

Industrial Space > FOR LEASE

LAKE PARK

COMMERCE CENTER

4837 WEST 2400 SOUTH | WEST VALLEY CITY, UTAH 84120

ANOTHER QUALITY PROJECT BY:

HAMILTON PARTNERS



CLASS A NEW CONSTRUCTION
INDUSTRIAL SPACE AVAILABLE

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Accelerating success.

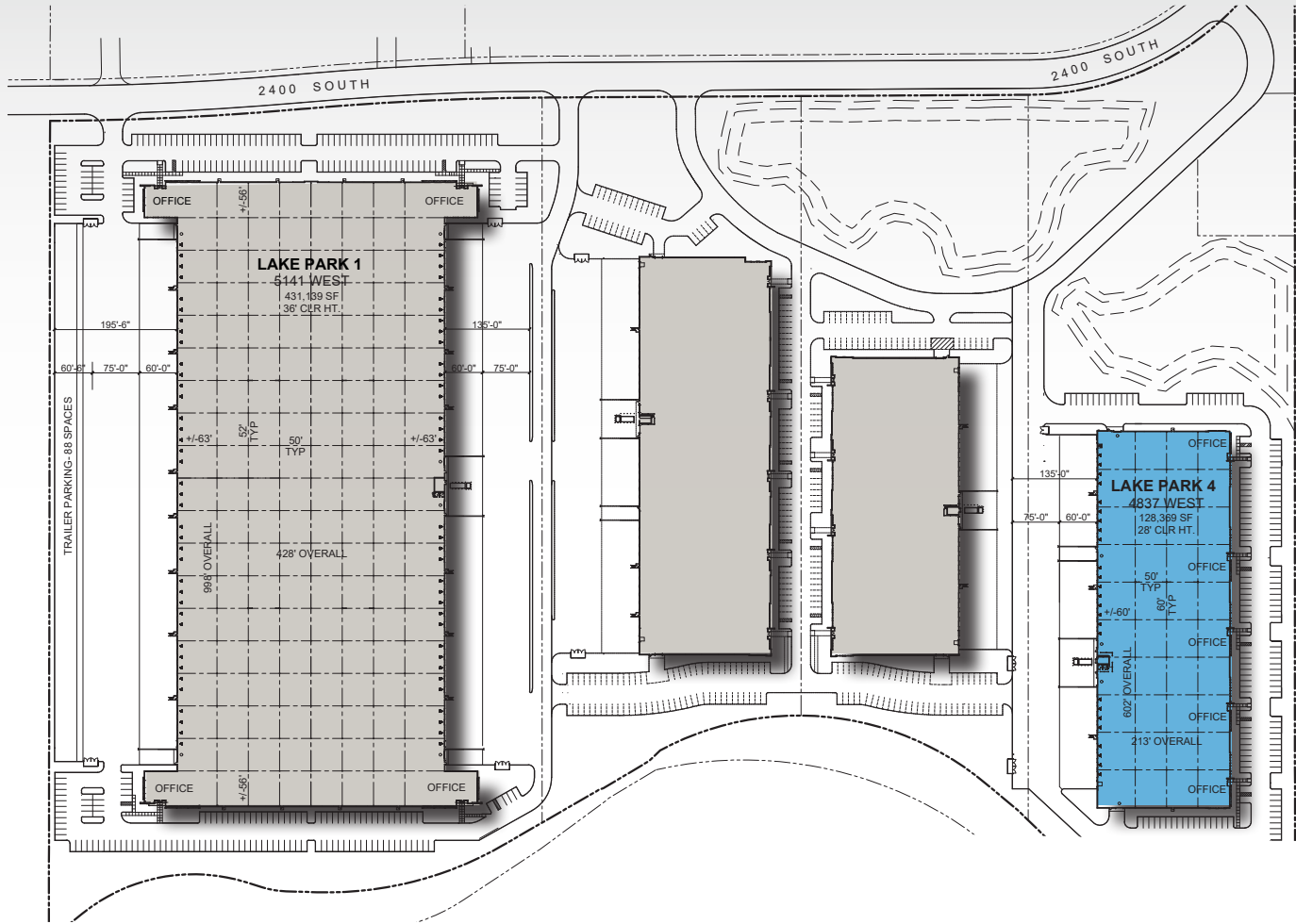
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SITE PLAN

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Project Features

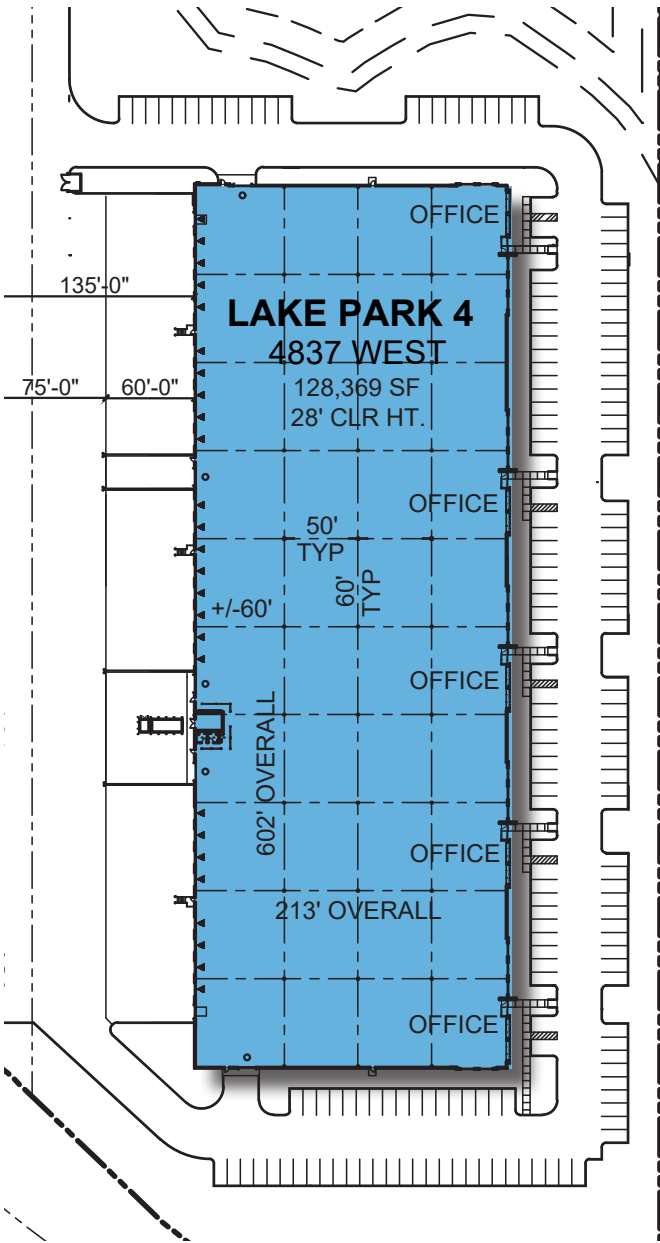
- 128,369 SF Available
- Divisible to approximately 25,645 SF
- 28' Clear Height
- 50' X 60' Column Spacing
- (26) Exterior Dock Positions, 9'x10' door size with 60' Concrete Apron
- (5) Grade Level Doors, 12' X 14'
- 1.3/1,000 Parking Ratio
- Golf Course and Mountain Views
- Access to all major highways via 5600 West
- Unparalleled Proximity to Amenities
- Located within a designated opportunity zone



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Located within 2 miles of 3 grocery stores,
6 full service restaurants, 14 quick service
restaurants, and 20 fast food restaurants.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population			
2019 Estimated	6,747	88,698	203,770
2024 Projected	7,443	93,409	213,424
Households			
2019 Estimated	1,938	23,752	57,706
2024 Projected	2,155	24,951	60,262
Income			
2019 Median HHI	\$72,239	\$66,301	\$61,643
2019 Average HHI	\$80,503	\$76,494	\$73,906
2019 Per Capita	\$22,176	\$20,360	\$20,936
Business			
Total Businesses	227	1,737	4,958
Total Employees	5,342	38,432	107,811

Information provided by ESRI Business Analyst