

FOR LEASE

3498 WEST 2400 SOUTH WEST VALLEY CITY, UT



HYDE
DEVELOPMENT


Mortenson®

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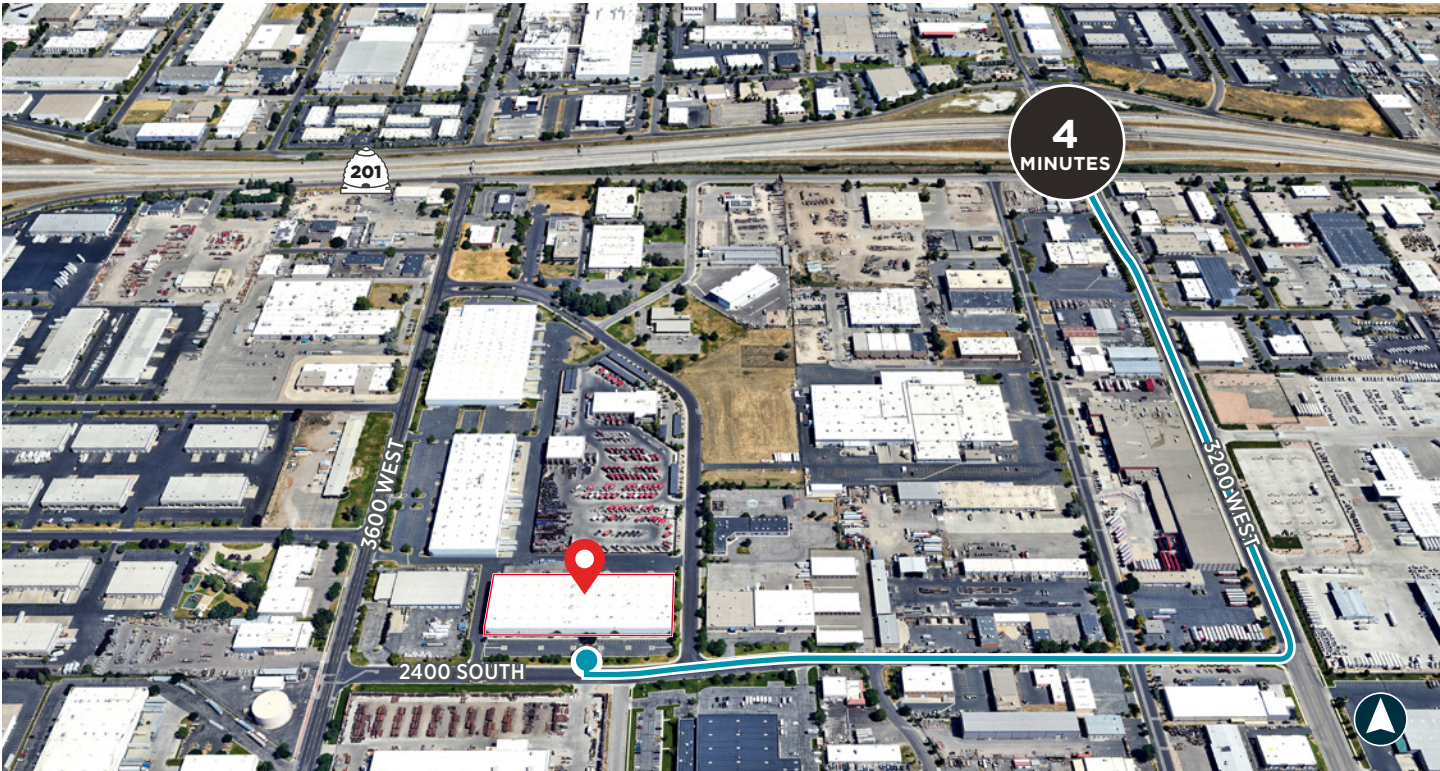


**CUSHMAN &
WAKEFIELD**

PROPERTY HIGHLIGHTS

55,762 SF TOTAL

Divisible to:	23,049 SF 32,713 SF	Swamp Coolers in Warehouse
Warehouse:	±50,880 SF	Gas Forced Air in Warehouse
Office:	±4,882 SF	Skylights in Warehouse
Yard:	18,645 SF, Fenced	197' Building Depth
Loading:	(10) Dock High Doors (9'x10') (2) Ground Level Doors (12'x14')	Great access to Highway 201, 3200 West, and Bangerter Highway
Power:	400 Amps; 480/277 Volt; 3 Phase and 225 Amps; 480/277 Volt; 3 Phase	
Height:	25' Clear	
Columns:	39'x39' Spacing	
Lighting:	LED	
Parking:	70 Vehicle Stalls	
Fire Suppression:	Wet System	
Available:	November 1, 2026	



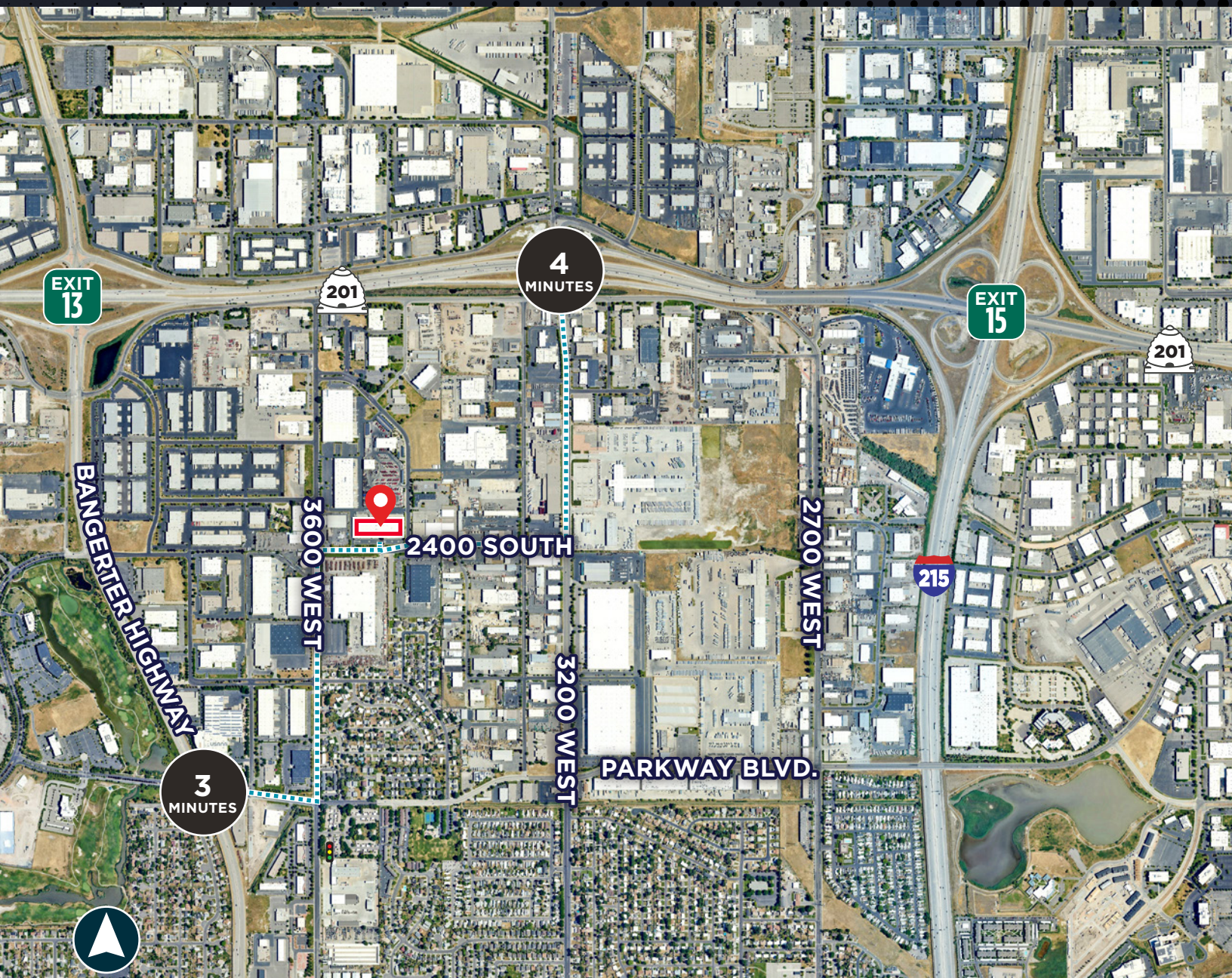
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