



**West Ridge Industrial Land**  
 5950 W. 4700 S.  
 WEST VALLEY CITY, UT 84118

**For Sale**  
 \$1,345,132 (\$16/SF)

- Property Highlights**
- 1.93 acres
  - Zoning: M (Manufacturing)
  - Site can accommodate up to 34,000 SF
  - Convenient access to Mountain View Corridor, Bangerter Highway, and SR-111
  - Located on 4700 South in West Valley City
  - Traffic counts:
    - Mountain View Corridor: 10,000 cars daily
    - 4700 South: 14,000 cars daily
  - See next page for conceptual building plan

For information, please contact:

<p><b>Bryce Blanchard</b>          Executive Managing Director          Capital Markets          t 801-578-5534          bryce.blanchard@nrmk.com</p>	<p><b>Skyler Peterson, SIOR</b>          Executive Vice President          t 801-656-7354          speterson@legendcommercial.com</p>	<p><b>Tre Bourdeaux</b>          Vice President          t 801-824-0397          tbourdeaux@legendcommercial.com</p>	<p>376 E. 400 S.          Suite 120          Salt Lake City, UT 84111          nrmk.com</p> <p><a href="#">in</a> <a href="#">t</a> <a href="#">f</a> <a href="#">i</a></p>
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WEST VALLEY INDUSTRIAL LAND

