



For Lease

Valley Business Center

1825 W Research Way, Suite 1 & 2 | West Valley City, Utah 84119

**Easy access to freeway system via SR-201, I-215 & Redwood Road
with a TRAX stop on Research Way.**

AVAILABLE SPACE

Total of 40,158 SF divisible to 20,039 SF

- 27,792 SF office
- 12,366 SF warehouse / lab

WAREHOUSE SPECS

12' clear height

- HVAC, ventilation and airlines throughout
- Three (3) docks and three (3) roll up doors
- 800 Amps, 600 Volts, 3 Phase

COMMENTS

- High end office finishes
- Fire sprinklered
- Backup generator
- Fiber: Utopia

For more information, contact:

Culum J. Mills

T +1 801 456 9526

culum.mills@am.jll.com

Rhett Rasmussen

T +1 480 828 1528

rhett.rasmussen@am.jll.com

Mindy Ackerman

T +1 801 456 9520

mindy.ackerman@am.jll.com

Jones Lang LaSalle Brokerage, Inc.

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DRIVE TIMES

Salt Lake City International Airport 10 Minutes

Downtown Salt Lake City 15 Minutes

University of Utah 19 Minutes

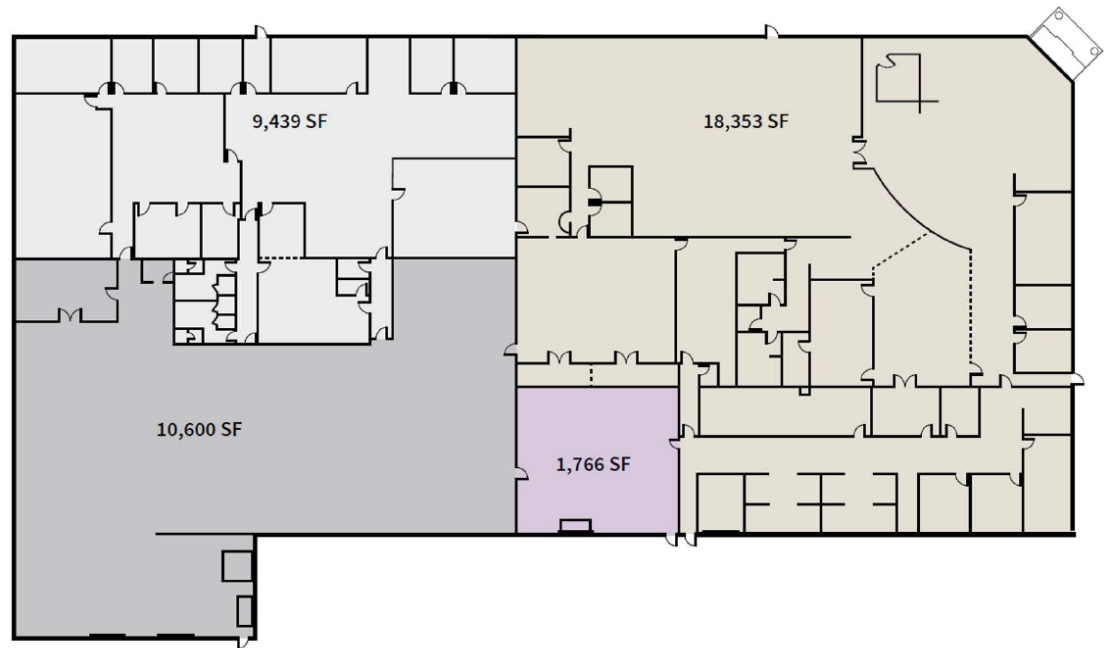
Provo, Utah 45 Minutes



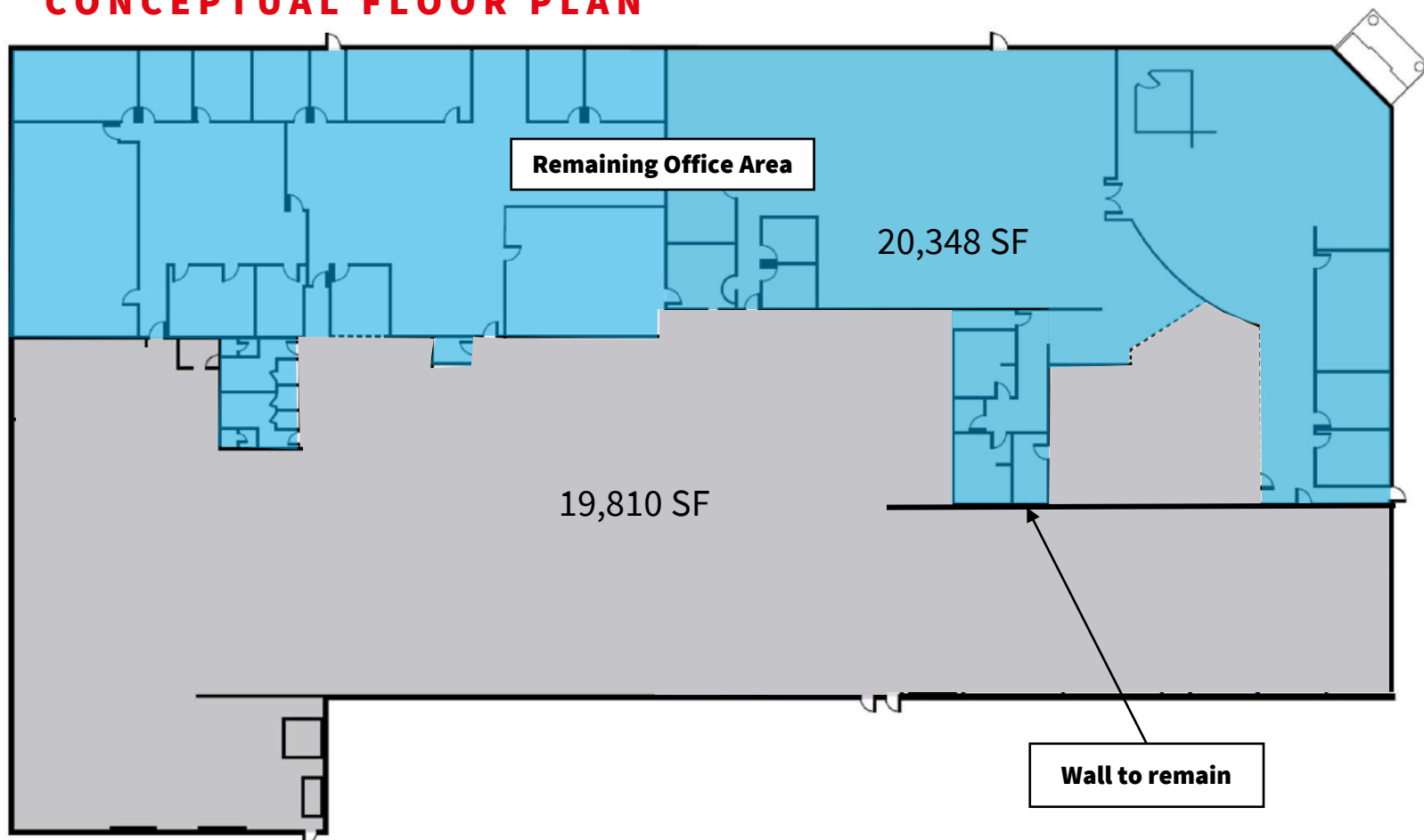
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EXISTING FLOOR PLAN



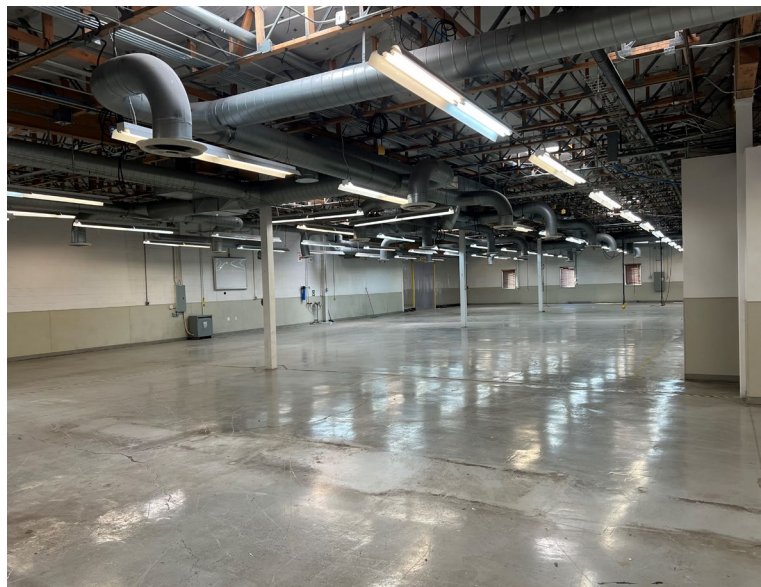
CONCEPTUAL FLOOR PLAN



WAREHOUSE

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