

Four Commercial Buildings in the Highly Desirable and Rapidly Growing Bluffdale Area For Sale



SaddleBack III **COMMERCIAL CONDOMINIUMS**

±30,866 SF Available Across 4 Buildings

13895 Reagan Park Ln | Bluffdale
Call for Pricing 801 947 8321

The Freeman, Healey, &
Jensen Industrial Team





Saddleback III | Building A

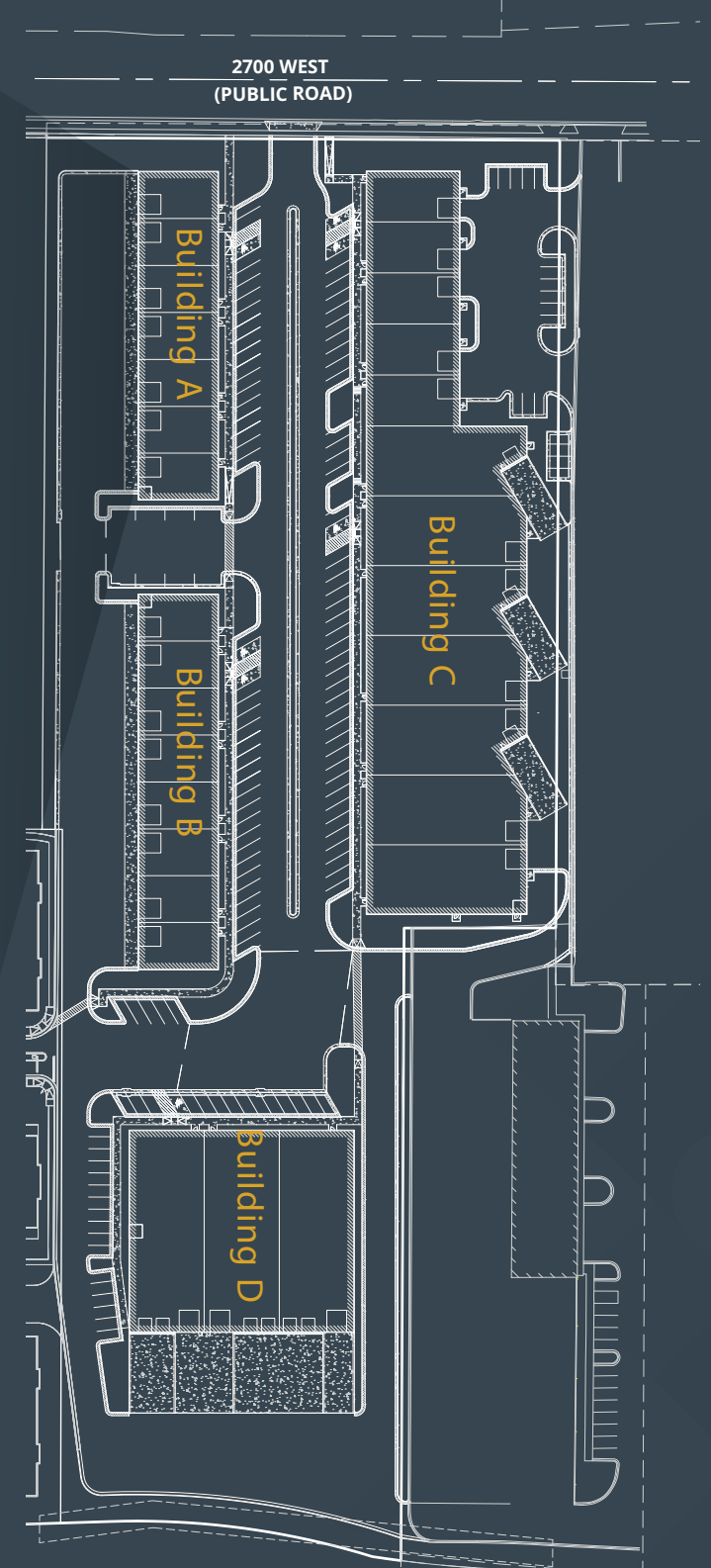
Building Size	± 14,700 Square Feet
Available	Unit 104 & 105
Office	Build-to-Suit
Divisible	± 2,100 Square Feet
Grade Level Doors 	Seven (7) 9' x 10'
Clear Height	20'
Fire Suppression	ESFR
Column Spacing	Free Span Building
Parking	19 Auto Parking Spaces
Power	300 Amps, 480v, 3-Phase
Zoning	Light Industrial



Building A | Floorplan




- UNIT 101**
SOLD
- UNIT 102**
SOLD
- UNIT 103**
SOLD
- UNIT 104**
2100 Sq Ft
2665 West
- UNIT 105**
2100 Sq Ft
2661 West
- UNIT 106**
SOLD
- UNIT 107**
SOLD





Saddleback III | Building B

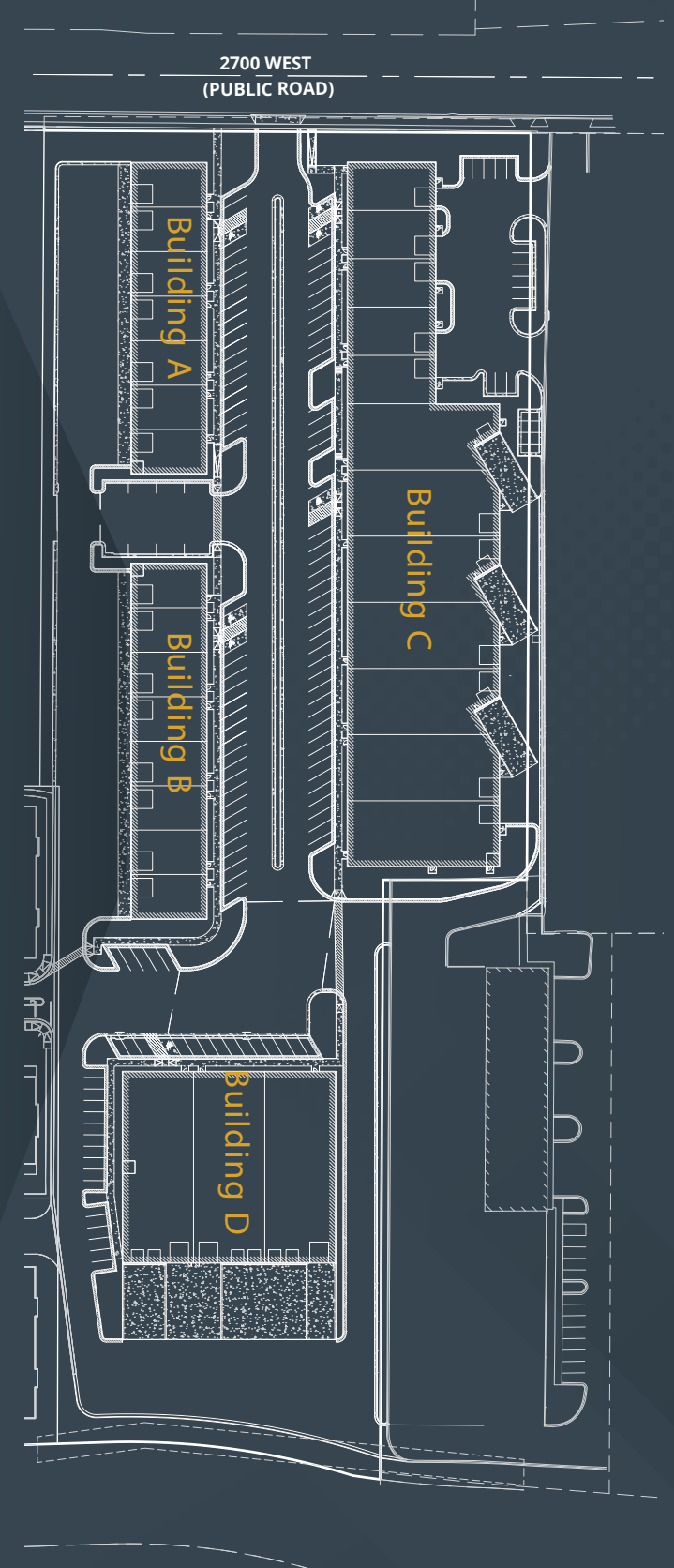
Building Size	± 16,800 Square Feet
Available	Units 203, 207, 208
Office	Build-to-Suit
Divisible	± 2,100 Square Feet
Grade Level Doors 	Eight (8) 9' x 10'
Clear Height	20'
Fire Suppression	ESFR
Column Spacing	Free Span Building
Parking	22 Auto Parking Spaces
Power	300 Amps, 480v, 3-Phase
Zoning	Light Industrial



Building B | Floorplan





UNIT 201 SOLD
UNIT 202 SOLD
UNIT 203 2100 Sq Ft 2621 West
UNIT 204 SOLD
UNIT 205 SOLD
UNIT 206 SOLD
UNIT 207 2100 Sq Ft 2595 West
UNIT 208 2100 Sq Ft 2589 West





Saddleback III | Building C

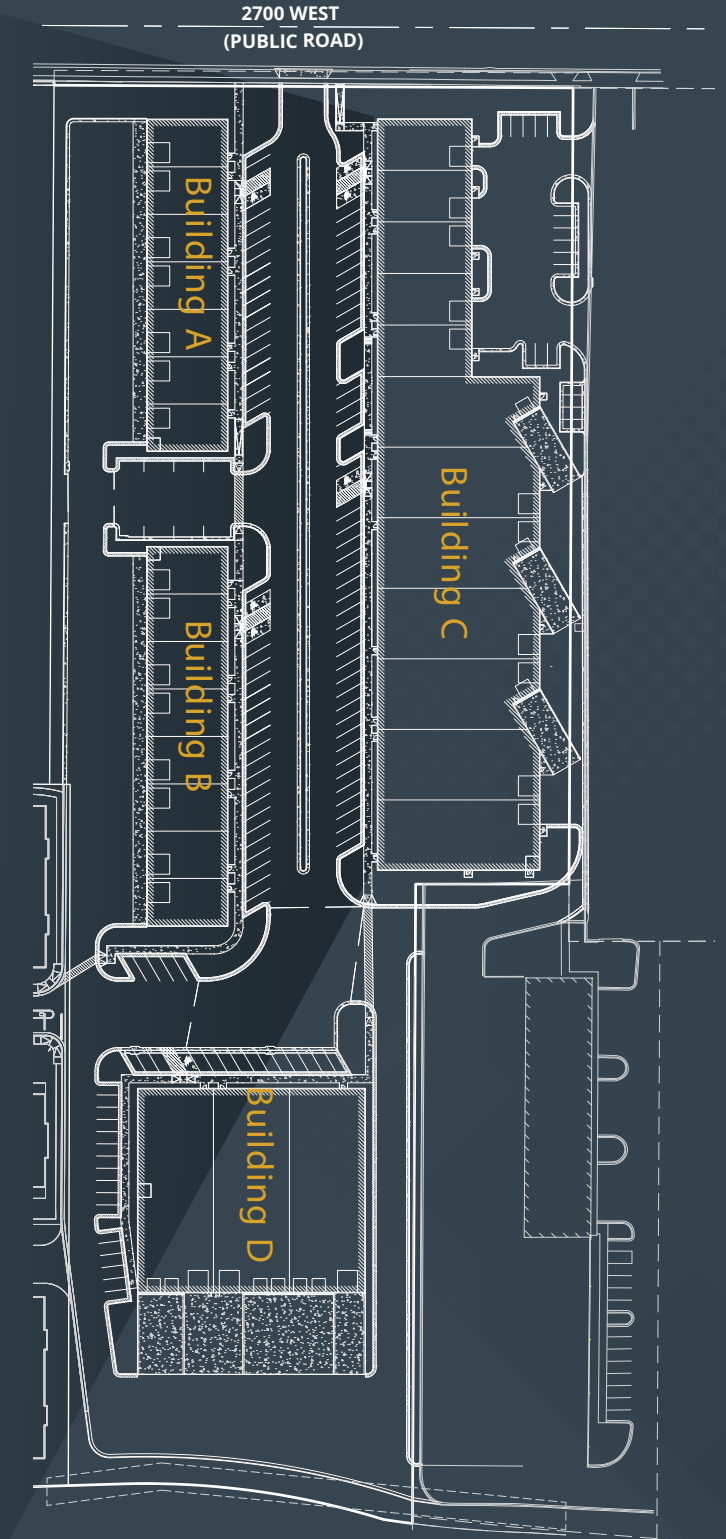
Building Size	± 24,070 Square Feet
Available	Units 306, 307
Office	Build-to-Suit
Dock Door 	One (1) in Unit 306
Grade Level Doors 	One (1) in Unit 307
Clear Height	TBA
Fire Suppression	ESFR
Column Spacing	38' x 59'4"
Staging Area	59'4"
Parking	62 Auto Parking Spaces
Power	300 Amps, 480v, 3-Phase
Zoning	Light Industrial



Building C | Floorplan



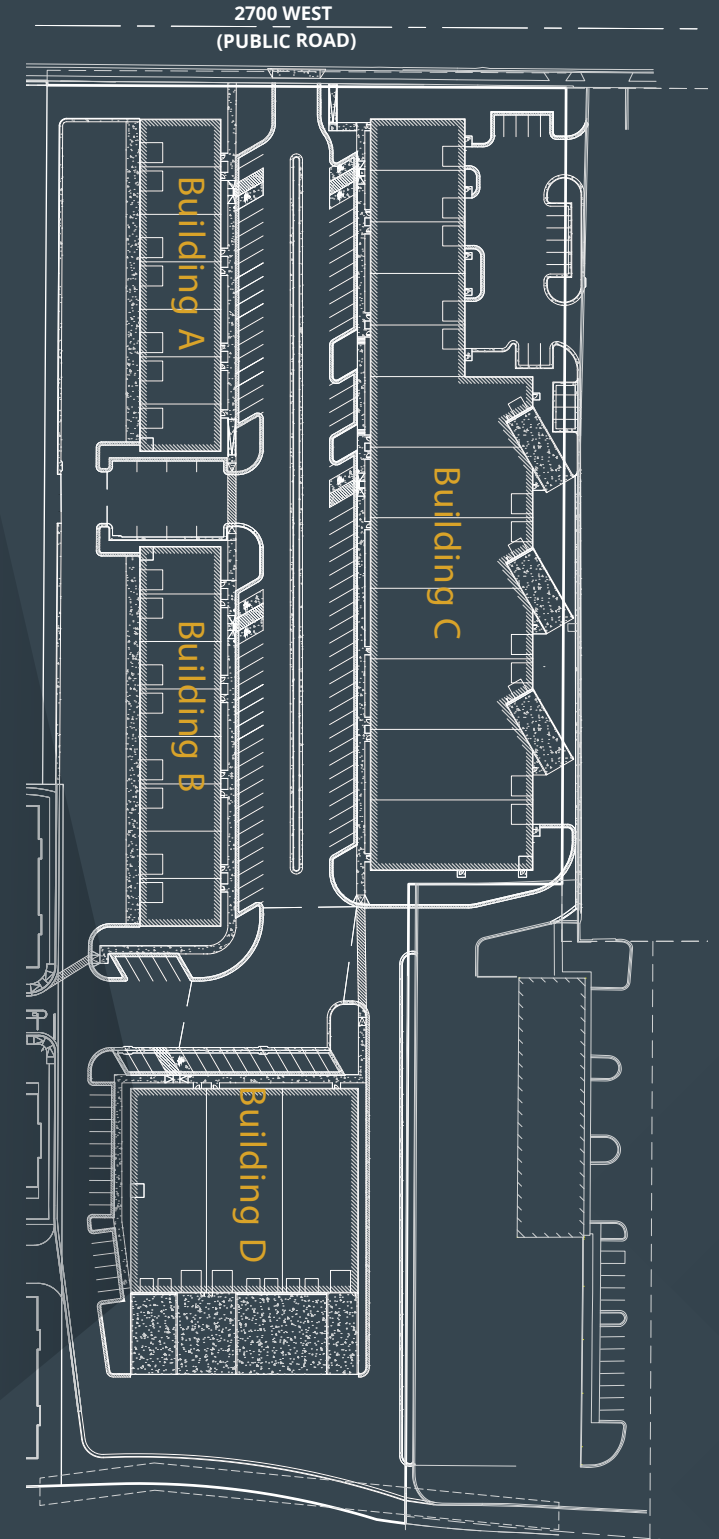
UNIT 301 SOLD
UNIT 302 SOLD
UNIT 303 SOLD
UNIT 304 SOLD
UNIT 305 SOLD
UNIT 306 5,863 SF
UNIT 307 6,172 SF
UNIT 308 SOLD
UNIT 309 6,172 SF UNDER CONTRACT
UNIT 310 5,863 SF UNDER CONTRACT
UNIT 311 SOLD
UNIT 312 SOLD













Building Size	± 25,227 Square Feet
Available	Unit 403
Office	Build-to-Suit
Knock Out Door <input type="checkbox"/>	One (1) 9' x 10'
Dock Door <input checked="" type="checkbox"/>	One (1) 9' x 10'
Grade Level Doors <input type="checkbox"/>	One (1) 14' x 16'
Clear Height	28'
Fire Suppression	ESFR
Staging Area	51' Speed Bay
Column Spacing	48'4" X 55'4"
Parking	32 Auto (Shared)
Power	300 Amps, 480v, 3-Phase
Zoning	Light Industrial

UNIT 403
8331 Sq Ft
2615 West





<p>Job Growth</p>  <p>Utah 1.5% National 0.5%</p>	<p>Population Growth</p>  <p>Utah 1.3% National 0.5%</p>	<p>Median Wage</p>  <p>Utah \$61,269 National \$59,228</p>	<p>Median Age</p>  <p>Utah 32.4 National 39.2</p>
<p>Educated Workforce with Bachelor's Degrees</p>  <p>Utah 35.4% National 33.7</p>	<p>Unemployment</p>  <p>Utah 3.6% National 4.4%</p>	<p>Labor Force Participation</p>  <p>Utah 67.6% National 62.4%</p>	<p>Industrial Tax Rates</p>  <p>Utah 4.5% Federal 21.0%</p>



#1

For the Third Year in a Row in 2025

The Best States rankings by U.S. News draw on thousands of data points to measure how well states are performing for their citizens. In addition to health care and education, the rankings take into account a state's economy; its roads, bridges, internet and other infrastructure; its public safety; its natural environment; the fiscal stability of state government; and the opportunity it affords its residents.



#1

Cheapest State to Start a Business 2025

The cheapest U.S. state for starting a new business in 2025 is Utah, according to SimplifyLLC, which ranked every state based on affordability for businesses. The range of factors it considered included basic business costs, like corporate income tax rates and business filing fees, along with the cost and availability of workers, average costs of commercial rent and utilities, and the overall health of each state's business environment.



#2

Best State to Start a Business #9 Best State to Live - 2025



#1

Utah ranked No. 1 for the 18th year in a row Rich States Poor States — April 2025

Utah Fun Facts

1

Utah is a hub to all major western cities and states, as well as a central point for distribution between the Canada and Mexico borders. Two major interstates (I-80 and I-15) and all three major rail lines leaving Seattle, San Francisco, and Los Angeles ports meet in Salt Lake City.

2

Utah ranks well across business costs compared to regional competitor states. Utah has a favorable tax climate-ranked 8th best in the nation-and has low utility and real estate costs. Utah also has a business friendly government and has eliminated or modified nearly 400 business regulations since 2011 to ease the burdens placed on businesses.

3

Utah's Manufacturing and Distribution industry has experienced employment growth of over 15% over the past five years. Within the industry, Warehousing and Storage increased by 44%.

Source: EDC Utah

Distribution In Utah



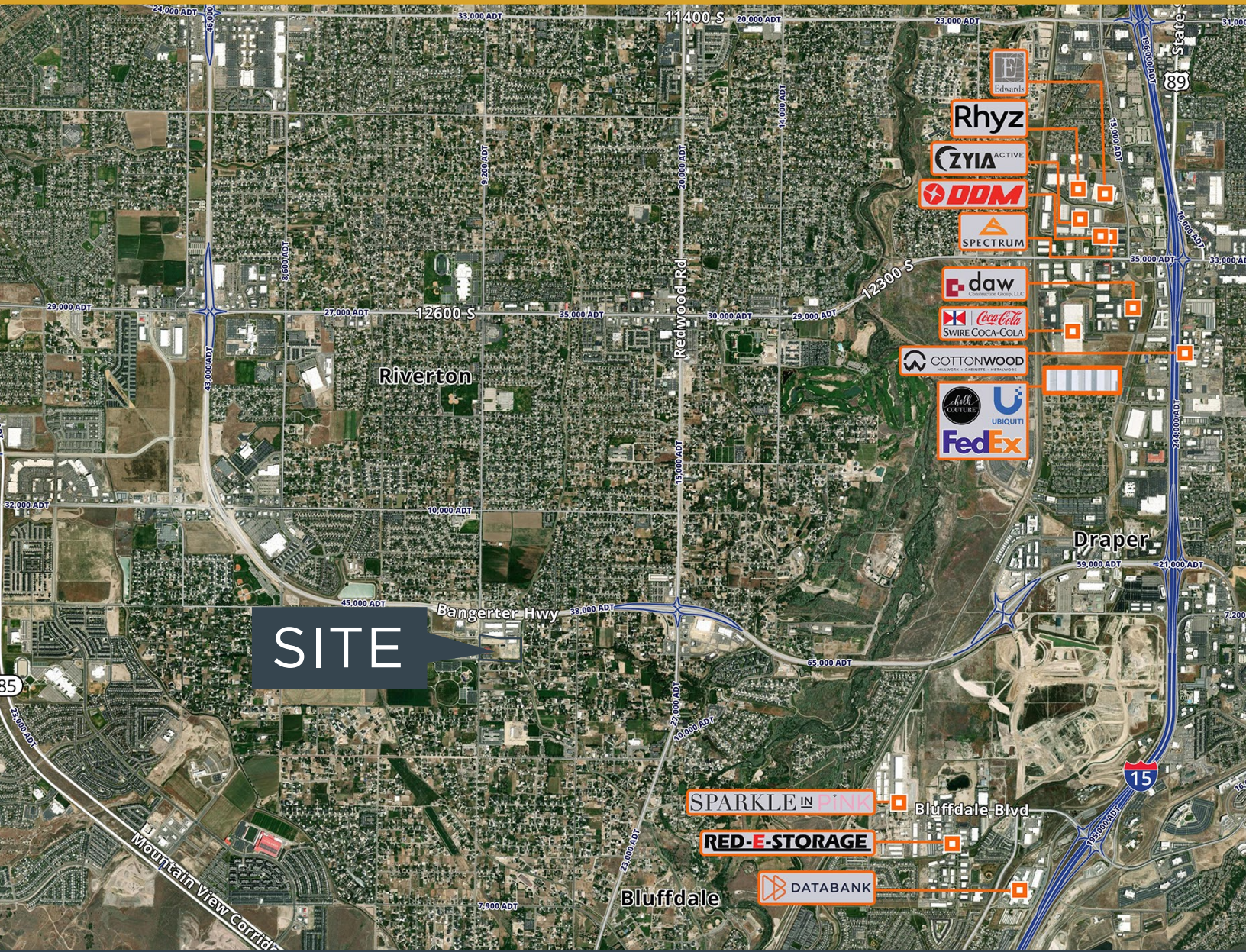
1,400 Miles of railroad track



695 Million pounds of air cargo & freight annually



43,155 Miles of highways and roads



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