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Industrial For Lease

4th West Industrial Unit A

7050 S. 400 W.
Midvale, Utah 84047



Available

5,166 SF

4,972 SF Main Level

- 330 SF Office (22'x15')
- 88 SF Workshop (11'x8')

194 SF Mezzanine Storage

Lease Rate

\$1.20/SF (NNN)

+\$0.16/SF



(1) 12'x14'

Ground Level Roll-Up Door



15'

Clear Height



3-Phase

200 Amp Power



Clean Industrial (CI)

Midvale Zoning

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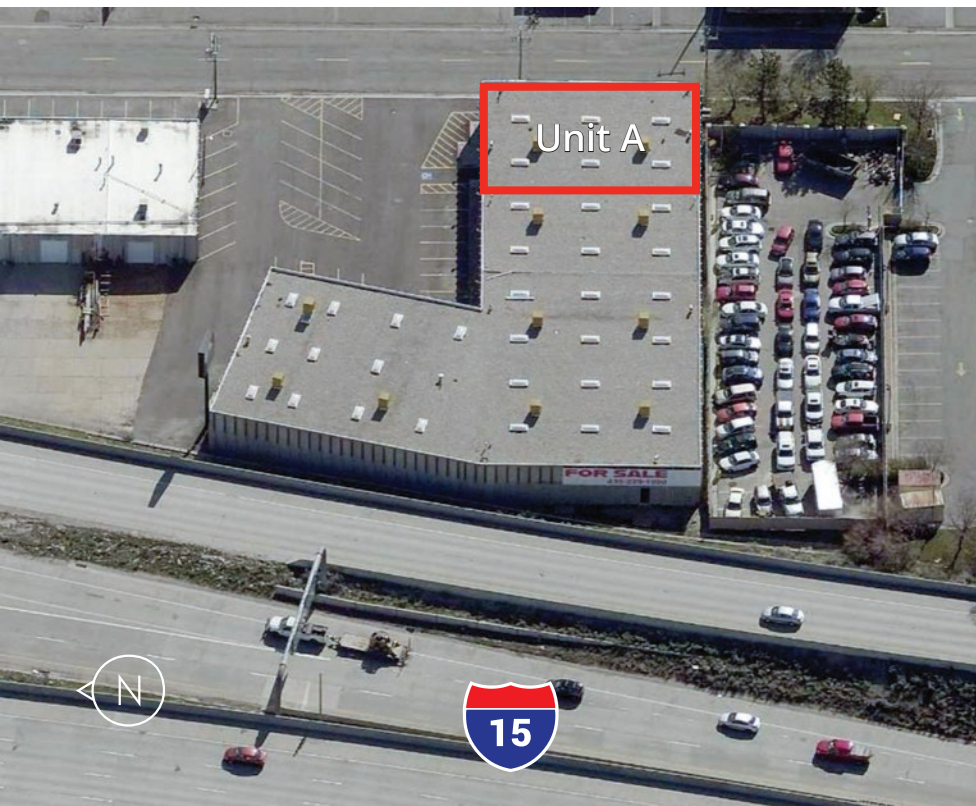
4th West Industrial

Unit A

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Freeway Exposure

A 10'x30' billboard/sign faces I-15, approximately 209k vehicles drive by every day



Central Location

Situated directly east of the I-15 corridor, 4th West Industrial is centrally located in the Salt Lake Valley.

Excellent freeway access via 7200 South and proximity to numerous restaurants, hotels, and other amenities, and panoramic mountain views.

4th West Industrial

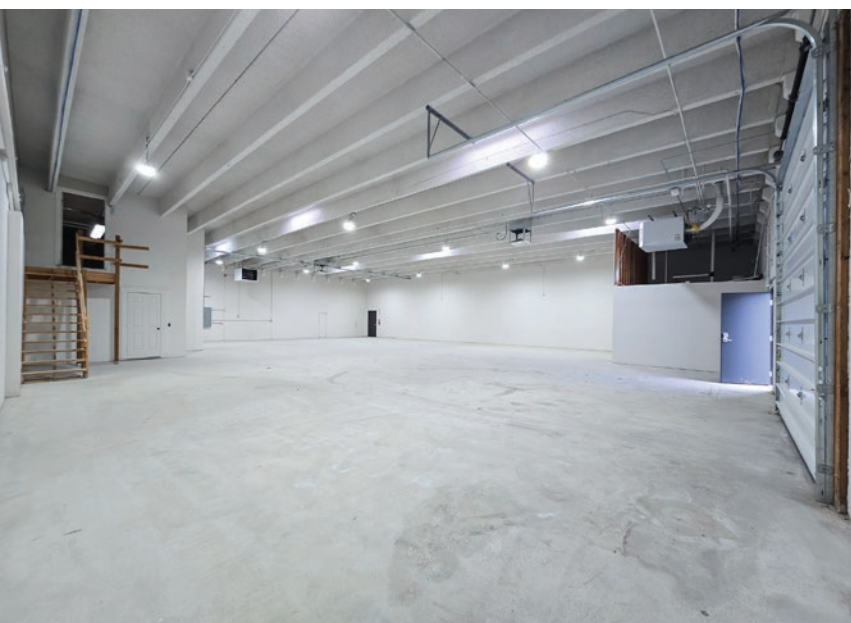
Unit A

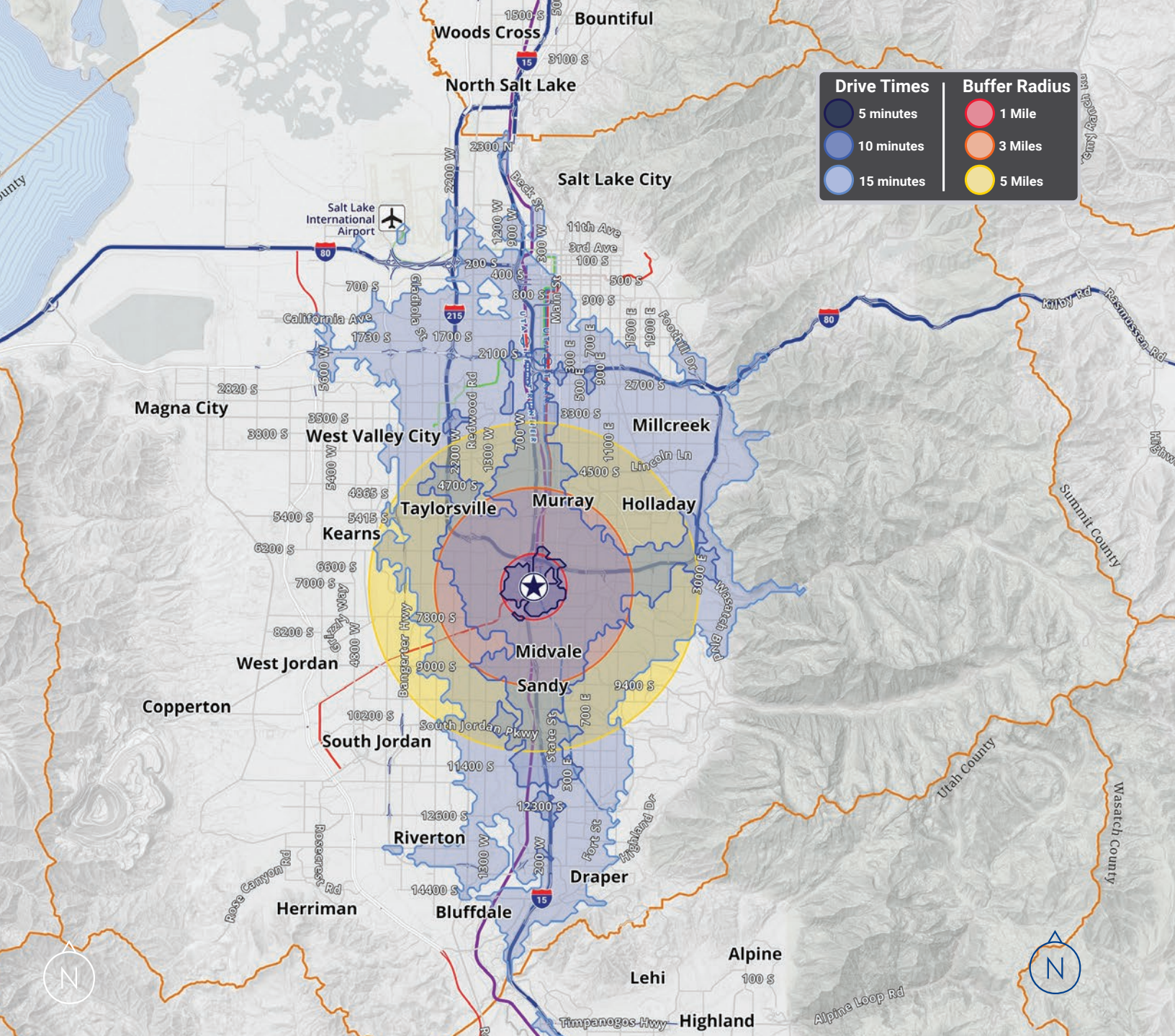
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5,166 SF | **For Lease**

Features

- Clean and bright with new LED lighting
- (6) skylights
- Freshly painted
- 2 new gas heaters
- Floor drains
- New roof
- (2) restrooms
- Washer/dryer hookups
- Evaporative cooling
- (5) parking stalls





Demographics

Population

	1 Mile	3 Mile	5 Mile
2024 Population	14,270	136,682	379,344
2029 Projected	14,403	137,206	380,344



Households

	1 Mile	3 Mile	5 Mile
2024 Households	5,518	52,026	141,759
2029 Projected	5,688	53,509	145,632



Income

	1 Mile	3 Mile	5 Mile
2024 Median HHI	\$70,162	\$89,072	\$90,610
2024 Average HHI	\$92,815	\$112,745	\$118,296
Per Capita Income	\$38,012	\$42,799	\$44,104

Key Points



136k+

Population in 3-Mile Radius



0.26%

Population Growth by 2029



34.9

Median Age



\$90k+

Median Household Income



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