

FOR SALE OR LEASE



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WEST VALLEY CITY, UTAH 84128



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Power:
7,000 Amps, 3-Phase



Zoning:
M-1

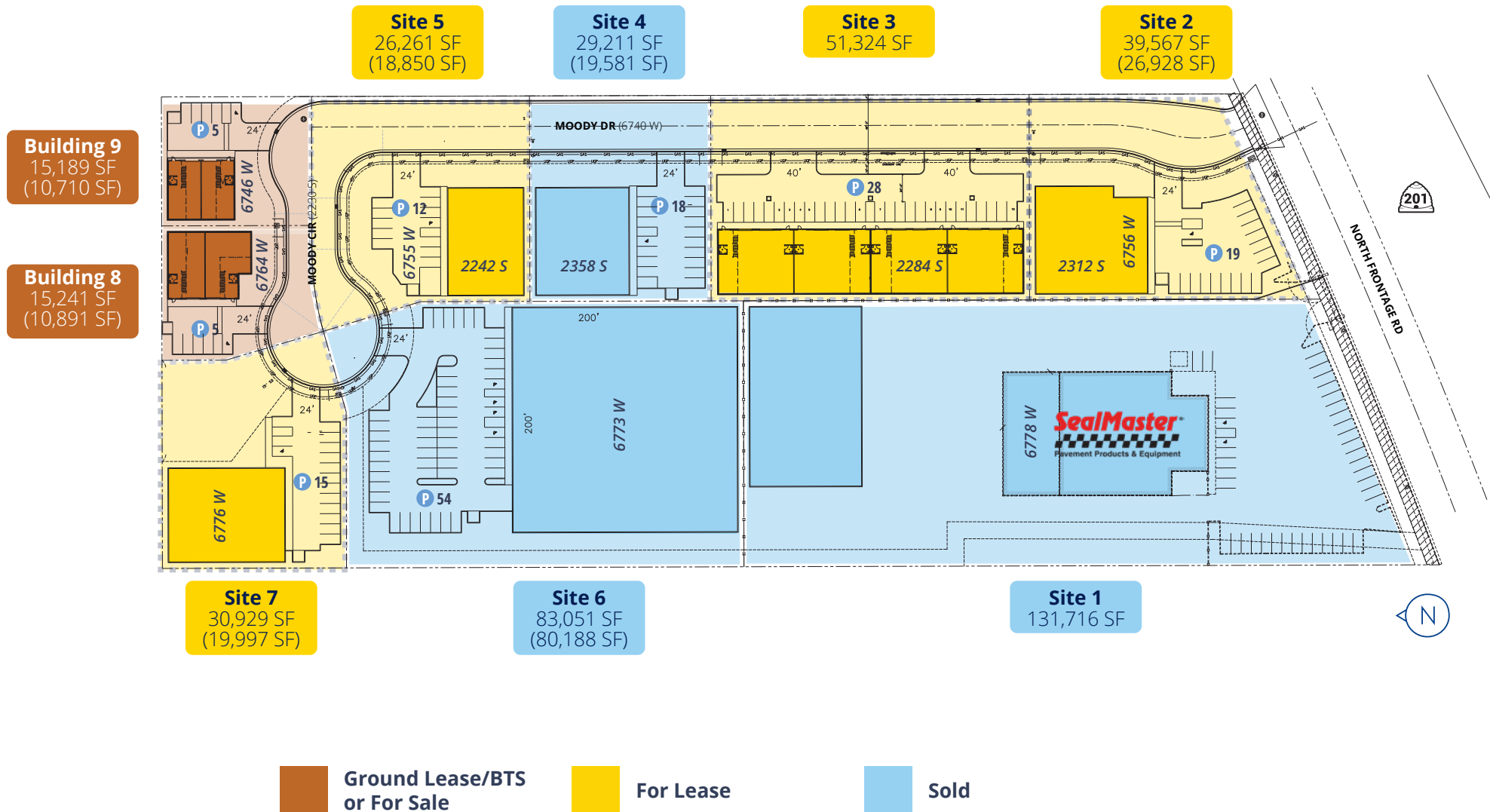


Connectivity:
Utopia Fiber

PROPERTY DETAILS

Site 1	SOLD		Building 8 For Lease	• Total Lot Size: 15,241 SF • Outdoor Yard: 1,700 SF • Perimeter Fencing • 5,091 SF Free Standing Building 4,091 SF Warehouse 1,000 SF Mezzanine (125 lbs./SF) • (7) Parking Stalls • (2) 14' x 12' ground-level doors • (1) Restroom • Ready for Occupancy
Site 2	Ground Lease/BTS or For Sale • Total Lot Size: 39,567 SF 9,300 SF of Retail • (19) Parking Stalls	• Potential Fencing Available • Ready for Occupancy Spring of 2026		
Site 3	Ground Lease/BTS or For Sale • Total Lot Size: 51,324 SF • 19,169 Total SF Building 15,737 SF Warehouse 3,432 SF Office	• Single or Multi Tenant • Free Standing Office - Warehouse • (28) Parking Stalls • Perimeter Fencing Potential • Ready For Occupancy Spring 2026		
Site 4	SOLD		Building 9 For Lease	• Total Lot Size: 15,189 SF • Outdoor Yard: 2,000 SF • Perimeter Fencing • 5,091 SF Free Standing Building 4,091 SF Warehouse 1,000 SF Mezzanine (125 lbs./SF) • (7) Parking Stalls • (2) 14' x 12' ground-level doors • (1) Restroom • Ready for Occupancy
Site 5	Ground Lease/BTS or For Sale			
Site 6	SOLD			
Site 7	Ground Lease/BTS or For Sale • Total Lot Size: 30,929 SF 8,736 SF Office/ Warehouse	• Single or Multi Tenant • Free Standing Office - Warehouse • (15) Parking Stalls • Perimeter Fencing Potential		

PROPOSED DEVELOPMENT PLAN



PROPERTY OVERVIEW



PROPERTY PHOTOS



FOR LEASE

BUILDING 8 & 9



Electrical	• 3-Phase Power • 480 Volt • 400 Amp Service • Step-down transformer (120V high voltage) • Pre-upgradable to 800 Amps
Building Features	• High ceilings • Clear span construction • 6-inch slab • Engineered mezzanine • Office buildout potential • Clerestory windows • Motion sensor lighting • Two heaters • Interior exhaust fan • Forklift loading compatible • Fire sprinkler available
Plumbing & Interior Amenities	• (1) Restroom • Plumbing available for upstairs restroom • Water fountain connection • Plumbed for break area
Storage Yard & Exterior Features	• Paved storage yard • Fully fenced • Permitted for outside storage • Security lighting on exterior of building
Parking	• (7) parking stalls per building • Additional parking along east fence • All remaining areas designated as loading zones only
Signage	• Monument signage available
Expansion Opportunity	• Extra yard space available if needed • Ability to ground lease an additional lot on-site

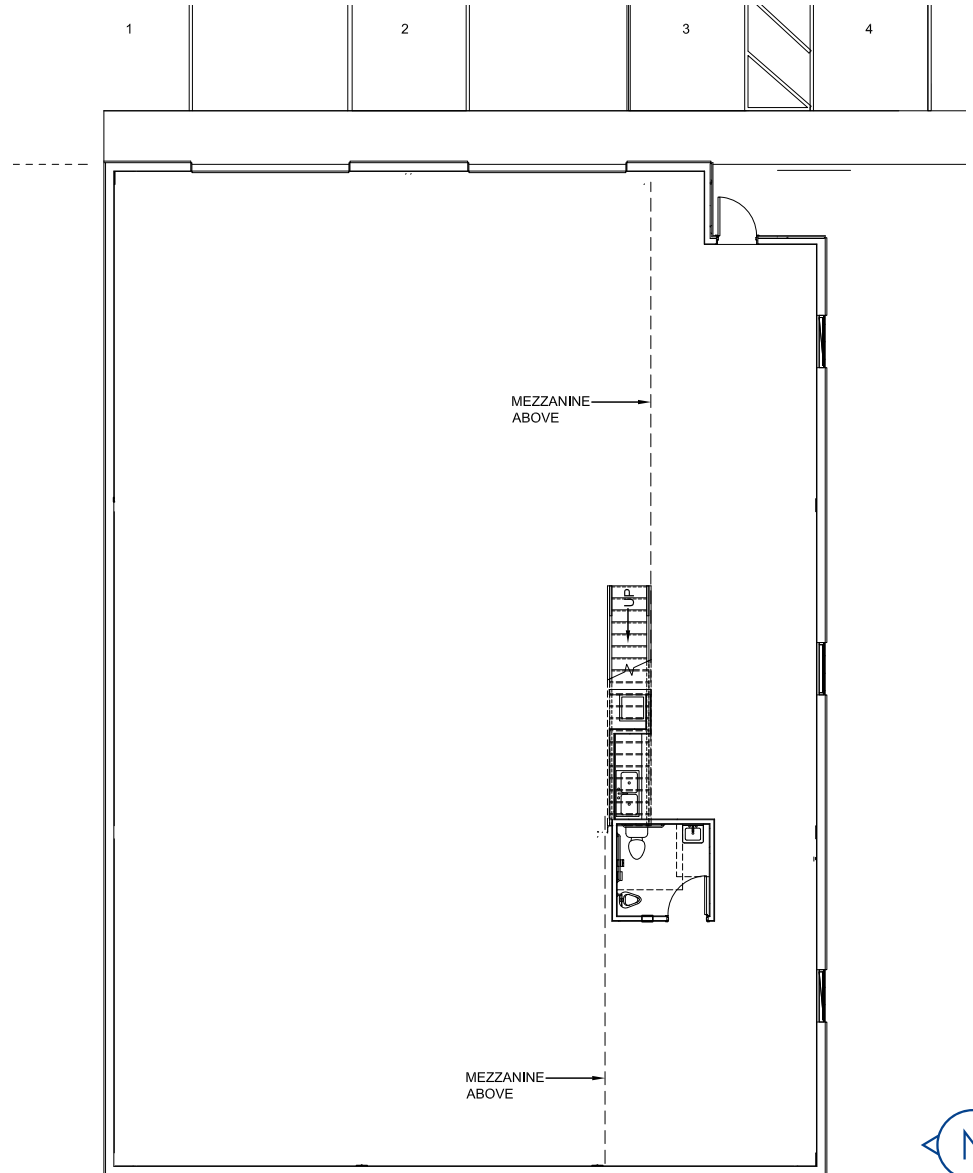


FOR LEASE



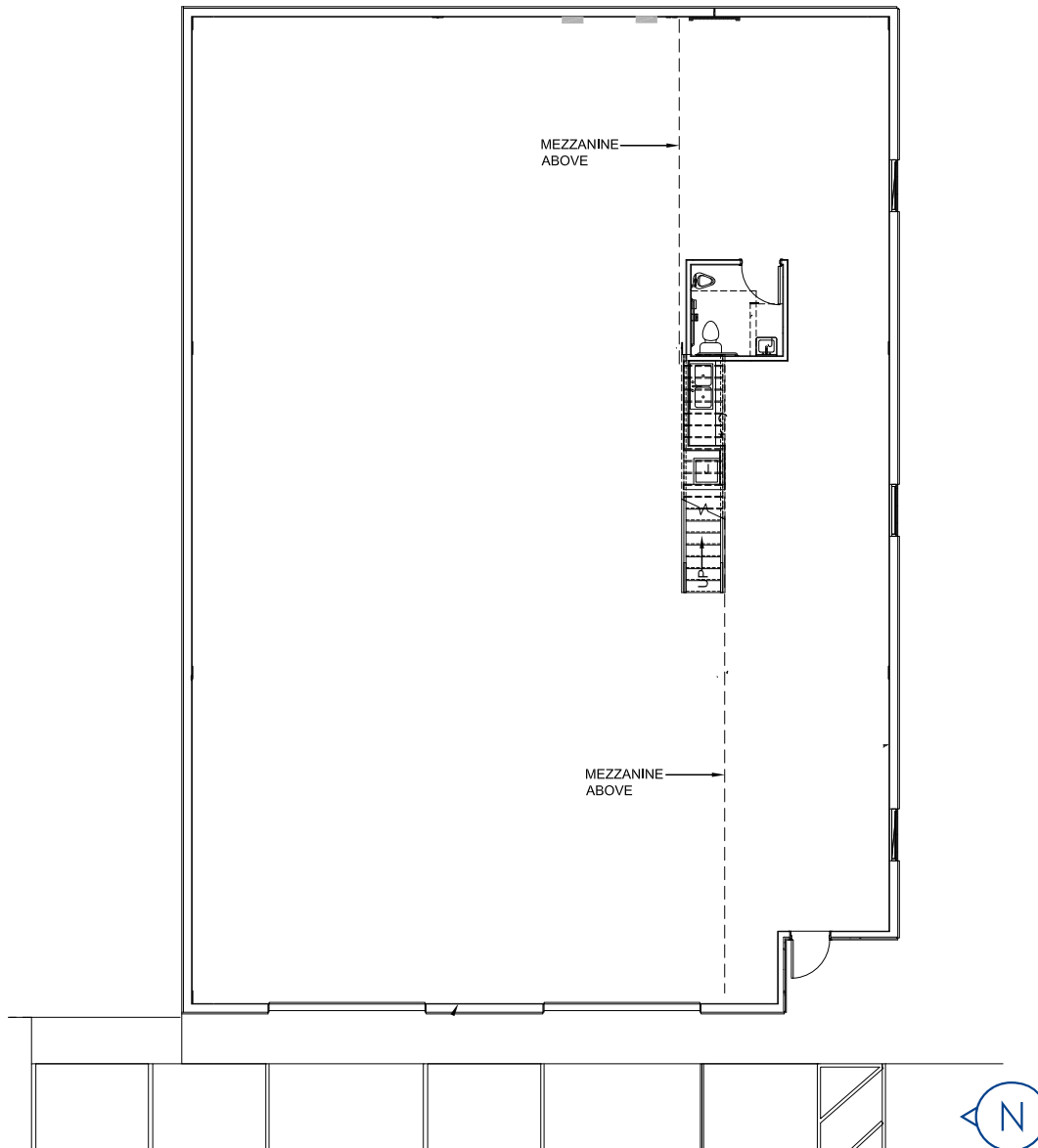
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- Outdoor Yard: 1,700 SF
- Perimeter Fencing
- 5,091 SF Free Standing Building
 - 4,091 SF Warehouse
 - 1,000 SF Mezzanine
 - (125 lbs./SF)
- (7) Parking Stalls
- (2) 14' x 12' ground-level doors
- (1) Restroom
- Single Tenant with storefront potential
- Ready for Occupancy

BUILDING 8



BUILDING 9

FOR LEASE



- Total Lot Size: 15,189 SF
- Outdoor Yard: 2,000 SF
- Perimeter Fencing
- 5,091 SF Free Standing Building
 - 4,091 SF Warehouse
 - 1,000 SF Mezzanine (125 lbs./SF)
- (7) Parking Stalls
- (2) 14' x 12' ground-level doors
- (1) Restroom
- Single Tenant with storefront potential
- Ready for Occupancy

