

# Lake Park 3

Commerce Center  
4837 West 2400 South | West Valley City, Utah 84120

**Class A** | New Construction Industrial Building



Representative Photo: Lake Park Commerce Center Building 4



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ANOTHER QUALITY PROJECT BY:  
**HAMILTON PARTNERS**

# For Lease

# Lake Park 3

Commerce Center



## Unbeatable Location

- Golf Course & Mountain Views
- Unparalleled Proximity to Amenities
- Large employment base in close proximity
- Just East of the Mountain View Corridor
- Access to all major highways via 5600 West



Demographics	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2021 Estimated	3,774	74,746	208,787
2026 Projected	4,257	78,503	219,731
<b>Households</b>			
2021 Estimated	1,204	20,470	60,218
2026 Projected	1,366	21,451	63,255
<b>Income</b>			
2021 Median HHI	\$76,349	\$72,350	\$67,475
2021 Average HHI	\$88,496	\$80,490	\$78,247
2021 Per Capita	\$25,977	\$21,957	\$22,559

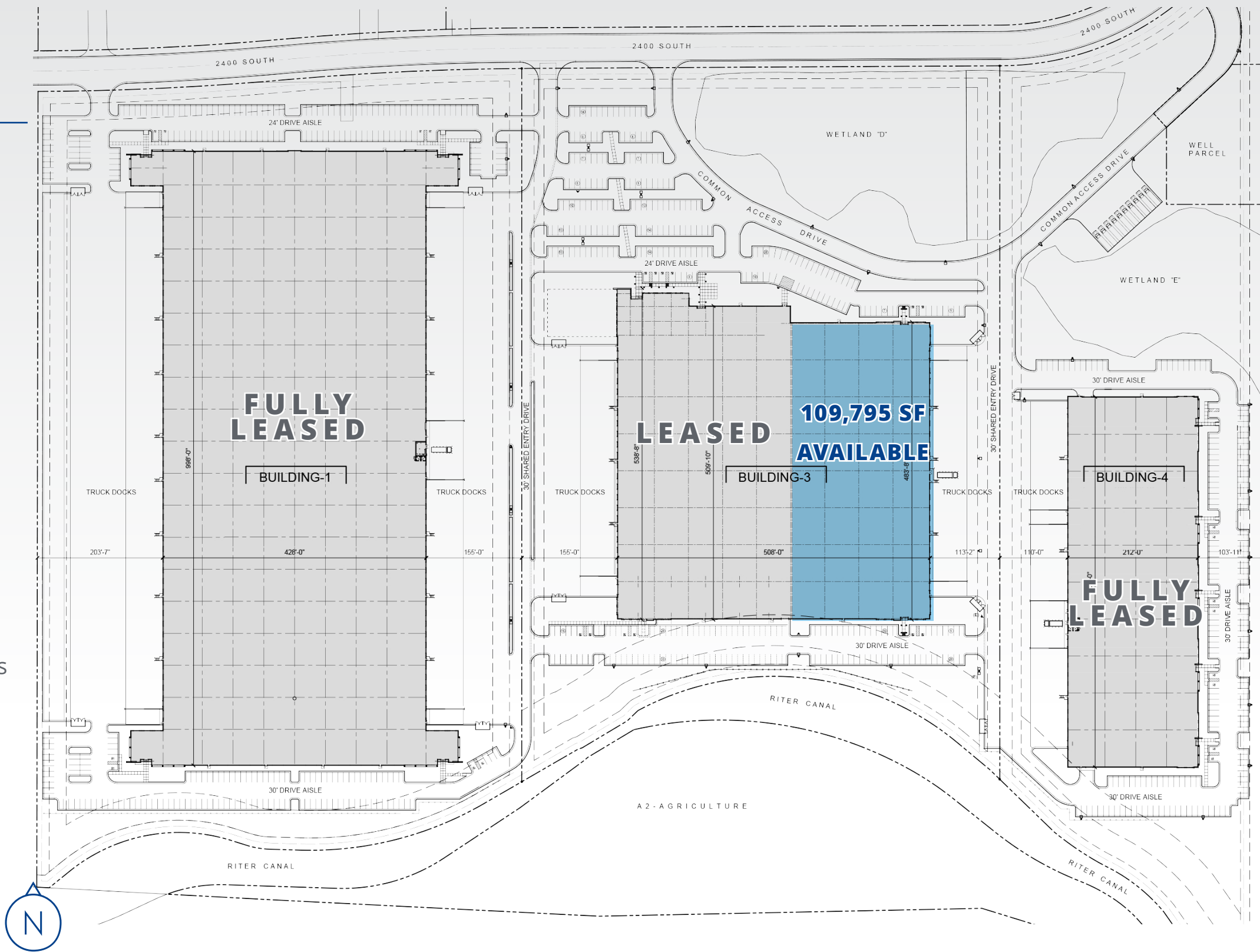
*Lake Park* **3**  
Commerce Center

Property Plans & Details

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## Building 3

- 109,795 SF Available
- Building sits on 18.68 acres
- 36' Clear Heights
- (16) Dock High Doors 9'x10'
- (2) Drive-in Doors 12'x14'
- Column Spacing: 60'x55'4"
- 7" reinforced concrete floor slab
- ESFR Sprinkler System
- (258) Parking Spaces
- (12) Electric car charging spaces



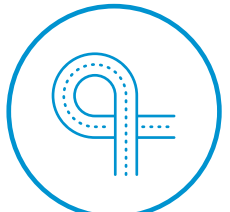
**BUILDING 3**  
~255,425 SF TOTAL



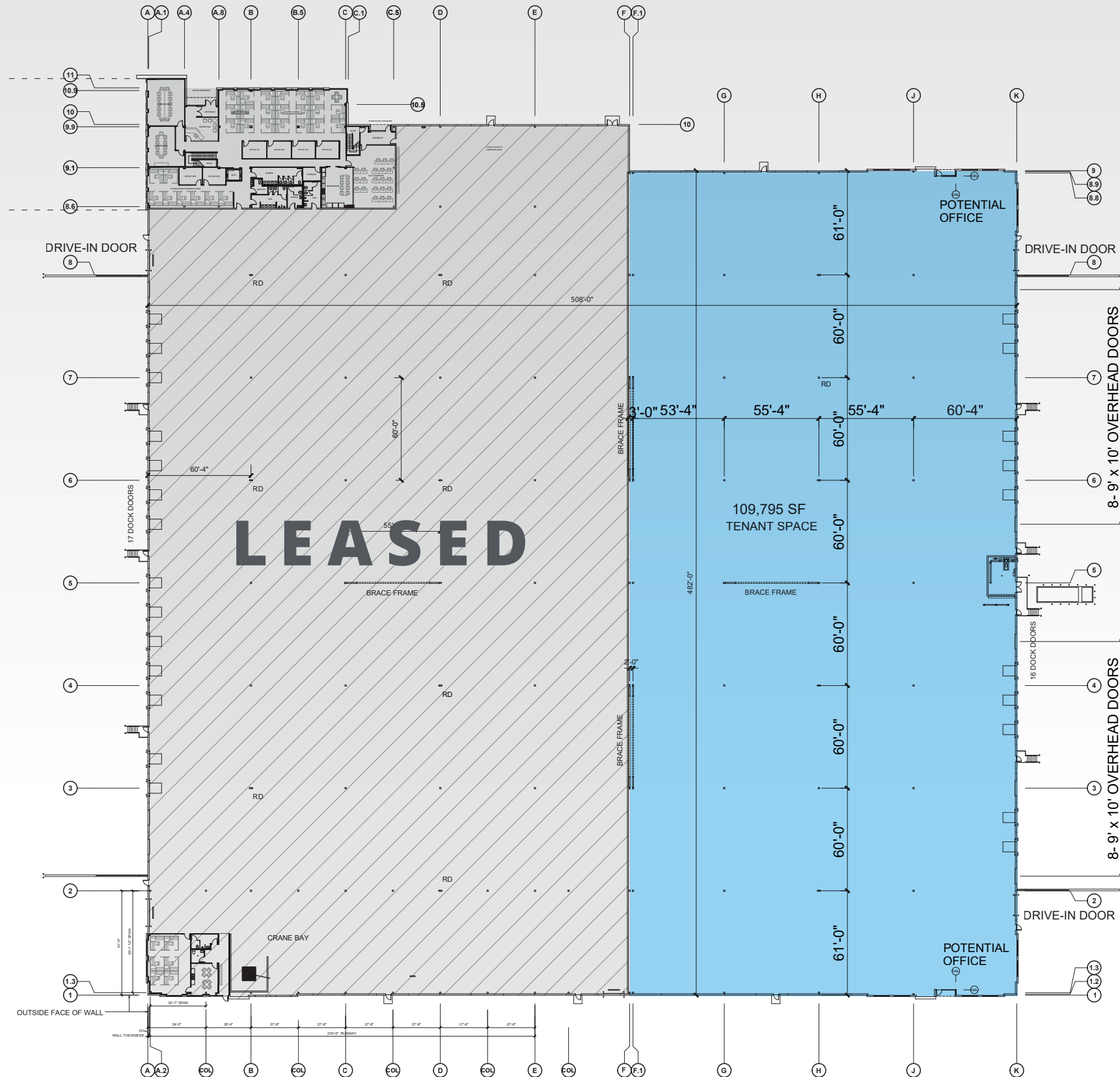
**CLASS A**  
CONSTRUCTION



**LARGE**  
EMPLOYMENT BASE



**NEAR MAJOR**  
TRUCKING ROUTES



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## Location Overview

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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.



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## Center of the Western U.S.



## Center of the Wasatch Front

