

Hawthorne 2400 with ±2.7 Acres of IOS

FOR SALE OR LEASE

3865 W. 2400 S.
WEST VALLEY CITY, UT 84120

NEWMARK
MOUNTAIN WEST

newmarkmw.com

70,131 SF
For Sale or Lease

Exclusively marketed by:

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SLC INTERNATIONAL
80
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
GOODYEAR
Henkel
201
215
CardinalHealth
BIOVATION LABS
MOOG SPACE AND DEFENSE GROUP
SWIRE COCA-COLA
FedEx
Kelly Spicers
Firestone
BOART LONGYEAR
70,131 SF AVAILABLE
±2.7 ACRES OF IOS
2400 South
3850 West
Bangerter Highway
USANA HEALTH SCIENCES
USANA

For Sale or Lease

PROPERTY HIGHLIGHTS

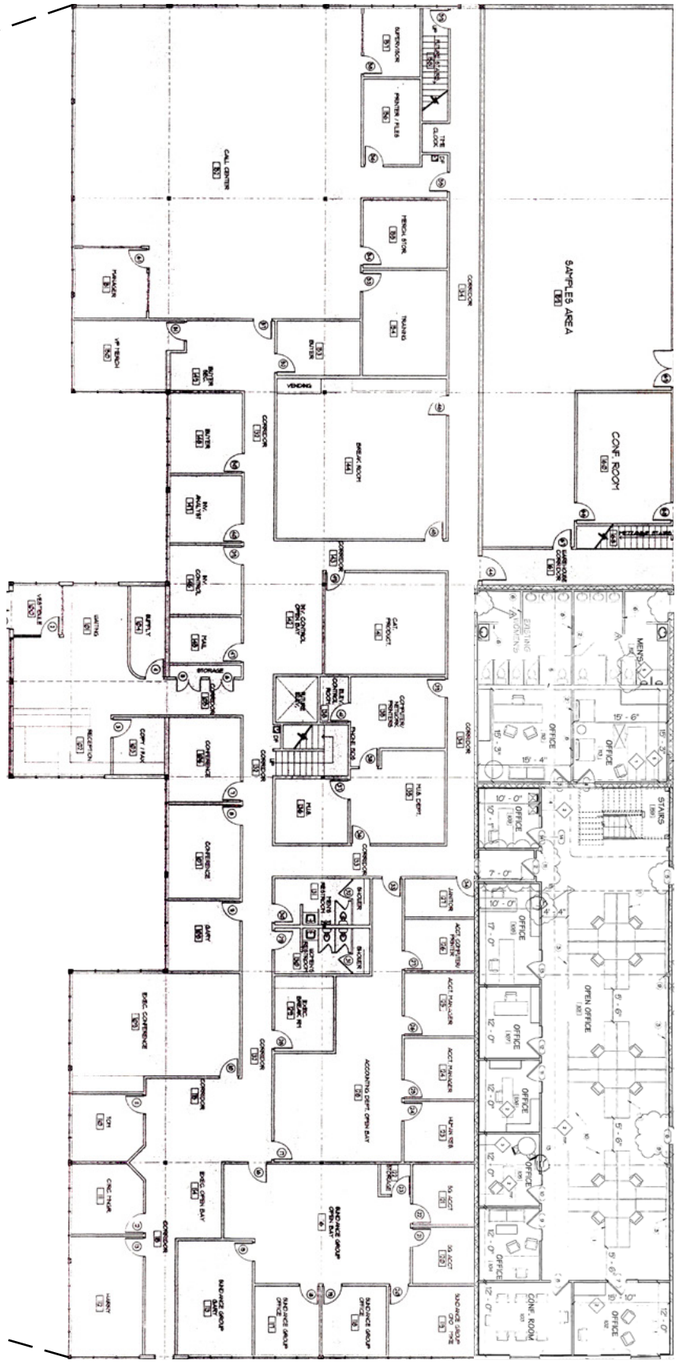
- 70,131 total square feet
  - 27,089 office square feet
  - 43,042 warehouse square feet
- 2.7 acres of potential industrial outdoor storage
- Eleven (11) dock high doors equipped with swing on lights, levelers, seals and bumpers
- One (1) ground level ramp door (9’x10’)
- Radiant heat over docks
- Clear height: 26’
- 2,500 amps / 480 /277 / 3-phase power supply
- 229 auto parking stalls
- Potential for trailer parking stalls
- Swamp cooled warehouse
- Fully fenced truck court
- Gas forced air heat in the warehouse
- Column spacing: 32’x32’
- ESFR fire suppression
- Concrete tilt construction
- Skylights
- Florescent and LED lighting
- Bangerter Highway frontage
- High image corporate office entryway
- Excellent access to Highway 201, 2100 South, Bangerter Highway, I-80, I-15 and I-215
- Mass Transit: UTA Bus Stop #513 located on 2400 South
- Minutes to Salt Lake City International Airport



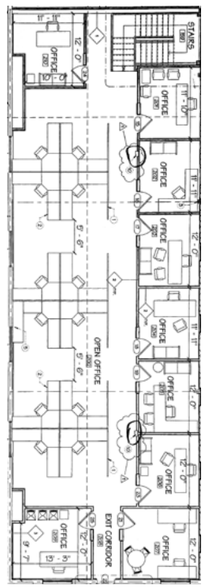
HAWTHORNE 2400



MAIN LEVEL



SECOND LEVEL



Unparalleled Access

Bangerter Highway
1 Minute

2 Minutes

4 Minutes

4 Minutes

5 Minutes

Salt Lake City International Airport
7 Minutes

70,131 SF AVAILABLE

Salt Lake City International Airport
Harold Gatty Drive
2200 West
1000 North
600 North
Beck Street
400 West
B Street
111th Avenue
Virginia Street
North Temple
100 South
200 South
300 South
5200 West
400 South
Salt Lake City
500 South
700 South
900 West
Wakara Way
Emigration Canyon Road
800 South
1100 South
West Temple
300 East
Sunnyside Avenue
1300 South
Foothill Drive
Pioneer Road
1730 South
1820 South
700 East
1100 East
1700 South
2100 South
300 West
State Street
Parleys Way
Mountain View Corridor
Lake Park Boulevard
Parkway Boulevard
2700 South
1700 East
Redwood Road
3100 South
West Valley City
900 West
500 West
Main Street
South Salt Lake
3300 South
2000 East
5600 West
4800 West
4000 West
3600 West
500 East
900 East
Millcreek
3900 South
2700 East
3200 West
2700 West
2200 West
Taylorsville Expressway
4500 South
Highland Drive
Wasatch Boulevard
4700 South
4800 South
Vine Street
Holladay Boulevard
5400 South
Taylorsville
5300 South
Holladay
5600 South
Kearns
5900 South
Murray
6200 South
1300 East
Winchester Street
7000 South
3300 East

START

ZONE 502

SALT LAKE CITY

SOUTH SALT LAKE

WEST VALLEY CITY

WEST JORDAN

KEARNS

TAYLORSVILLE

MAGNA

MILLCREEK

HOLLADAY

MURRAY

MIDVALE

COTTONWOOD HEIGHTS

SANDY

Downtown SEE INSET

The University of Utah SEE INSET

Green Line

Blue Line

Red Line

FrontRunner

S-Line

Trolley

Legend

Rail

- **FrontRunner** — Intercity train service running every 30–60 minutes. *Monday–Saturday only*
- **TRAX Blue Line**
- **TRAX Green Line**
- **TRAX Red Line** — Light rail service running every 15–30 minutes
- **S-Line** — Streetcar service running every 15–30 minutes

Bus

- **Frequent bus** — Runs every 15–60 minutes
- **Regular bus** — Runs every 30 or more minutes
- **Limited bus** — Routes with limited service
- **Ski bus** — Service to Big and Little Cottonwood canyons. *No service outside ski season—check rideuta.com/ski for exact dates*

UTA On Demand — Microtransit service
- *Zone 501 South Valley*
- *Zone 502 Westside*
- *Zone 561 South Davis*

P+R **Park-and-ride**

Canyon service — *Parleys Canyon*
High Valley Transit route 107 operates between Salt Lake Central and Kimball Junction. Info: highvalleytransit.org

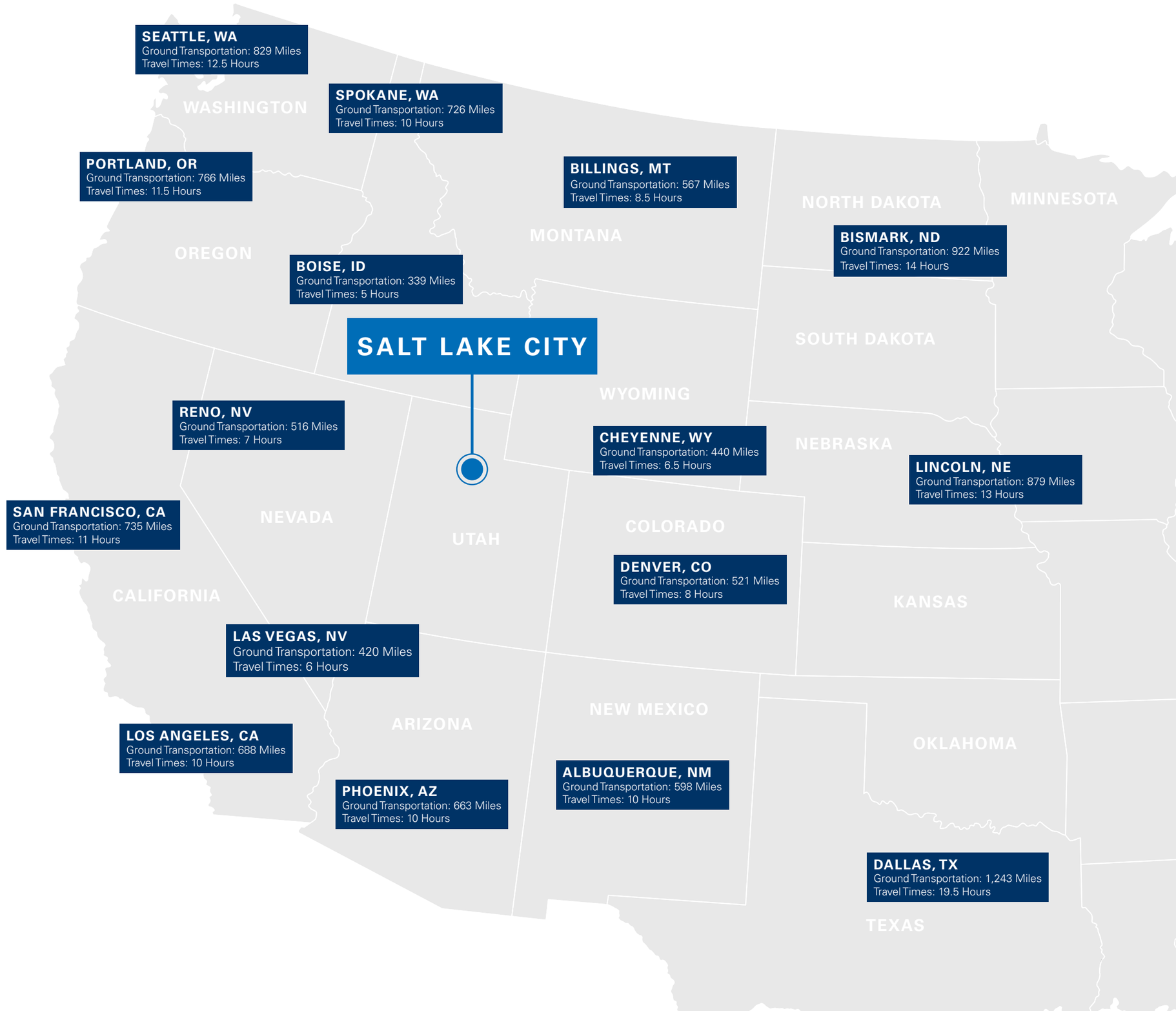
Ski service — *Cottonwood canyons*
Ski service typically operates from late November to early April. Find more information at rideuta.com/ski.

No service outside ski season

No service outside ski season

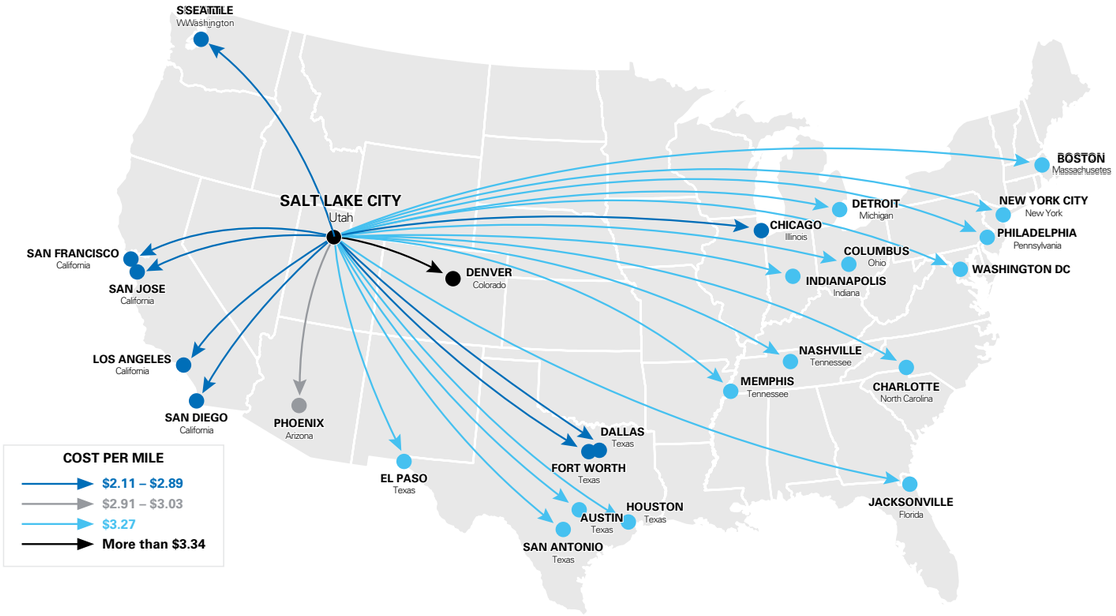
Commercial Drive Times

Utah is known as the "Crossroads of the West" for its excellent connectivity to the entire nation. Salt Lake City, specifically, benefits from a favorable geographic location that provides easy access to primary commercial hubs across the country. This connectivity has helped establish the region as a global marketplace for its ability to facilitate an efficient flow of goods through its vast transportation networks. All major metros in the Western Region, and many major metros in the Mid-West, are within a 24-hour drive time.



Outbound Truck Freight Costs per Mile

FROM SALT LAKE CITY, UTAH
JAN 2026

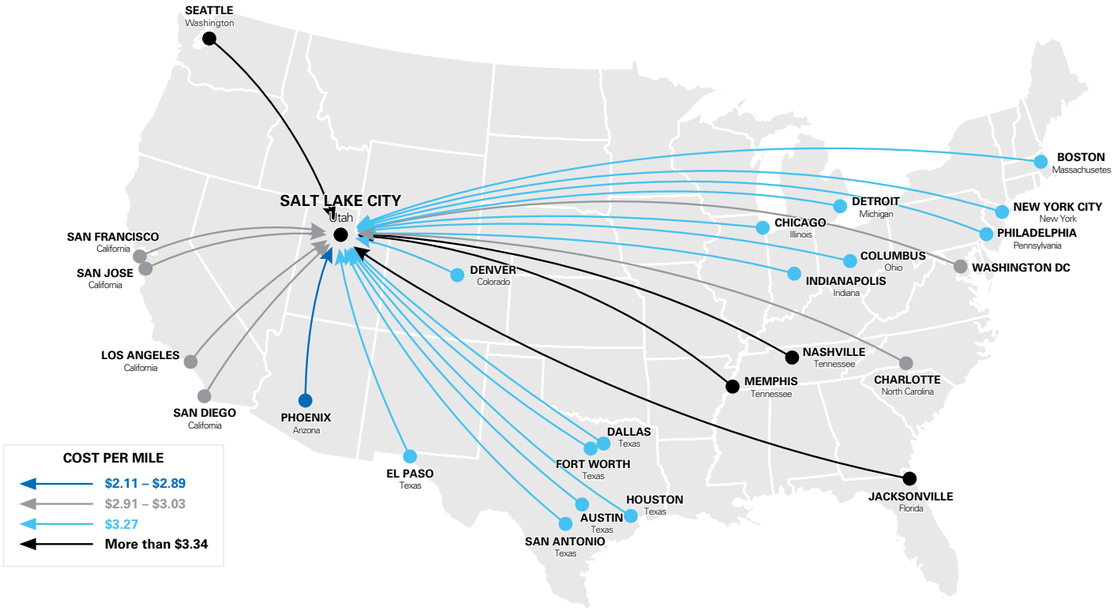


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Source: Trimble Transportation (https://transportation.trimble.com/products/truckloadrate)

Inbound Truck Freight Costs per Mile

TO SALT LAKE CITY, UTAH
JAN 2026



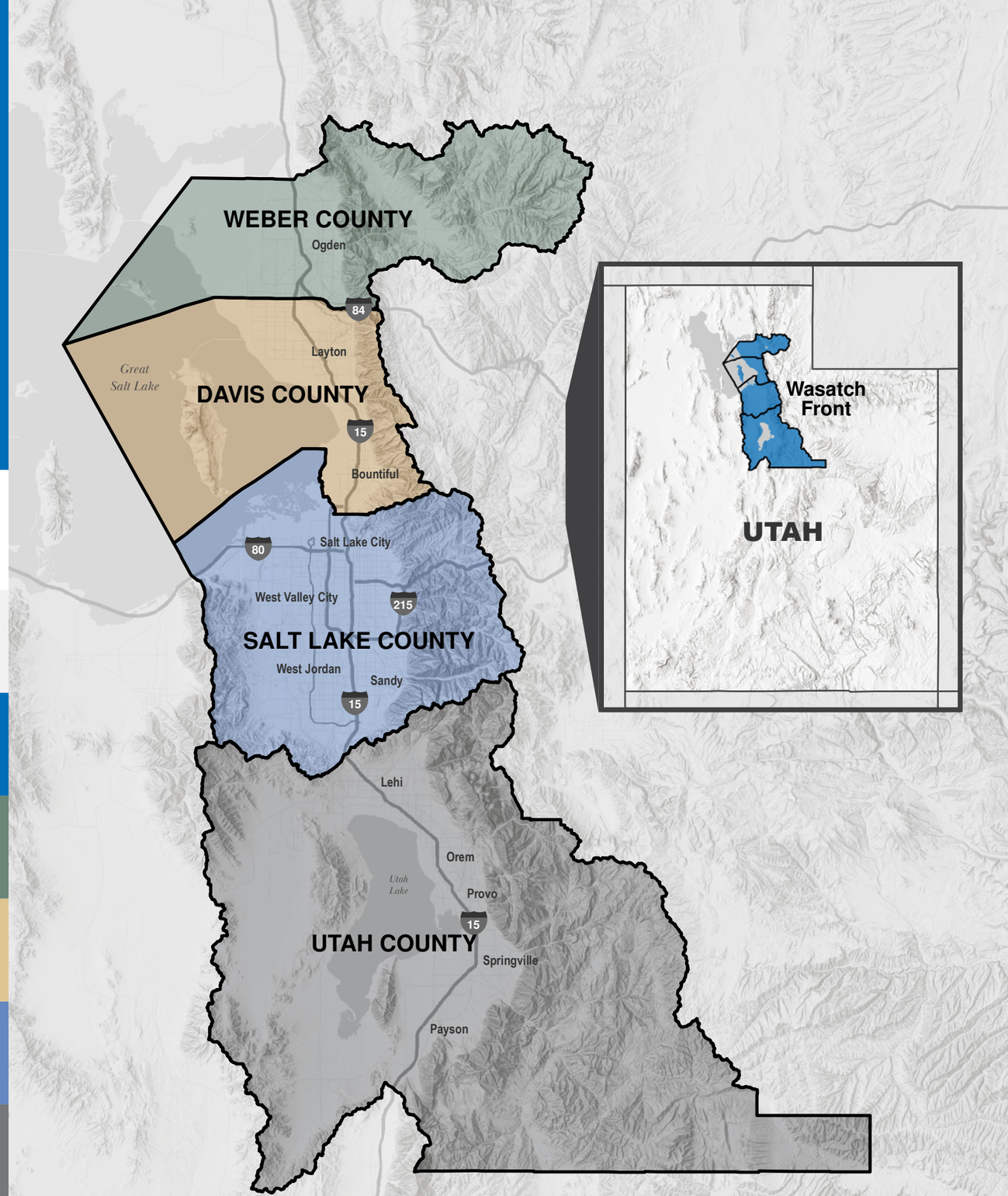
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Utah by the Numbers

	2025 TOTAL POPULATION	2020-2025 POPULATION ANNUAL GROWTH RATE	ANNUAL JOB GROWTH (2025)	PERCENT WITH BACHELOR'S DEGREE OR HIGHER
United States of America	339,887,819	0.48%	0.1%	37.16%
State of Utah	3,538,233	1.50%	1.2%	39.46%
Wasatch Front	2,642,773	1.30%	1.0%	41.25%
Weber County	277,455	1.08%	0.9%	30.04%
Davis County	384,621	1.13%	-0.1%	41.21%
Salt Lake County	1,228,127	0.68%	1.2%	41.06%
Utah County	752,570	2.55%	1.1%	46.48%

Source: Regis SitesUSA (2025), Bureau of Labor Statistics (2025)



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