



METRO BUSINESS PARK (L), WEST VALLEY CITY, UT
Owner/User or Investment Opportunity | Mutli-Tenant Flex Building

METRO BUSINESS PARK - Building L

2265 South 1300 West
West Valley City, UT 84119

EXCLUSIVE
BROKER

JASON HAGBLOM
jason@nexuscres.com
801.860.5030 (direct)



CONFIDENTIALITY & DISCLAIMER

The This Offering Memorandum (the “Memorandum”) has been prepared by NEXUS Commercial Real Estate, LLC (“NEXUS”), as exclusive agent for the owner (the “Seller”), solely to assist prospective purchasers in evaluating the property located at 2265 South 1300 West, West Valley City, UT 84119 (the “Property”) for a possible acquisition.

Exclusive Representation. The Property is exclusively listed for sale by NEXUS. All inquiries, communications, offers, counteroffers, and negotiations relating to the Property shall be directed through and conducted exclusively by NEXUS. No broker, prospective purchaser, or other party shall contact the Seller, or any tenant or occupant of the Property, directly without the prior written consent of NEXUS. Any cooperating broker must register its prospective purchaser with NEXUS and conduct all dealings through NEXUS.

Confidentiality. By accepting this Memorandum, the recipient (“Recipient”) acknowledges and agrees that:

- The information contained herein is confidential, is furnished solely for the purpose of evaluating a potential purchase of the Property, and is not to be used for any other purpose or made available to any other party without the prior written consent of NEXUS and the Seller.
- The Recipient will hold and treat the Memorandum and its contents in the strictest confidence, will not duplicate any part of the Memorandum, and will not disclose its contents except to the Recipient’s partners, employees, legal counsel, and financial advisors who have a need to know in connection with evaluating the Property and who are likewise bound by these terms.
- If the Recipient does not wish to pursue this matter, or is so requested by NEXUS or the Seller, the Recipient will promptly return this Memorandum and all related materials to NEXUS or destroy the same.

No Representation or Warranty. This Memorandum has been prepared from information furnished by the Seller and from other sources deemed reliable. NEXUS has not independently verified such information and makes no representation, warranty, or guarantee — express or implied — as to the accuracy or completeness of the information contained herein. Any summaries of leases, surveys, environmental reports, governing documents, or other instruments are not intended to be comprehensive and are qualified in their entirety by the underlying documents. All measurements, square footages, dimensions, and other data are provided for general reference only. Nothing in this Memorandum constitutes legal, tax, accounting, environmental, engineering, or other professional advice.

Independent Investigation; AS-IS. Prospective purchasers are expected to conduct their own independent investigation and due diligence and to rely solely upon their own evaluation in determining whether the Property is suitable for their intended use. The Recipient should independently verify, among other things, the physical condition of the Property and all building systems; the permitted uses, zoning, and entitlement status applicable both to the Property and to the purchaser’s intended use; the availability and adequacy of utilities; the condition of title; the status of any existing tenancies and the terms of delivery and possession; and the existence or absence of hazardous or regulated materials. The Seller is selling the Property in “AS-IS, WHERE-IS” CONDITION, WITH ALL FAULTS, AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND OR NATURE, express or implied, including without limitation any warranty as to the Property’s condition, suitability, or fitness for any particular purpose. It is expected that prospective purchasers will conduct such inspections — including engineering and environmental inspections — as they deem necessary. The Recipient should consult its own legal, tax, financial, and other advisors before entering into any transaction.

Subject to Change; No Obligation. The Seller and NEXUS each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers, to terminate discussions with any party at any time with or without notice, and to modify or withdraw the Property from the market at any time and for any reason. The Property is offered subject to prior sale, change in price, or withdrawal without notice. This Memorandum does not constitute an offer to sell or a solicitation of an offer to buy the Property, and neither the Seller nor NEXUS shall have any obligation or liability to any party except pursuant to a definitive written purchase and sale agreement executed and delivered by the Seller.

Errors and Omissions. This Memorandum is subject to errors, omissions, changes, or withdrawal without notice and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require.

Agency. NEXUS Commercial Real Estate, LLC represents the Seller in connection with this transaction and does not represent the Recipient or any prospective purchaser unless and until a separate written agency agreement is executed.

By accepting this Memorandum, the Recipient agrees to be bound by the foregoing terms.

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PROPERTY & SALE SUMMARY

Name:	Metro Business Park (Building L)
Address:	2265 South 1300 West, West Valley City, UT 84119
Parcel #:	15-23-151-003-0000
Building Size:	Suite A: 2,250 sq. ft. Suite A-1: 2,103 sq. ft. Suite B: 2,880 sq. ft. Suite C: 4,795 sq. ft. Total: 12,028 sq. ft.
Site Size:	1.11 acres
Units:	1-4 potential suites
Clearance Height:	11'
Year Built:	1984
Fire Suppression:	None
Construction Type:	Concrete Tilt Up
Parking:	49 spaces - 4.07/1000 sf ratio
Zoning:	B/RP (Business/Research Park)
Internet Service:	Utopia Fiber and Comcast Business
Roof:	New TPO roof installed 06/07/2017 by Amco American Roofing Company
Exterior:	Canopy fascia repairs, windows treatment, and all new paint completed 2025
Sale Price:	\$2,045,000 (\$170 PSF)

Metro Business Park – Building L is a 12,028-square-foot, four-unit flex building of brick construction on 1.11 acres in the heart of West Valley City — the central business and light-industrial node of the Salt Lake Valley. Served by 49 surface parking stalls (a 4.07-per-1,000-SF ratio; uncommon in flex product), the property presents an exceptional owner/user or investment acquisition. Two of the four units (A-1 and B) are currently leased and producing in-place income, allowing an incoming owner to occupy the balance — anywhere from 58.57% up to 100% of the building — while the existing tenancy helps defray the cost of ownership. The occupancy structure positions the asset cleanly for SBA 504 financing, with owner-occupancy comfortably above program thresholds from day one.

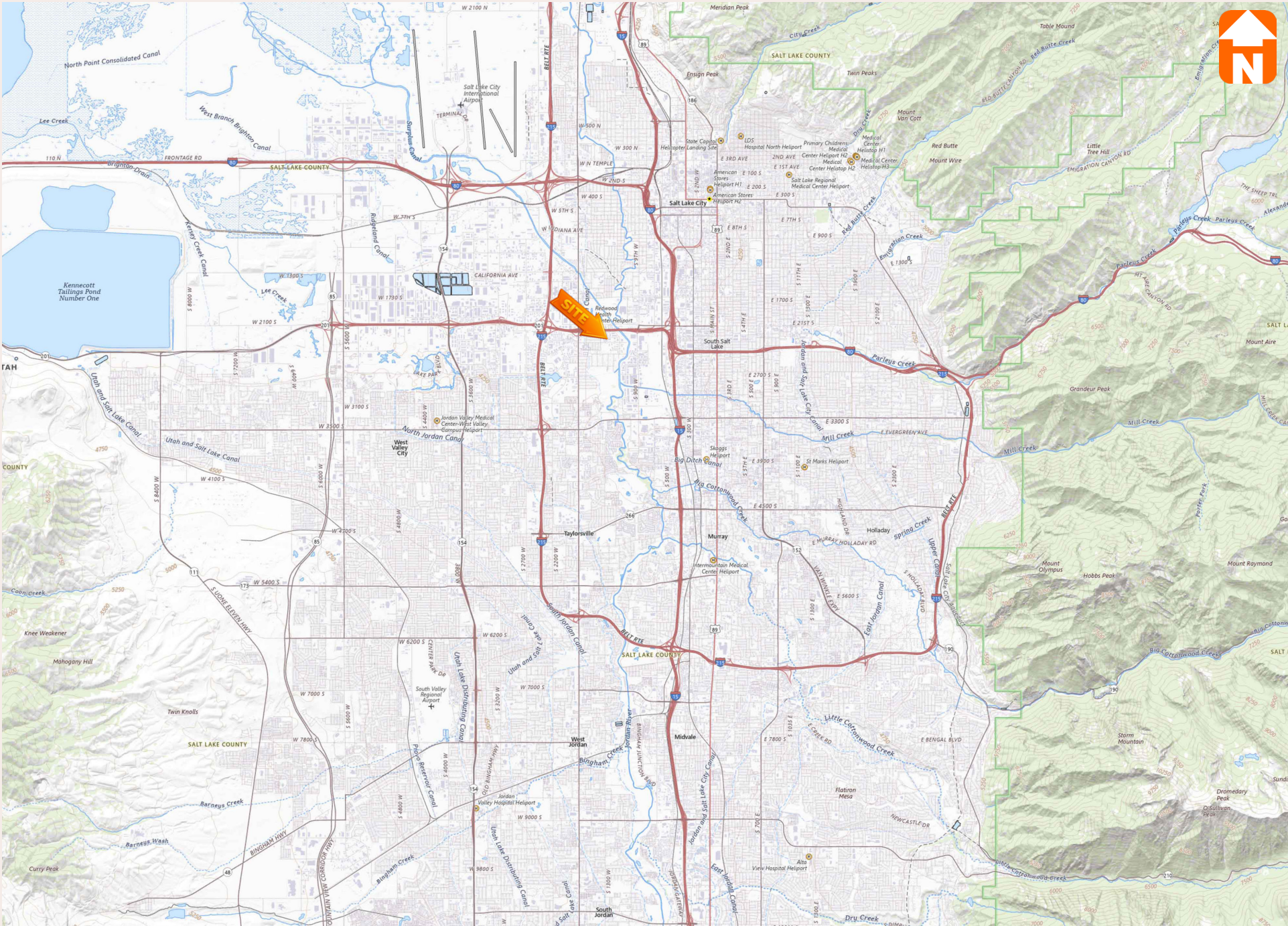
Zoned B/RP (Business/Research Park), the building accommodates the full spectrum of office, showroom, light-manufacturing and assembly, service, and storage uses, with 11' clear height and two grade-level (10'×10') overhead doors providing convenient drive-in loading for service-oriented and light-industrial operators. The four-unit configuration affords genuine optionality — occupy, lease, or a blend of both — rare in a right-sized building at this price point.

The property sits within West Valley City, Utah's second-largest city and one of the Wasatch Front's most active business-park submarkets, just off the 2100 South / SR-201 (21st South Freeway) corridor with rapid connection to the I-15 / I-80 interchange to the east and the I-215 beltway to the west. This central, infill position places operators within easy reach of the region's deepest labor pool, Salt Lake International Airport, and the Union Pacific intermodal hub.

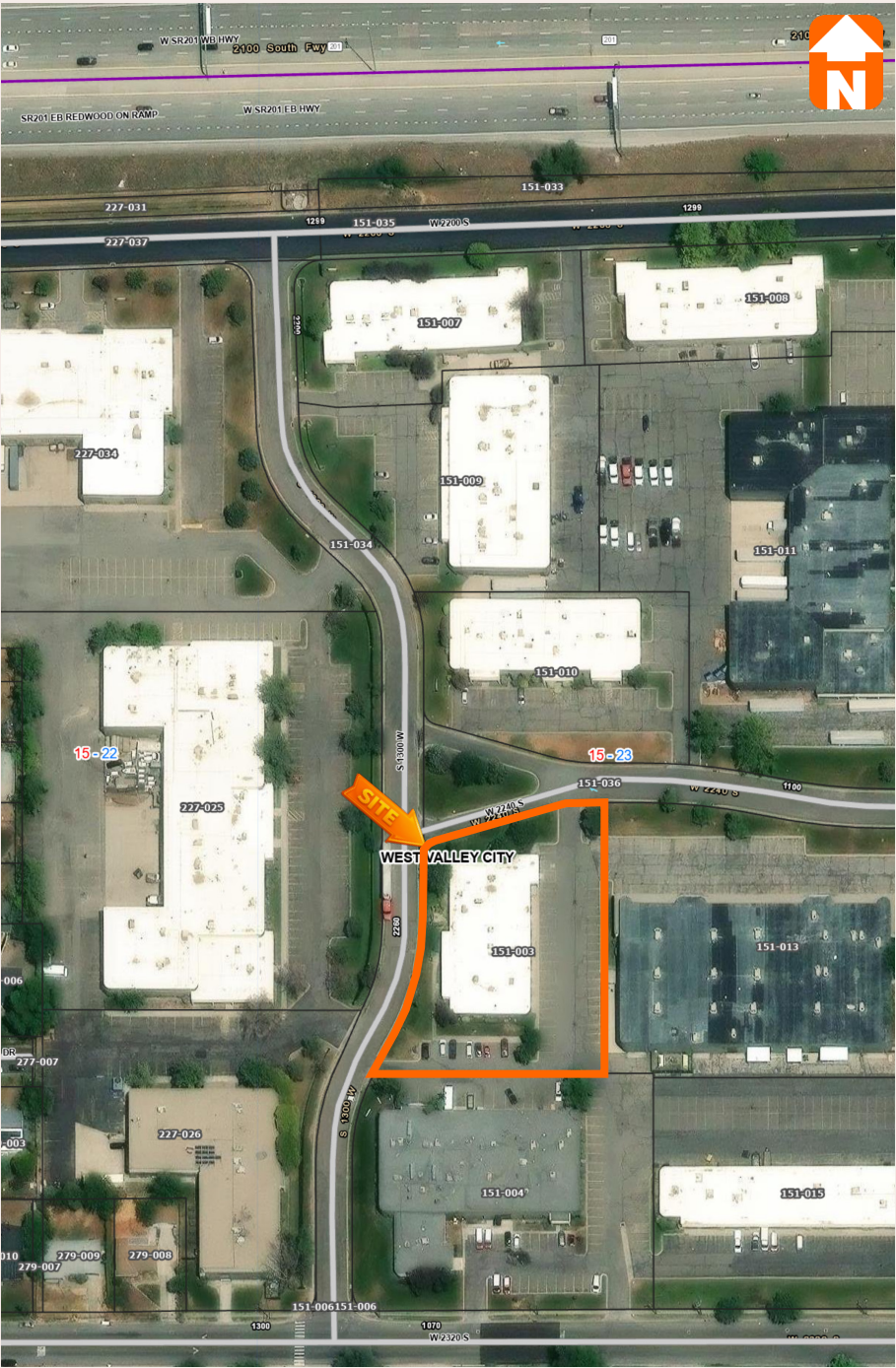
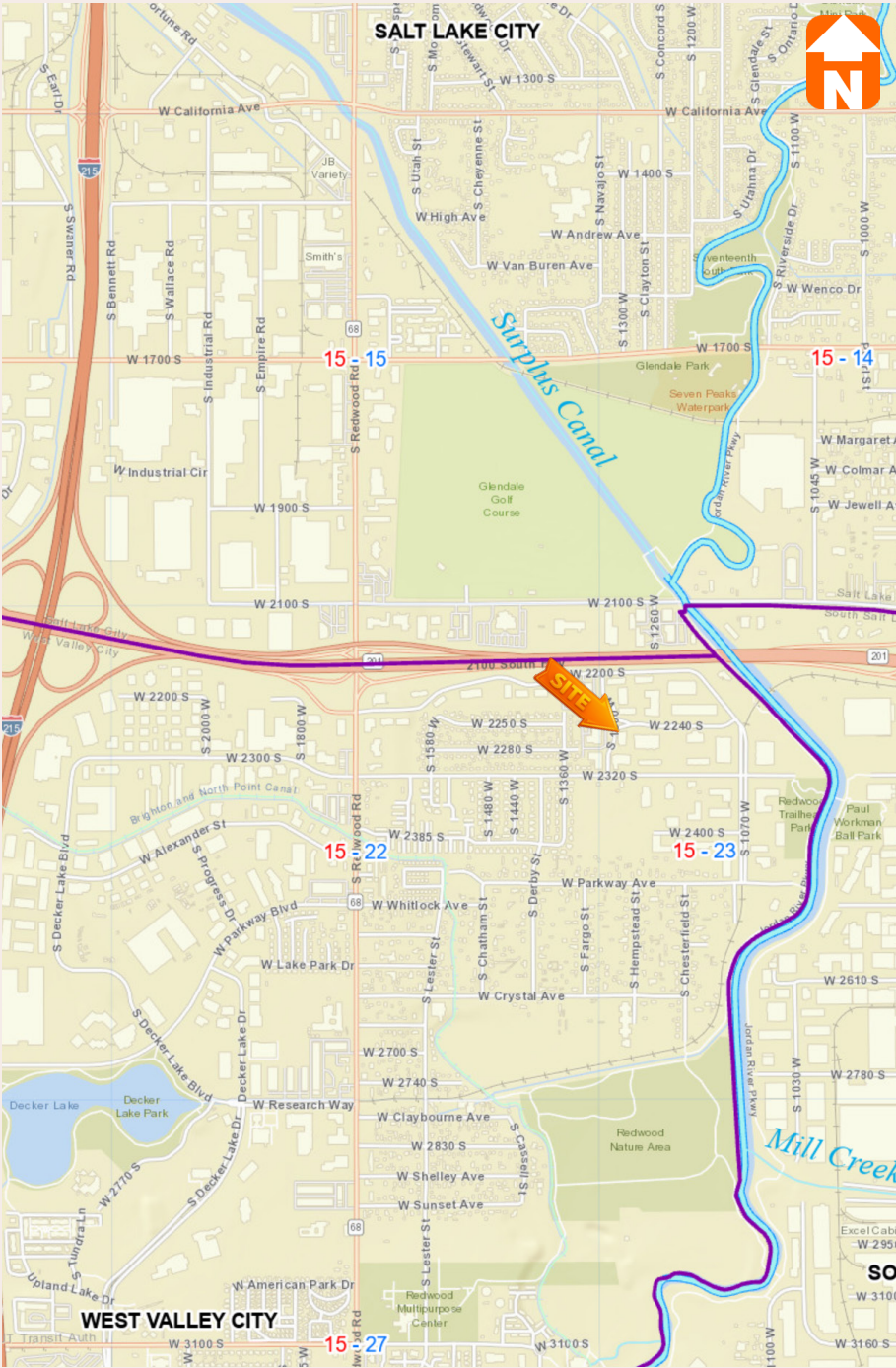
Offered at \$2,045,000 (\$170/SF), Metro Business Park – Building L is a rare, well-located owner/user or value-add investment opportunity in a supply-constrained infill market.



SITE LOCATION



SITE LOCATION



FLOOR PLAN



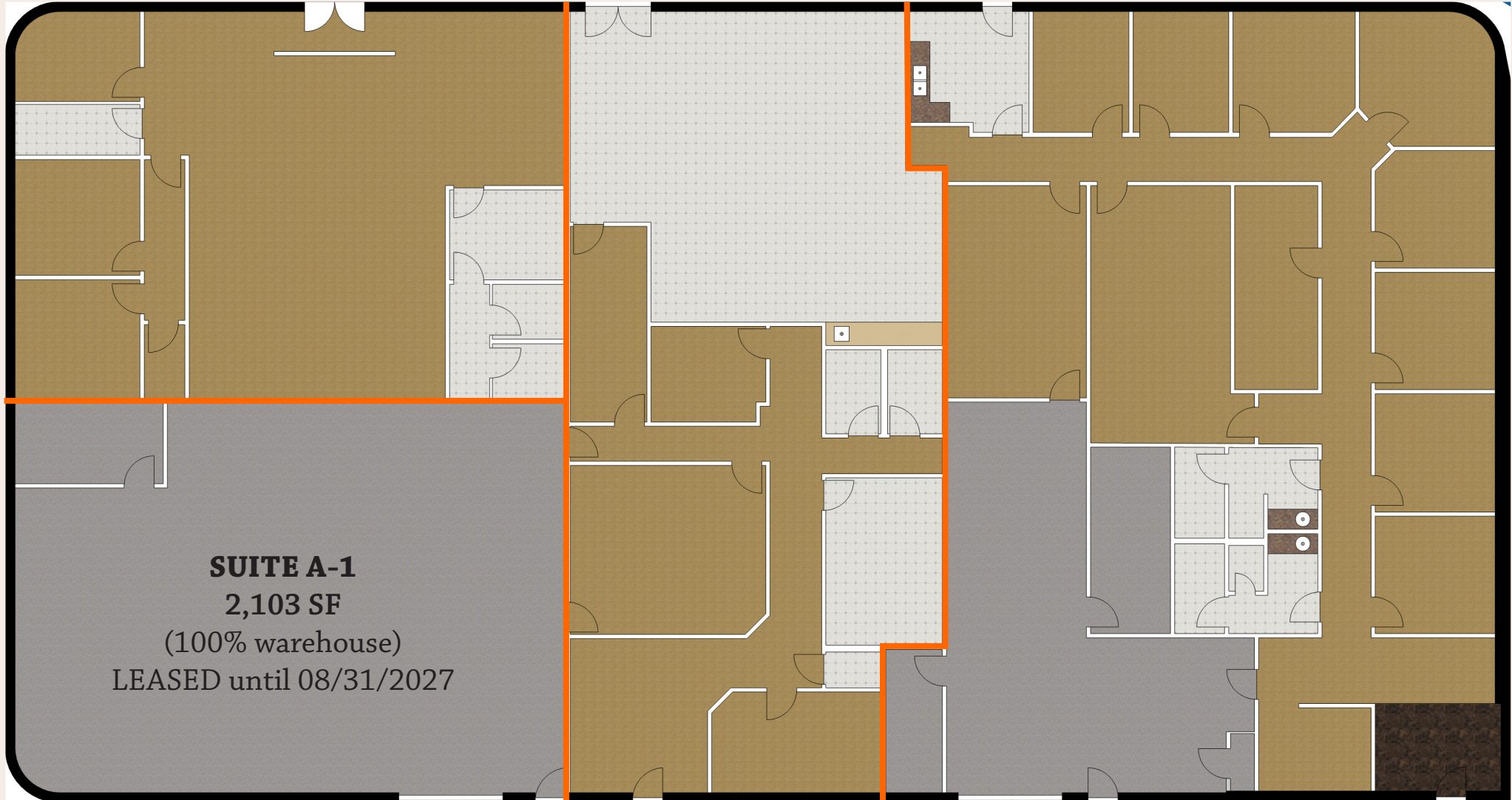
SUITE A
2,250 SF



SUITE B
2,880 SF



SUITE C
4,795 SF

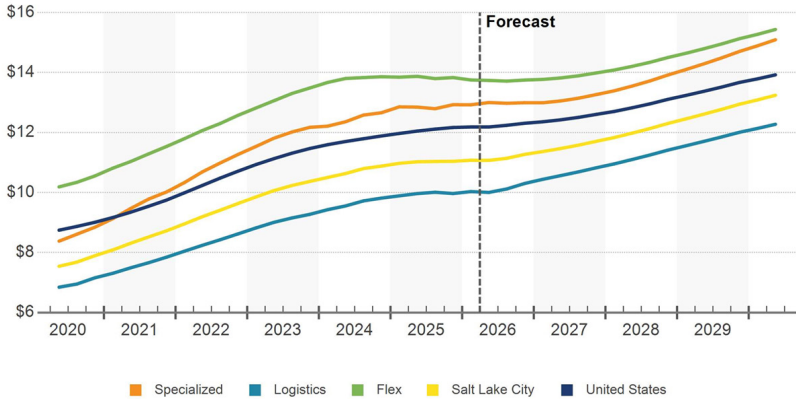


PROPERTY PHOTOS



SALT LAKE COUNTY INDUSTRIAL SUBMARKET STATS

MARKET ASKING RENT PER SQUARE FEET



KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Logistics	135,897,175	10.5%	\$9.99	11.6%	(864,072)	100,534	1,875,245
Specialized Industrial	45,827,206	4.6%	\$12.98	5.7%	(126,131)	0	318,000
Flex	21,251,830	4.6%	\$13.75	8.1%	(14,452)	0	442,650
Market	202,976,211	8.6%	\$11.06	9.9%	(1,004,655)	100,534	2,635,895

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	1.0% (YOY)	4.9%	7.7%	8.8%	2025 Q3	2.5%	2022 Q2
Net Absorption SF	479K	3,349,703	2,190,046	10,903,259	2021 Q2	(1,421,700)	2025 Q3
Deliveries SF	2.6M	4,228,446	3,157,880	11,916,869	2021 Q4	512,747	2010 Q4
Market Asking Rent Growth	0.5%	4.4%	4.1%	10.9%	2021 Q3	-4.2%	2010 Q1
Sales Volume	\$587.3M	\$226.8M	N/A	\$604.2M	2026 Q1	\$12.8M	2006 Q4

SALT LAKE COUNTY INDUSTRIAL SALES STATS

Sales

Salt Lake City's industrial investment market carried its second-half 2024 recovery into late 2025, with momentum continuing to build even as the broader macro backdrop remains uncertain. Transaction counts through 2025 ran more than 70% above the same period last year, pointing to resilient buyer engagement.

Industrial trade activity measured in terms of sales volume also skyrocketed in 2025, reaching \$513 million and leading all commercial property sectors. That performance marked a 141% gain from the 2024 figure of \$213 million.

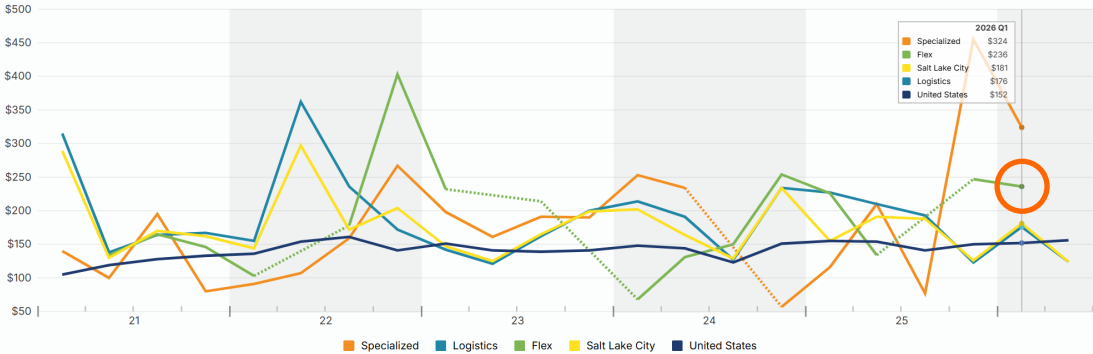
Cap rates remain elevated versus the prior cycle but appear to have stabilized. Private investors and owner-users continue to drive most deals, including sale-leasebacks and other smaller, less debt-

dependent executions, while more levered capital remains selective.

Buyer focus has centered on well-leased assets with below-market rents and nearer-term rollover that can drive mark-to-market upside. Late 2025 examples include Longpoint Realty Partners' acquisition of the fully leased, five-building West Belt Business Park (530,000 SF) with in-place rents 34% below market and 3.7 years of WALT, alongside Nuveen's selective purchase of three fully leased properties totaling 220,000 SF in Salt Lake City and West Valley.

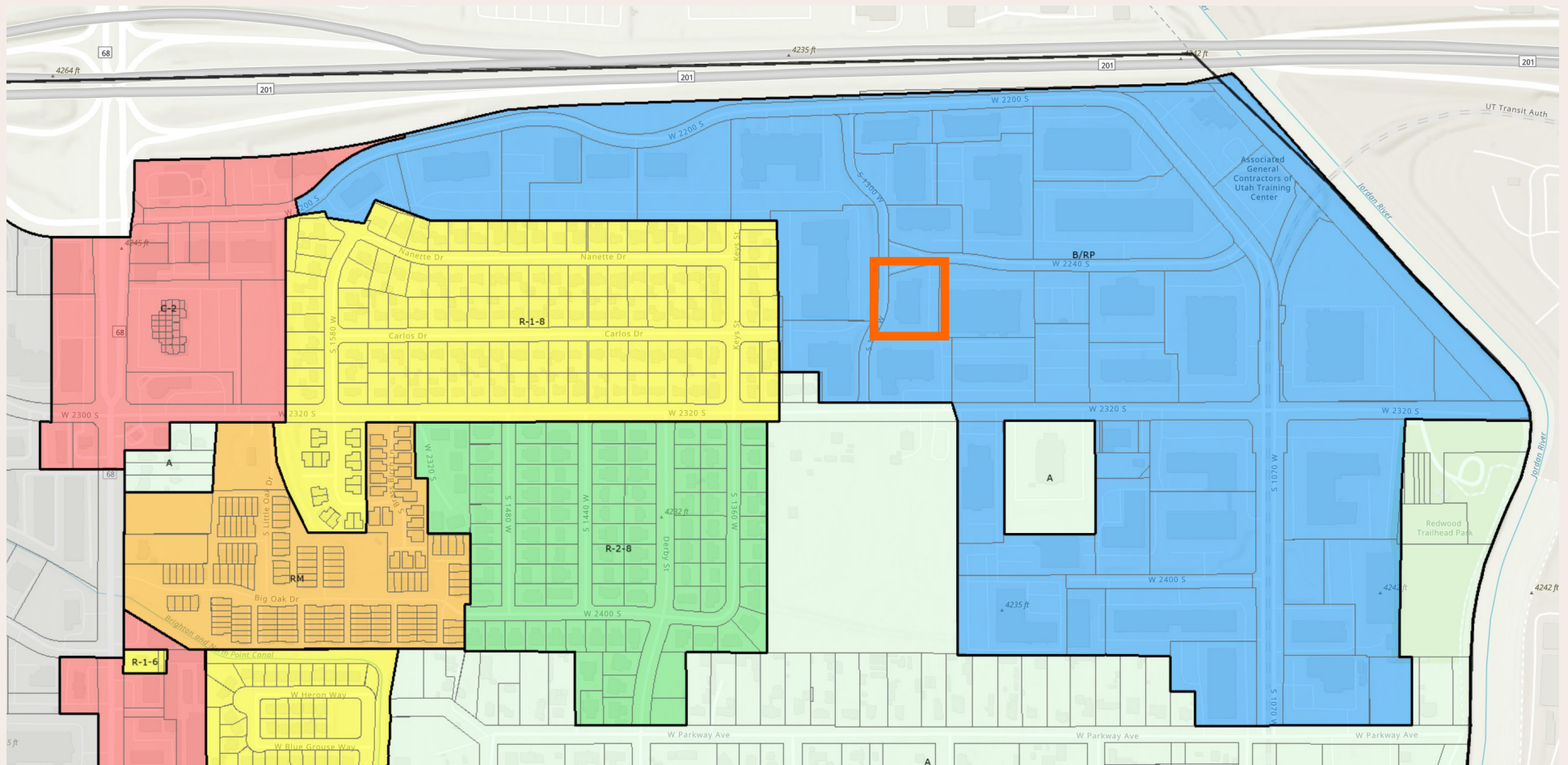
With vacancies elevated but near a peak, underwriting sentiment could improve, supporting a near-term rebound in transaction activity.

SALE PRICE PER SF



West Valley City flex industrial benefits from one of the strongest logistics corridors in the Mountain West, continued population and employment growth, limited supply of small-bay industrial product, strong transportation access, and a diverse tenant base that is less dependent on national distribution users. These fundamentals support long-term occupancy, rent growth, and investor demand. For owner-investors in Salt Lake County, flex industrial is often viewed as one of the most resilient asset classes because it serves the local businesses that keep the regional economy running.

ZONING



[CLICK HERE FOR THE FULL LIST OF USES WITHIN THE BRP ZONE](#)

WHY UTAH?

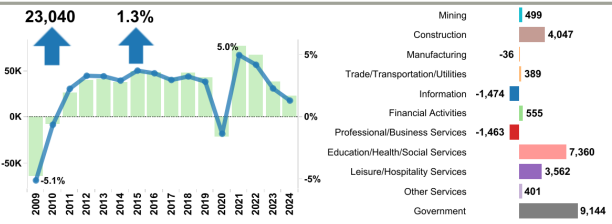
2024 Quick Facts State of Utah



Select Area State of Utah

Utah's economy experienced a modest job expansion in 2024 of 1.3% as population growth slowed and the labor market generally cooled. Still, wages were up 5% over the year, outpacing inflation, and the unemployment rate remained low at 3.2%. Construction permitting contracted over the year as high borrowing costs and a backlog of unsold homes dampened activity in that sector, and taxable sales grew by just 2.5%.

Change in Jobs



Average Monthly Wage

\$5,501

Annual change

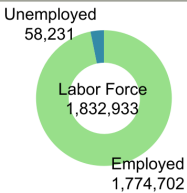
↑ 5.0%

Unemployment Rate

3.2%

Annual change

↑ 0.5 points



Population

3,503,613

↑ 1.8%

Construction Permitting

Dwelling Units -13.6%

Total Permit Values -1.0%

Change in Gross Taxable Sales

↑ 2.5%

Updated October 2025. Next Update: October 2026

Sources: U.S. Census Bureau; Utah Department of Workforce Services; U.S. Bureau of Economic Analysis; and Utah State Tax Commission.

“We are hiring students from our state’s great institutions of higher education as engineers, mathematicians, statisticians, marketing and business professionals.”

-Fred Lampropoulos, Chairman & CEO of Merit Medical
Merit Medical, South Jordan - In 2018, the leading manufacturer and marketer of disposable medical devices, announced it would add up to 1,010 jobs in Utah.

“The economic climate in Utah is ideal for business development.”

- Doug Dilley, a Parker Hannifin manager

Parker Hannifin, Ogden – In 2018, the flight control equipment manufacturer announced that it will move jobs from Orange County, CA to Ogden and create more new jobs in Ogden.

Since 2010, Forbes has consistently ranked Utah as one of the top five “Best States for Business.” The state benefits from light regulation and energy costs that are 23% below the national average. Employment expanded 3.1% year-over-year, making the state the national leader for job growth. Utah has been a tech destination for years, with companies such as eBay, Oracle, Microsoft, Twitter, Facebook and Amazon building up a heavy presence in the state as a low-cost alternative to California. Today, there are over 7,000 tech and life sciences companies located in Utah. Venture capital firms invested \$1.1 billion in Utah in 2019—more than three times the average investment over the past four years. From the end of the great recession in 2009, venture capital investment in Utah companies has grown by 500%, nearly double the national growth rate. The number of deals per year has also more than doubled in the same time period.

Utah’s economic performance is impressive on many levels and speaks to the State’s ability to compete in global markets and attract new business. Companies that have recently expanded within or entered Utah include Adobe, Ebay, Amazon, Goldman Sachs, Fidelity and Twitter. This tenant migration has had a notable impact on the region’s unemployment rate, which at 2.7% is the lowest rate in the U.S.





Jason Hagblom
Principal Broker
t 801 860 5030
jason@nexuscres.com
www.nexuscres.com
Lic. # 6947647-PB00



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