

3.	Sold Land Space (System ID: 101958) Primary Use: Warehouse/Distribution 443 W 400 N Salt Lake City, UT 84103	Downton Development Site Market: NE
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Comp SF: 53,579 SF

Acres: 1.23 Acres

Sale Price: \$4,000,000

Sale Price/SF: \$74.66

Sale Price/Acres: \$3,252,032.52

Zoning: INDUSTRIAL

Parcel #: 0836178, 001,
0836178004

Off-Market: 07/20/2021

Months on Market: 6

Gas:

Water:

Sewer:

Power:

Power Supply:

Rail Status:

Topography:

Land Conditions:

Lot Dimensions:

Legal Description:

Role	Company	Name	Phone	Email
Seller/Landlord	Salt Lake Property, LLC			
Buyer/Tenant	CW The Iris, LLC			
Listing Broker	C&W Commerce	Kip Paul	801.303.5555	kpaul@comre.com
Listing Broker	C&W Commerce	Jorgi Paul	813.222.2000	
Listing Broker	C&W Commerce	Rhett Bue	813.222.2000	
Procuring Broker	C&W Commerce	Kip Paul	801.303.5555	kpaul@comre.com
Procuring Broker	C&W Commerce	Jorgi Paul	813.222.2000	
Procuring Broker	C&W Commerce	Rhett Bue	813.222.2000	

4. Sold Land Space (System ID: 110798)

14114 S Rosecrest Rd

Primary Use: Commercial

14114 S Rosecrest Rd Herriman, UT 84096

Market: SW

Comp SF: 58,370 SF

Zoning: C-2

Off-Market: 06/23/2022

Gas:

Acres: 1.34 Acres

Parcel #: 3202477020

Water:

Sale Price: \$817,000

Lot Dimensions:

Sewer:

Sale Price/SF: \$14.00

Legal Description:

Power:

Sale Price/Acres: \$609,701.49

Power Supply:

Rail Status:

Topography: Flat

Land Conditions:



Role	Company	Name	Phone	Email
Seller/Landlord	IWC			
Buyer/Tenant	Saratoga Springs Medical Plaza, LLC			
Listing Broker	Colliers International Utah - 111 Main	Tanner Riedel	801.303.5543	tanner.riedel@colliers.com
Procuring Broker	Colliers International Utah	Reed Bromley	801.666.5501	reed.bromley@colliers.com
Procuring Broker	Colliers International Utah - Pleasant Grove	Craig Gardner	801.666.4523	craig.gardner@colliers.com

5.	Sold Land Space (System ID: 110862)	State Street Redevelopment
	Primary Use: Retail	
1815 South State St, Ste Pad	Salt Lake City, UT 84115	Market: NE
Comp SF: 59,677 SF	Zoning:	Off-Market: 05/13/2022
Acres: 1.37 Acres	Parcel #: 16183060020000; 0030000; 0040000; 0050000; +2	Gas:
Sale Price: \$4,300,000	Months on Market:	Water:
Sale Price/SF: \$72.05	Lot Dimensions:	Sewer:
Sale Price/Acres: \$3,138,686.13	Legal Description:	Power:
		Power Supply:
		Rail Status:
		Topography:
		Land Conditions:



Role	Company	Name	Phone	Email
Seller/Landlord	Panda Buffet			
Buyer/Tenant	Colmena Group, LLC			
Listing Broker	Equity Real Estate	Elaina Yu		
Procuring Broker	Mountain West Retail & Investment	Ben Brown	801.303.5436	
Procuring Broker	Mountain West Retail & Investment	Scott Brady	801.456.8804	sbrady@mtnwest.com

6.	Sold Land Property (System ID: 108014)	12522 & 12523 S Pasture Rd
Primary Use:		
12522 & 12523 S Pasture Rd Riverton, UT 84095		
Comp SF: 60,984 SF	Zoning: C-R	Off-Market: 12/03/2021
Acres: 1.4 Acres	Parcel #: 27-29-352-007 & 004	Months on Market:
Sale Price: \$900,930	Lot Dimensions:	Gas:
Sale Price/SF: \$14.77	Legal Description:	Water:
Sale Price/Acres: \$643,521.43		Sewer:
		Power:
		Power Supply:
		Rail Status:
		Topography: Flat
		Land Conditions:



Role	Company	Name	Phone	Email
Seller/Landlord	Transwestern Credit Union			
Buyer/Tenant	Jarrod Davies			
Listing Broker	Colliers International Utah - Millrock	Howard Layton	801.947.8346	howard.layton@colliers.com

7. Sold Land Property (System ID: 107875)

15093 S Maradona Dr

Primary Use: Commercial

15093 S Maradona Dr Herriman, UT 84096

Market: SW

Comp SF: 65,776 SF

Zoning: C-2

Off-Market: 12/09/2021

Gas:



Acres: 1.51 Acres

Parcel #: 33172020850000,
33172020910000,3
3172020840000

Months on Market:

Water:

Sale Price: \$825,000

Sewer:

Sale Price/SF: \$12.54

Power:

Sale Price/Acres: \$546,357.62

Power Supply:

Lot Dimensions:

Rail Status:

Legal Description:

Topography: Flat

Land Conditions:

Role	Company	Name	Phone	Email
Seller/Landlord	Scenic Holdings LLC			
Buyer/Tenant	JS Service Group, LLC			
Listing Broker	Colliers International Utah - Pleasant Grove	Dan Ford	801.420.0137	dan.ford@colliers.com
Listing Broker	Colliers International Utah - Pleasant Grove	Nate Walker	801.702.4691	nate.walker@cbcadvisors.com
Listing Broker	Coldwell Banker Realty	Jenny Tian		

8. Sold Land Space (System ID: 95560)

Herriman Main Street

Primary Use: Office

5566 W Herriman Main St Herriman, UT 84096

Market: SW

Comp SF: 69,696 SF

Zoning: MU-2

Off-Market: 06/03/2022

Gas:

Acres: 1.6 Acres

Parcel #: 26-36-156-049-
0000

Months on Market:

Water:

Sale Price: \$1,454,528

Lot Dimensions:

Sewer:

Sale Price/SF: \$20.87

Legal Description:

Power:

Sale Price/Acres: \$909,080.00

Power Supply:

Rail Status:

Topography: Level

Land Conditions:



Role	Company	Name	Phone	Email
Seller/Landlord	B's Herriman LLC			
Buyer/Tenant	KG Store 2502 LLC			
Listing Broker	Colliers International Utah - Millrock	Zach Beaudry	801.947.8319	zach.beaudry@colliers.com
Listing Broker	Colliers International Utah - Millrock	Cameron Simonsen	801.947.8300	cameron.simonsen@colliers.com

9. Sold Land Property (System ID: 106612)

4101 S Howick St

Primary Use: Multi-Family

4101 S Howick St Millcreek, UT 84107

Market: CE / Sub-Market: Cottonwood

Comp SF: 86,684 SF

Zoning: M-2

Off-Market: 08/09/2021

Gas:

Acres: 1.99 Acres

Parcel #: 1536453055

Months on Market:

Water:

Sale Price: \$2,225,000

Lot Dimensions:

Sewer:

Sale Price/SF: \$25.67

Legal Description:

Power:

Sale Price/Acres: \$1,118,090.45

Power Supply:

Rail Status:

Topography: Flat

Land Conditions:



Role	Company	Name	Phone	Email
Seller/Landlord	Mitchell Brothers Holdings LLC			
Buyer/Tenant	Housing Plus, a utah non profit			
Procuring Broker	Newmark Grubb Acres	Rick Davidson	801.578.5555	

10. Sold Land Property (System ID: 107382)

4010 S Howick St

Primary Use: Multi-Family

4010 S Howick St Millcreek, UT 84107

Market: CE

Comp SF: 86,684 SF

Zoning: M-2

Off-Market: 08/09/2021

Gas:

Acres: 1.99 Acres

Parcel #: 1536453055

Months on Market:

Water:

Sale Price: \$2,225,000

Lot Dimensions:

Sewer:

Sale Price/SF: \$25.67

Legal Description:

Power:

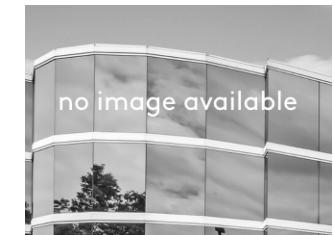
Sale Price/Acres: \$1,118,090.45

Power Supply:

Rail Status: Unavailable

Topography: Flat

Land Conditions:



Role	Company	Name	Phone	Email
Seller/Landlord	Mitchell Brothers Holdings LLC			
Buyer/Tenant	Housing Plus, a utah non profit			
Procuring Broker	Newmark Grubb Acres	Rick Davidson	801.578.5555	

11. Sold Land Space (System ID: 89627)

6375 West Fall Oak Drive

Primary Use: Residential Development

6375 W Fall Oak Drive West Jordan, UT 84081

Market: SW

Comp SF: 120,661 SF

Zoning:

Off-Market: 08/26/2021

Gas:

Acres: 2.77 Acres

Parcel #: 20353050220000

Months on Market: 27

Water:

Sale Price: \$1,300,000

Lot Dimensions:

Sewer:

Sale Price/SF: \$10.77

Legal Description:

Power:

Sale Price/Acres: \$469,314.08

Power Supply:

Rail Status:

Topography:

Land Conditions:



Role	Company	Name	Phone	Email
Seller/Landlord	America First Federal Credit Union			
Buyer/Tenant	Four Elms Circle, LLC			
Listing Broker	CB Richard Ellis	Bruce Zollinger	801.869.8000	
Listing Broker	CBRE	Patrick Juhlin	801.947.3972	patrick.juhlin@cbre.com

12. Leased Land Space (System ID: 110172)

216 W - 220 W 2700 S

Primary Use: Warehouse/Distribution

216 W - 220 W 2700 S South Salt Lake, UT 84115

Market: NE

Comp SF: 120,661 SF

Zoning:

Off-Market: 05/01/2022

Gas:

Acres: 2.77 Acres

Parcel #: 1524452009,
1524452017,
1524452013,
1524453001

Months on Market:

Water:

Land SF: 120,661 SF

Commencement: 5/1/2022

Sewer:

Actual Rate/Type: \$0.11 NNN

Lease Type: Renewal

Power:

NER:

Lot Dimensions:

Tenancy Type: Ground Lease

Power Supply:

Legal Description:

Term: 36 months

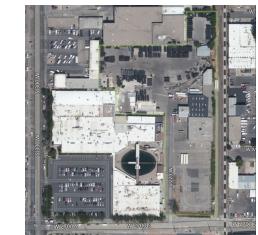
Rail Status:

Free Rent : 0.00 months

Topography:

Escalation: 3.00%

Land Conditions:



Role	Company	Name	Phone	Email
Seller/Landlord	Hale 220 West, LLC			
Buyer/Tenant	Prinsco, Inc.			
Listing Broker	Colliers International Utah - Millrock	Pete Williams	801.947.8311	pete.williams@colliers.com

13.	Sold Land Property (System ID: 109060)	Airport Road Land
Primary Use: Industrial		
7352 S Airport Rd	West Jordan, UT 84084	Market: SW

Comp SF: 148,104 SF

Acres: 3.4 Acres

Sale Price: \$2,750,000

Sale Price/SF: \$18.57

Sale Price/Acres: \$808,823.53

Zoning: M-1

Parcel #: 21-30-176-005-0000

Off-Market: 03/01/2022

Months on Market:

Gas:

Water:

Sewer:

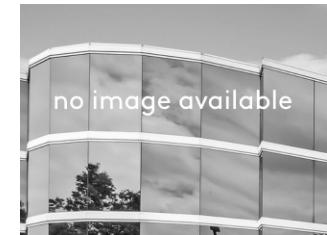
Power:

Power Supply:

Rail Status:

Topography: Level

Land Conditions:



Role	Company	Name	Phone	Email
Seller/Landlord	Hemingway Properties LLC			
Buyer/Tenant	CheckerProp Utah, LLC			
Procuring Broker	Newmark Grubb Acres	Skyler S. Peterson	807.578.5555	
Procuring Broker	Newmark Grubb Acres - Clearfield	Tre Bourdeaux	801.927.2000	

14. Sold Land Property (System ID: 109276)

2600 W 3800 S

Primary Use:

2600 W 3800 S West Valley City, UT 84119

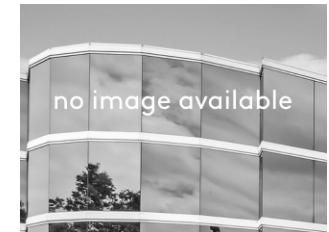
Market: CW / Sub-Market: West Valley/Lake Park

Comp SF: 156,380 SF
Acres: 3.59 Acres
Sale Price: \$4,100,000
Sale Price/SF: \$26.22
Sale Price/Acres: \$1,142,061.28

Zoning: C-2
Parcel #: 15332510080000
Lot Dimensions:
Legal Description:

Off-Market: 02/17/2022**Months on Market:****Gas:****Water:****Sewer:****Power:**

Power Supply:
Rail Status:
Topography: Flat

Land Conditions:

Role	Company	Name	Phone	Email
Seller/Landlord	Stay VFM LLC			
Buyer/Tenant	AGTL West Valley Owner LLC			
Listing Broker	Mountain West Retail & Investment	Scott Brady	801.456.8804	sbrady@mtnwest.com
Procuring Broker	Mountain West Retail & Investment	J.R. Howa	801.456.8800	

15. Sold Land Property (System ID: 109072)

1106 S Redwood Rd

Primary Use: Multi-Family

1106 S Redwood Rd Salt Lake City, UT 84104

Market: CE

Comp SF: 161,172 SF
Acres: 3.7 Acres
Sale Price: \$3,741,000
Sale Price/SF: \$23.21
Sale Price/Acres: \$1,011,081.08

Zoning:
Parcel #: 15-10-327-001
Lot Dimensions:
Legal Description:

Off-Market: 03/02/2022**Months on Market:****Gas:****Water:****Sewer:****Power:**

Power Supply:
Rail Status:
Topography: Flat

Land Conditions:

Role	Company	Name	Phone	Email
Seller/Landlord	Hilane Realty LLC			
Buyer/Tenant	CW Urban, LLC			
Procuring Broker	Colliers International Utah - Millrock	Robert Kofoed	801.947.8343	robert.kofoed@colliers.com

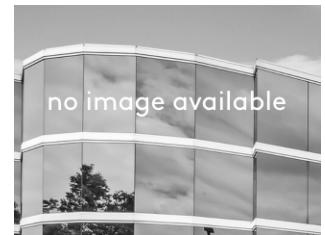
16. Sold Land Property (System ID: 108904)

1780 W 8786, 9762, 9774, 9776, 9800 S

Primary Use: Commercial

1780 W 8786, 9762, 9774, 9776, 9800 S south jordan, UT 84095

Market: SW / Sub-Market: South Valley West



Comp SF: 173,369 SF

Zoning:

Off-Market: 02/15/2022

Gas:

Acres: 3.98 Acres

Parcel #: 2710178014,
2710178005,
2710178004,
2710178025

Months on Market:

Water:

Sale Price: \$2,550,257

Sewer:

Sale Price/SF: \$14.71

Power:

Sale Price/Acres: \$640,768.09

Lot Dimensions:

Power Supply:

Legal Description:

Rail Status:

Topography: Flat

Land Conditions:

Role	Company	Name	Phone	Email
Seller/Landlord	Moyle Petroleum Company			
Buyer/Tenant	Mountain Land Development			
Listing Broker	Colliers International Utah - Millrock	Tim Simonsen	801.947.8300	tim.simonsen@colliers.com