



INDUSTRIAL OWNER-USER / INVESTMENT

3637 West 2150 South &
2170 South 3600 West
West Valley City, Utah 84120

PROPERTY INFORMATION

- (2) Buildings Totaling 18,480 SF
- 3637 West: 9,900 SF
Clearance Height: 16'
(4) 12' x 12' Ground Level Doors
(1) Dock Well with Bumpers
- 2170 South: 8,580 SF
Clearance Height: 16'
(3) 12' x 12' Ground Level Doors
- Site Size: 1.43 Acres
- Paved Yard
- Year Built: 1978
- Pylon Signage
- Excellent Access to S.R 201,
Bangerter Hwy & I-215



FINANCIAL INFORMATION

- (2) Buildings Totaling 18,480 SF
- National Credit Tenant
- Existing NOI: \$107,828

SALE PRICE: \$1,975,000.00

DEREK KLOPFER

DEREK.KLOPFER@CRCNATIONWIDE.COM

801.617.1700

WEST HARADIN

WEST.HARADIN@CRCNATIONWIDE.COM



COMMERCIAL REAL ESTATE CONSULTANTS

cRc Nationwide

3637 WEST 2150 SOUTH & 2170 SOUTH 3600 WEST
WEST VALLEY CITY, UTAH 84120



DEREK KLOPFER
DEREK.KLOPFER@CRCNATIONWIDE.COM

801.617.1700

WEST HARADIN
WEST.HARADIN@CRCNATIONWIDE.COM