

REDUCED PRICE**Manufacturing, Flex and Office Uses**

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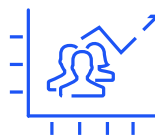
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18,502 SF on 1.11 AC
Available For Sale or Lease
Call Agent for Pricing



Central Salt Lake
County location

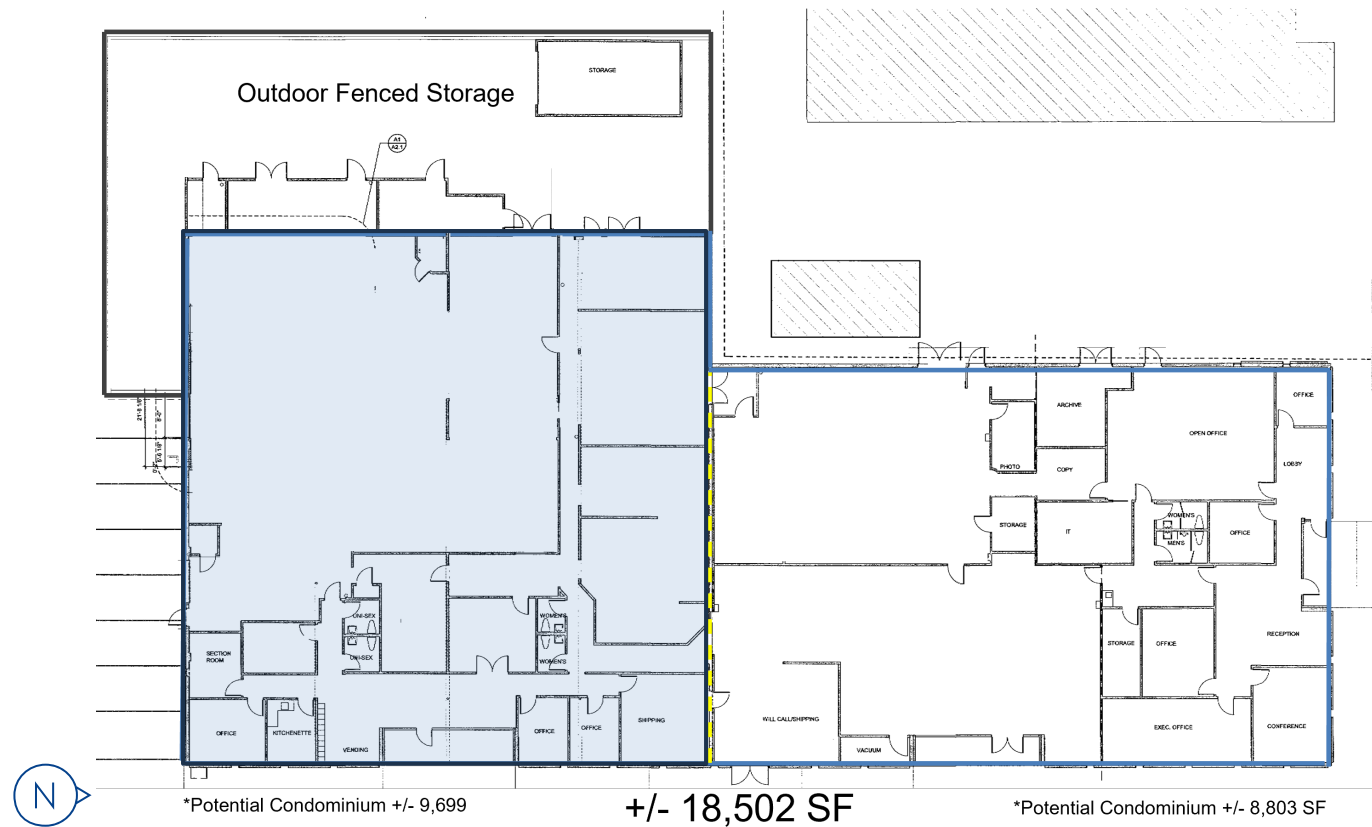


1.2M people living
within 15 miles



Condominium
options available

Floor Plan & Details



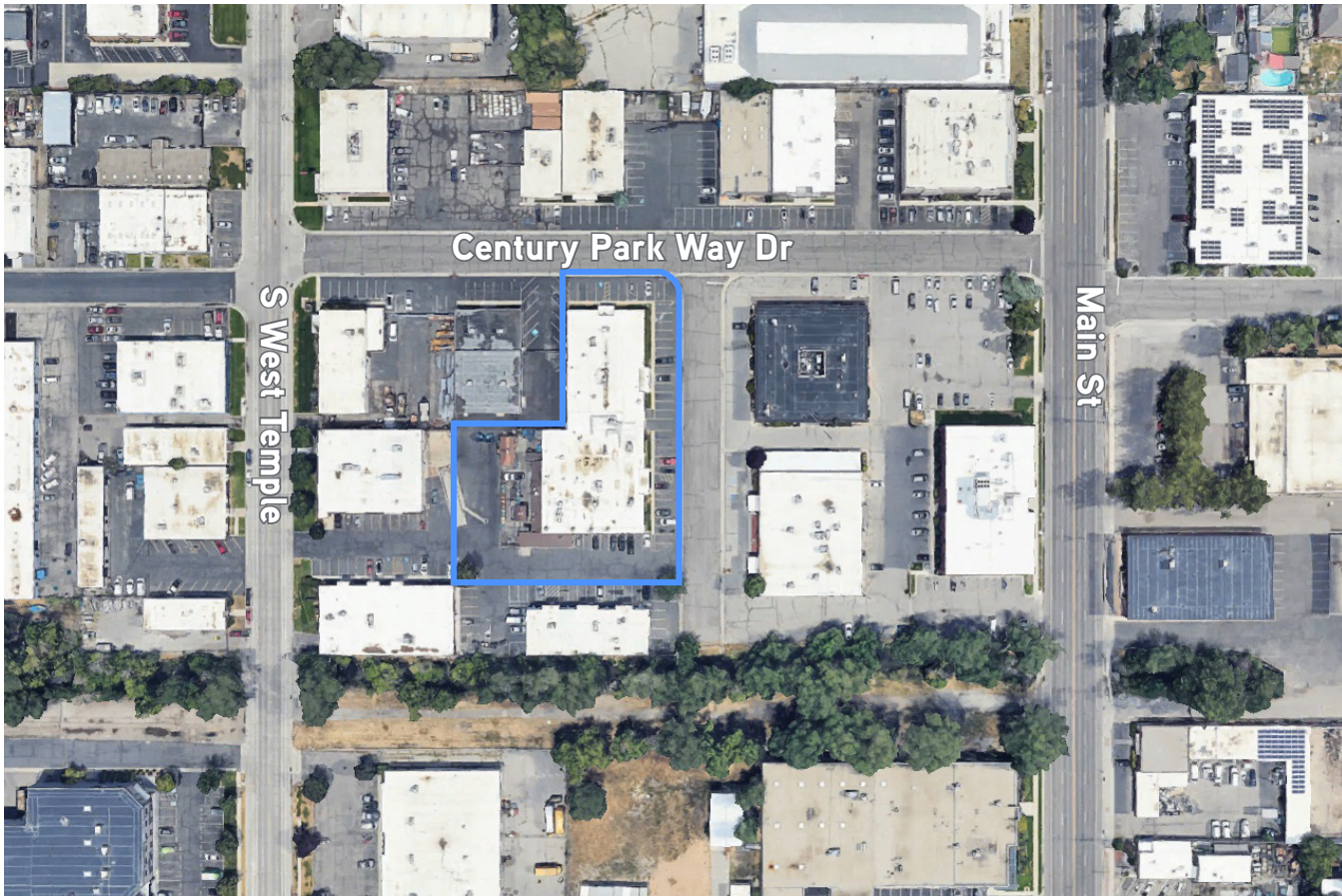
Property Details

Acres	1.11	Dock	One (1) Shared fairweather dock
Square Feet	± 18,502 SF	Power	Heavy 3-Phase Power
Warehouse/Production	14,675 SF	Construction	Block and brick
Finished Office	3,827 SF	Fenced Yard	±3,000 SF containing three (3) sheds
Condominium Options	±9,699 SF/ ±8,803 SF	Parking	60 Spaces
Zoning	CG (Commercial General)	Restrooms	Two (2) Women's, Two (2) Men's, Two (2) Unisex
Year Built	1968	HVAC	Five (5) rooftop units
Depth	110' - 220'	Finished Office Features	Kitchenette Breakroom Conference room Multiple private offices Will Call area
Clear Height	8' ±		
Grade Level Doors	Two (2) One (1) 10' x 7' One (1) 7' x 6'		

Potential uses: Manufacturing, Medical/General Office, Alcoholic Beverage (Industrial/Manufacturing), Sales/Retail, Animal Hospital, Auto Restoration, Bakery, Commercial Repair Services/Contractors, Dry Cleaning, Manufacturing, Child Care



Site & Location



Diverse Manufacturing

Manufacturing in the state of Utah is more than a \$20 billion a year industry. The manufacturing industry is one of the key growth sectors in the state's long-range economic plan. It makes up nearly 14% of state's economy, and employs more than 125,000 workers, nearly 8% of Utah's workforce is employed in manufacturing.

There are manufacturing companies in nearly every sector imaginable. Manufacturing combined is the single largest payroll in the state, with the exception of government.

Utah has industry recognized expertise in **Medical Equipment Manufacturing, Aerospace Product and Parts Manufacturing, and Outdoor Products Manufacturing.** These three industries employ more than 32,000 people in Utah, representing a competitive advantage compared to the national average.

Moving Consumer Goods

From Logan in the north to St. George in the south, Utah's unmatched transportation infrastructure has earned it a reputation for building mutually beneficial relationships with companies in the logistics and distribution sectors. Utah's network of rails, roads and airports provide the backbone of Utah's freight network.

Approximately

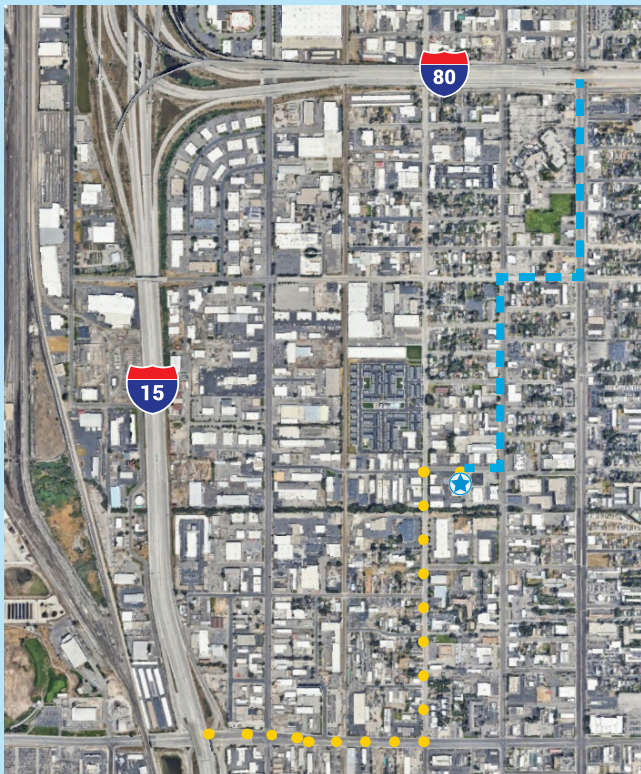
4.3k
Manufacturing
Businesses in Utah
(Utah Manufacturers
Association)

Manufacturing
Employs Nearly

9%
of Utah's Workforce
(ESRI BAO)

Medical Equipment
& Supplies
Manufacturing in Utah

\$9.6B
in 2022
(Utah Department of Workforce
Services))

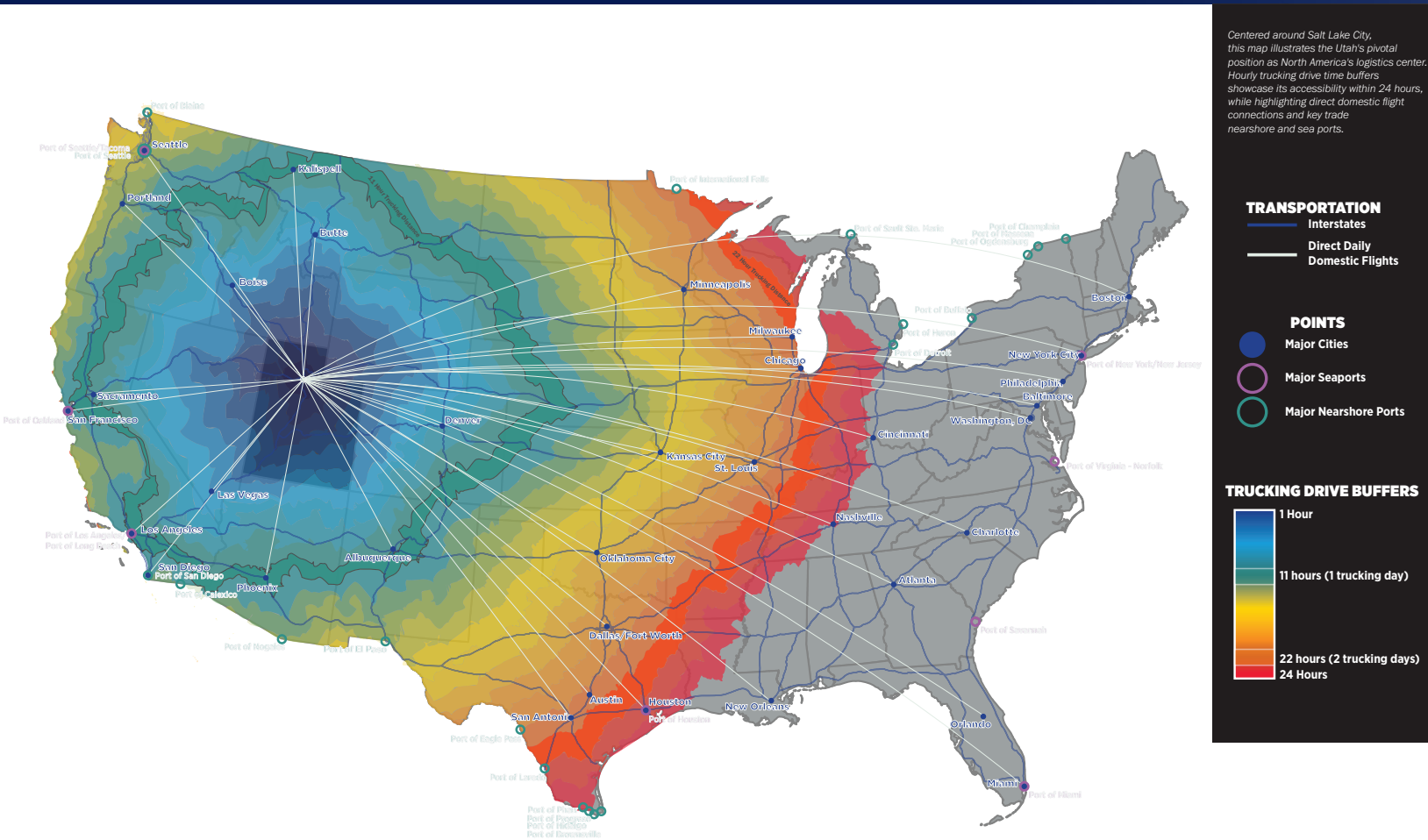


Central Salt Lake County location with quick access to I-15 and I-80

Destination	Distance	Drive Time
I-15	1 mile	4 minutes
I-80	1 miles	4 minutes
Downtown SLC	5.7 miles	12 minutes
SLC Intl Airport	9.3 miles	13 minutes
Research Park at University of Utah	9 miles	16 minutes
Northwest Quadrant Area	~10 miles	15 minutes



Yes, Utah



Crossroads of the West

Utah's central proximity in the Western U.S. give it a logistical advatage and unmatched infrastructure network of roads, rail and airports. "The Crossroads of the West," Utah exports \$12 billion annually.

SLC Intl Airport ranks

5th

Global On-Time Performance
(Cirium, 2023)

Utah Exports

\$12B

in Goods & Services Annually
(Utah Department of Transportation)

Utah is Home to Over

15k

Trucking Companies
(Utah Department of Transportation)



Utah Provides a High Quality of Life

Utah is a national leader in high job growth, low unemployment, low cost of doing business, and talented labor. Utah regularly ranks among the best states for business, careers, living, health, and quality of life. Utah provides an array of employment opportunities in various industries and offers its residents numerous lifestyle options that range from quiet rural settings to thriving urban centers.

Most of Utah's population resides along The Wasatch Front, roughly 150 miles of contiguous cities and communities, running predominantly north-south along the I-15 corridor and the western slope of the Wasatch Mountain range, from Brigham City to Nephi.

Utah is world-renowned for its bounty of public lands and year-round recreational opportunities ranging from mountain wilderness to desert landscapes. Utah has five national parks, six national forests, numerous state parks and recreation areas, and is home to "The Greatest Snow on Earth" with over a dozen ski resorts.

Utah's Population Demographics (2022)

3.4M
Population

1.1M
Households

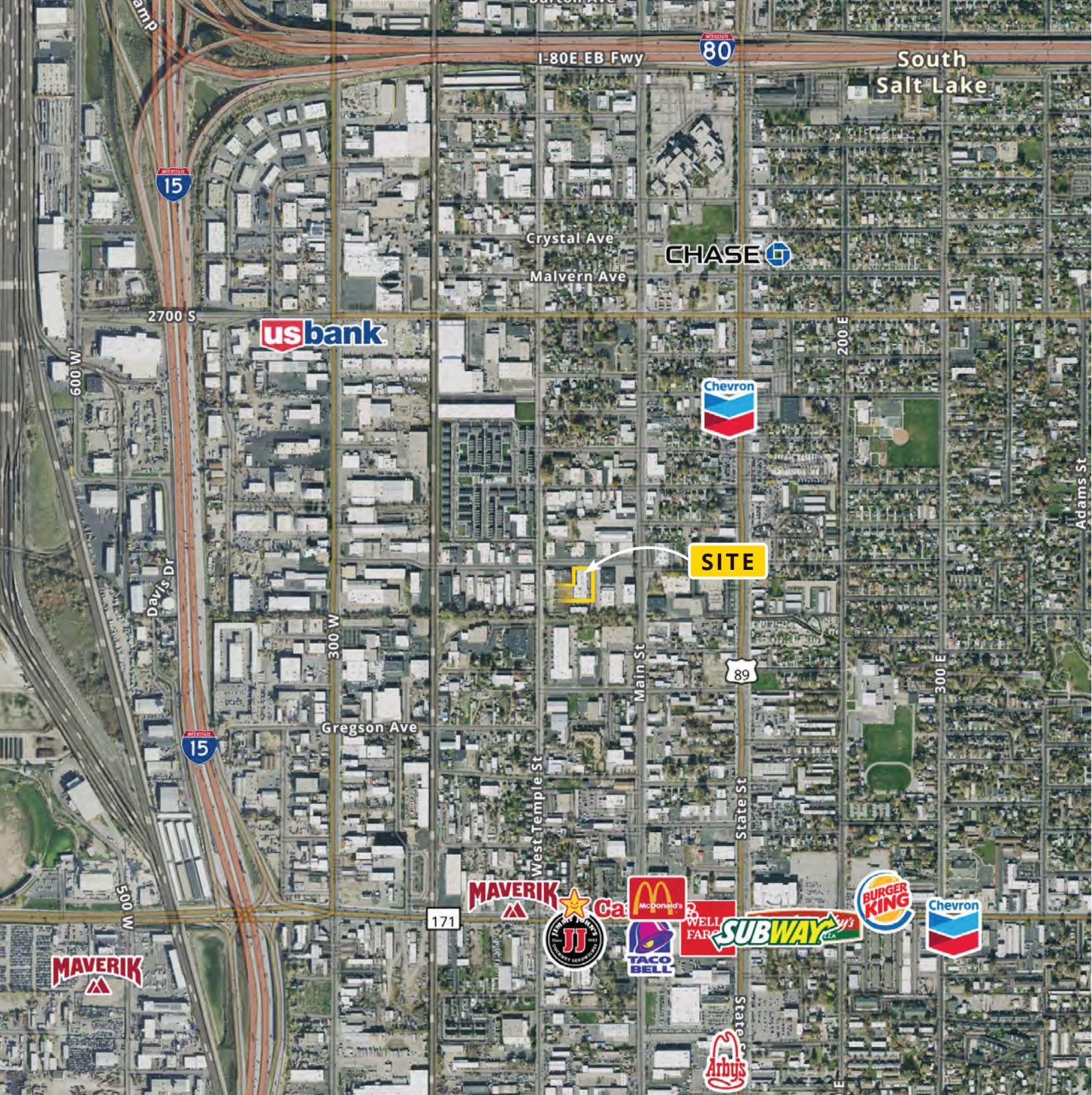
3.04
Average Household Size

Utah's Income Factors (2022)

\$89.4K
Median Household Income

\$105.8K
Average Household Income

\$34.3K
Per Capita Income



Any Questions? Contact **The Freeman | Healey | Jensen | Industrial Team**



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