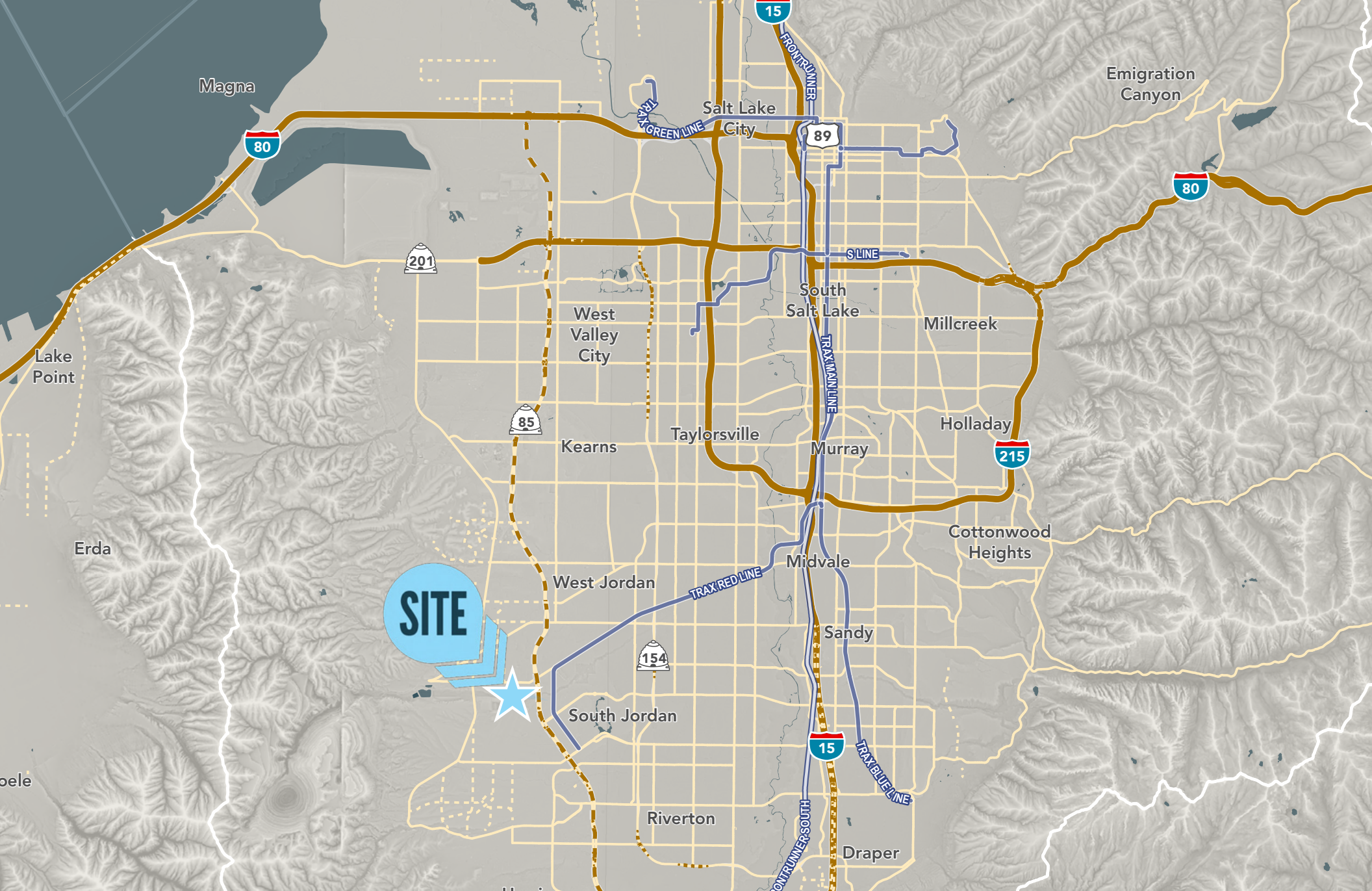


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