



WEST JORDAN OFFICE/WAREHOUSE/SHOWROOM AVAILABLE FOR SALE OR LEASE

1553 WEST 9000 SOUTH, WEST JORDAN, UTAH 84088



PROPERTY INFORMATION

- 120,000 SF Building
- 26,000 SF Corporate Offices
- 94,000 SF Warehouse/Showroom
- 60,000 SF - 120,000 SF Available for Lease
- Site Size: 8.22 Acres
- Fenced Yard
- (1) GL Door
- (2) Dock High Doors
- Clearance Height: 24'
- 1988 Year Built; Remodeled 2020
- Abundant Parking
- Zoning: P-C (Planned Community)
- Frontage along 9000 South
- Easy Access to Redwood Road and I-15

DEMOGRAPHICS

	1 mile	3 Mile	5 Mile
Population	13,596	116,102	353,811
Households	4,783	39,100	115,370
Avg Household Income	\$99,382	\$99,762	\$105,788

TRAFFIC COUNTS

9000 South: 41,993 Average Annual Daily Traffic

Redwood Road: 37,910 Average Annual Daily Traffic

PURCHASE PRICE: \$25,000,000.00

LEASE RATE: \$1.00/SF NNN

WEST HARADIN

801.617.1700

CRYSTAL JOHNSON

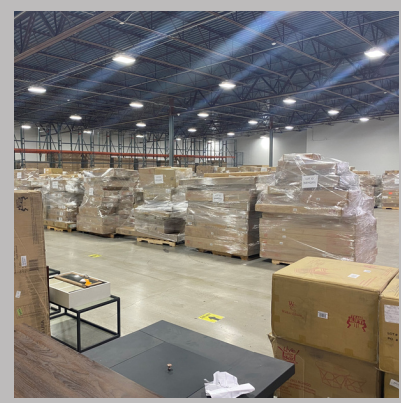
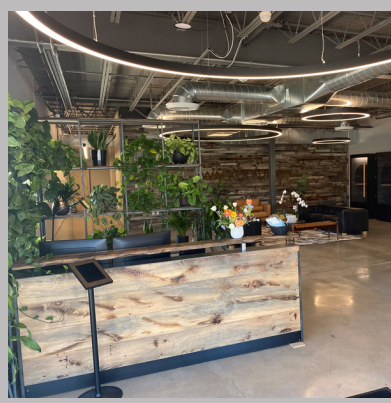
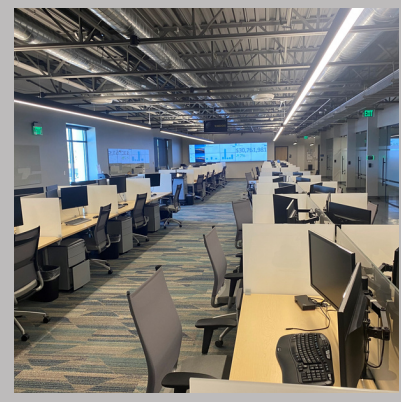
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This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The above information while not guaranteed, was obtained from sources we believe to be reliable.