



HEARTLAND

# OFFERING MEMORANDUM FOR SALE

## IOS LIGHT INDUSTRIAL/WAREHOUSE WEST VALLEY CITY, UTAH 84119

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# OPPORTUNITY

## 11.44-ACRE PROPERTY

Acquisition of an 11.44-acre property with 48,647 SF of industrial/warehouse and associated office space.



### PROPERTY QUICK FACTS

#### ADDRESS

1580 WEST 3860 SOUTH  
WEST VALLEY CITY, UT 84119

#### LOT SIZE

498,326 LAND SF  
(11.44 ACRES)

#### PARCEL NUMBERS

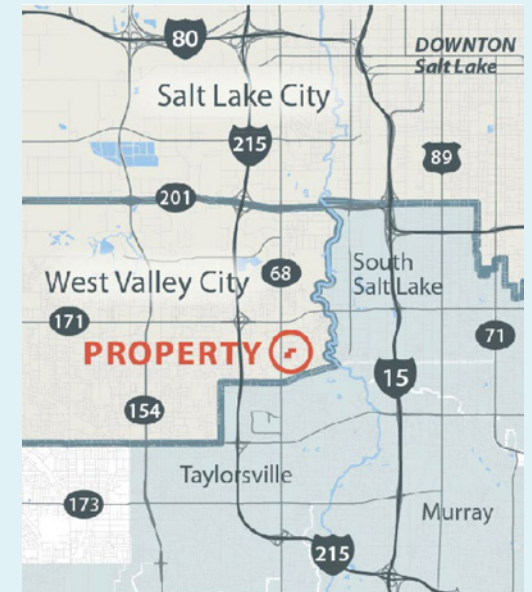
15344010070000  
15344010040000  
15342510200000

#### ZONING

MANUFACTURING (M)  
GENERAL COMMERCIAL  
(C-2)

#### PRICE

CALL BROKER  
FOR PRICING



# SITE DESCRIPTION

1580 WEST 3860 SOUTH | WEST VALLEY CITY, UT 84119



ID	PARCEL #	ACRES
A	15344010070000	1.13 Ac
B	15344010040000	5.41 Ac
C	15342510200000	4.9 Ac
<b>TOTAL</b>		<b>11.44 AC</b>



The 11.44-acre Property is in West Valley City, South of downtown Salt Lake City with quick access to I-215 and I-15. The Property contains 4.9 acres of flat, paved, improved land.

The parcel is developed with three separate industrial/warehouse buildings totaling 48,647 square-foot (SF); situated on 5.41 acres.

Year Built: 1994 and 1998, shop built 1975





# PROPERTY DESCRIPTION



## BUILDING 1

	WEST WAREHOUSE	EAST WAREHOUSE
Warehouse Size:	16,000 SF free space (80'x200')	12,000 SF free space (60'x120')
Office:	5,887 SF office located in the center of West and East Warehouse	
Ceiling Height:	19'	15'
Doors:	7 GL doors (16'x24')	6 GL doors (12'x24')
Power:	250 amps; 208 volts, 3 phase	800 amps; 208 volts, 3 phase
Lighting	Fluorescent lights	Fluorescent lights
Heating:	Gas forced heat and radiant heat	Gas forced heat and radiant heat
Fire Suppression:	Wet system	None
Year Built:	1994	1997

## BUILDING 2

Warehouse Size:	12,480 SF of insulated free space warehouse
Office:	1,500 SF across 2 levels
Ceiling Height:	14' at eaves and 25' at center
Doors:	4 GL doors (14'x24')
Power:	400 amps; 208 volts, 3 phase
Lighting	Metal halide
Heating:	Gas forced heat and radiant heat
Fire Suppression:	None
Year Built:	1998

## BUILDING 3

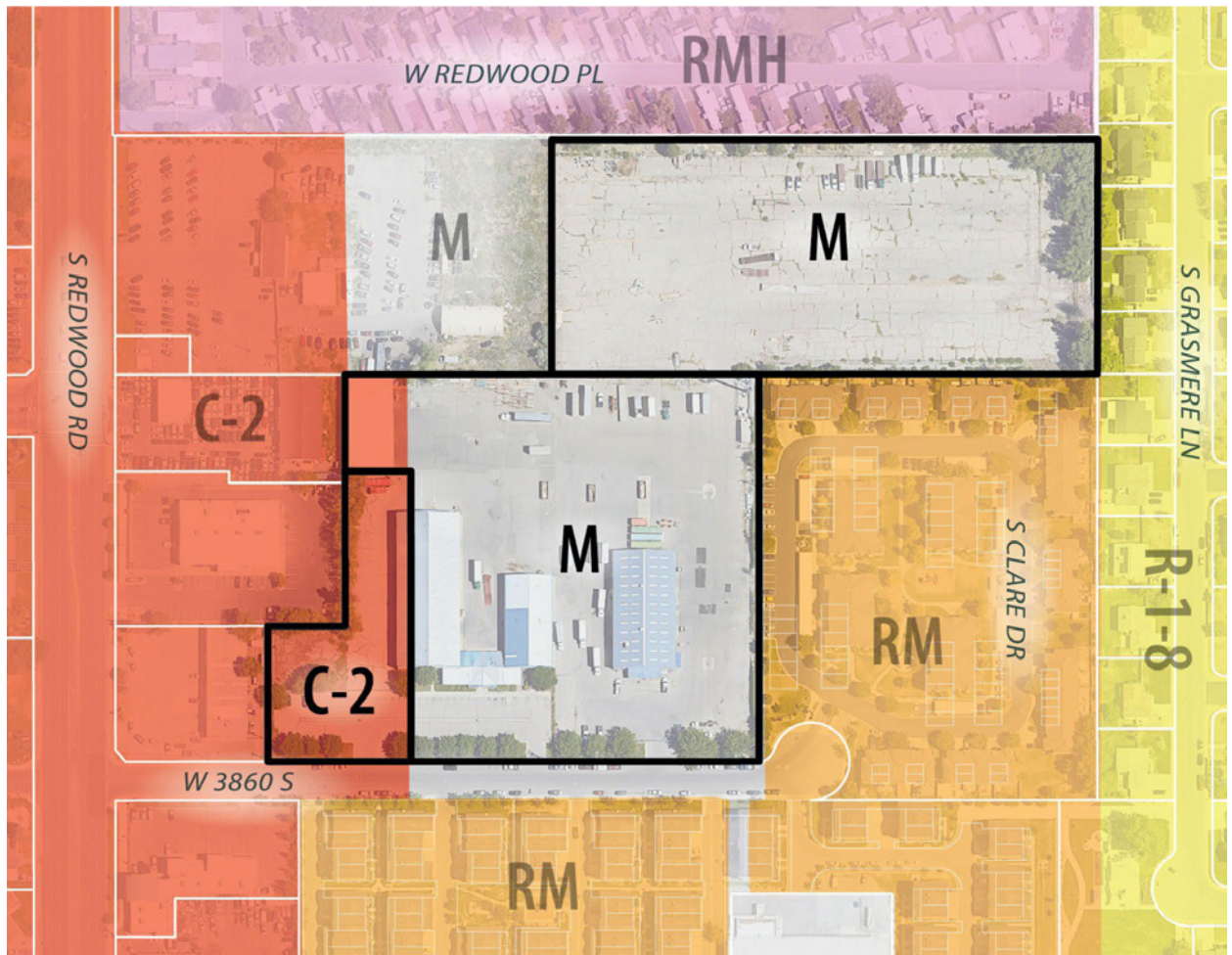
Warehouse Size:	7,080 SF
Office:	None
Ceiling Height:	16'
Doors:	3 GL doors (14'x20')
Power:	1,000 amps; 208 volts, 3 phase
Lighting	LED lights
Heating:	Gas forced heat
Fire Suppression:	None
Year Built:	1975



# ZONING



MANUFACTURING (M)	
Permitted Max Height:	20 ft
Setbacks:	20' adjacent to street
Minimum Landscaping Coverage	5%
Max Building Coverage:	None
Design Guidelines Link:	West Valley City Code <a href="#">7-6-302. Standard Table</a>
Allowable Uses Link:	West Valley City Code <a href="#">7-6-301. Standard Table</a>
Minimum Lot Size Requirement:	None
GENERAL COMMERCIAL (C-2)	
Permitted Max Height:	75 ft
Setbacks:	20' adjacent to street
Minimum Landscaping Coverage	15%
Max Building Coverage:	50%
Design Guidelines Link:	West Valley City Code <a href="#">7-6-302. Standard Table</a>
Allowable Uses Link:	West Valley City Code <a href="#">7-6-301. Standard Table</a>
Minimum Lot Size Requirement:	20,000 SF (zoned C-3 or M may be included to meet the size)



## PROPERTY ZONING

**PROPERTY BOUNDARY**

**M**  
MANUFACTURING

**C-2**  
GENERAL COMMERCIAL

**R-1-8**  
SINGLE DWELLING  
RESIDENTIAL

**RM**  
MULTIPLE UNIT  
DWELLING RESIDENTIAL

**RMH**  
RESIDENTIAL  
MOBILE HOME

## OTHER ADJACENT ZONING

# DRIVE TIMES AND DEMOGRAPHICS



## WEST VALLEY CITY

West Valley City, located in Salt Lake County, is a suburb of Salt Lake City in the U.S. state of Utah. With a population of 140,230 as of the 2020 census, it ranks as the second-most populous city in Utah after Salt Lake City.

The city was incorporated in 1980, emerging from a large, rapidly growing unincorporated area that brought together the communities of Granger, Hunter, Chesterfield, and Redwood. Notably, West Valley City is home to the Maverik Center and the Utah First Credit Union Amphitheater.

**140,230**  
Residents

**38,838**  
Households

**168,904**  
Daytime  
Population

**\$36K**  
Average  
Income

**30.2**  
Median Age

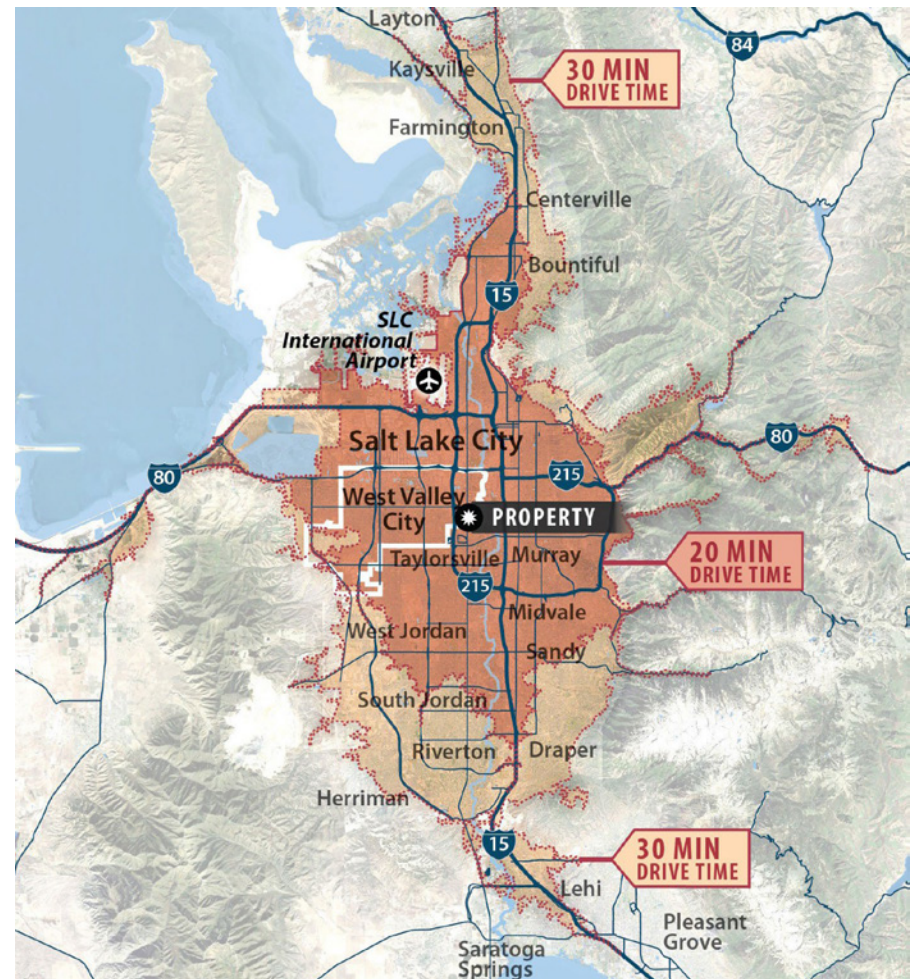
**19.7%**  
Bachelor's  
Degree

2024 DEMOGRAPHICS	20-MIN DRIVE TIME	30-MIN DRIVE TIME
Population:	925,445	1,409,868
Households:	338,149	485,965
Average HH Size:	2.71	2.87
Median HH Income:	\$89,826	\$102,066
Average HH Income:	\$118,755	\$132,918
Median Age:	33.9	33.5

2024 BUSINESS SUMMARY	20-MIN DRIVE TIME	30-MIN DRIVE TIME
Total Businesses:	35,569	45,240
Total Employees:	585,367	761,124
Employee/Population Ratio (per 100 residents)	63	54

2024 EMPLOYMENT 16+	1 MILE	3 MILES	5 MILES
Construction/Extraction	8.5%	8.2%	7.2%
Installation/Maintenance/Repair	5.2%	3.6%	3.1%
Production	8.4%	7.7%	6.6%
Transportation/Material Moving	10.6%	10.9%	9.9%

With I-215 and I-15 less than a 10-minute drive away, the Property provides access to cities and towns up and down the county. The closest light rail stop is the West Valley Central Station, located two (2) miles away on the UTA TRAX Green Line. The Green Line provides service from the Salt Lake City International Airport to this station.



# OFFER PROCESS



## OFFER REQUIREMENTS

Offers should include the following components, at a minimum:

- **Price**
- **Earnest money amount**
- **Feasibility period**
- **Closing conditions**
- **Closing date**

## AVAILABLE DOCUMENTS

Please use this [LINK](#) to access Property documentation, which includes:

- **Title Report**
- **ALTA Survey**
- **ESA**
- **Site Photos/Video**

## QUESTIONS AND CORRESPONDENCE

All questions and correspondence should be directed to **Phillip Eilers** and **Jon Schreck** at Cushman & Wakefield or **Matt Anderson** and **Doug Larson** at HEARTLAND LLC. See contact information below.

## CONTACT INFORMATION

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