



Offered at: \$1,089,000.00 Per 5 Acre Lot - \$5.00 PER Sq. Ft.

ATLAS COMMERCIAL BUSINESS PARK

M-D LIGHT MANUFACTURING/DISTRIBUTION & M-G GENERAL MANUFACTURING

EXECUTIVE SUMMARY

- LAND SIZE:** 200 ACRES / 39 LOTS PRICED AT \$5.00 PER SQ. FT.
- 5 ACRE PARCELS:** PRICED AT \$1,089,000.00 PER 5 ACRE LOT – EACH LOT SOLD SEPARATELY
- CURRENT ZONING:** MU-40 MULTIPLE USE BUSINESS
- PROPOSED ZONING:** M-D MANUFACTURING/DISTRIBUTION & M-G GENERAL MANUFACTURING
- UTILITIES:** ROCKY MOUNTAIN POWER AND DOMINION ENERGY AVAILABLE
- WATER:** CITY WATER AVAILABLE
- SEWER:** SEPTIC SYSTEM APPROVED

OFFERING MEMORANDUM

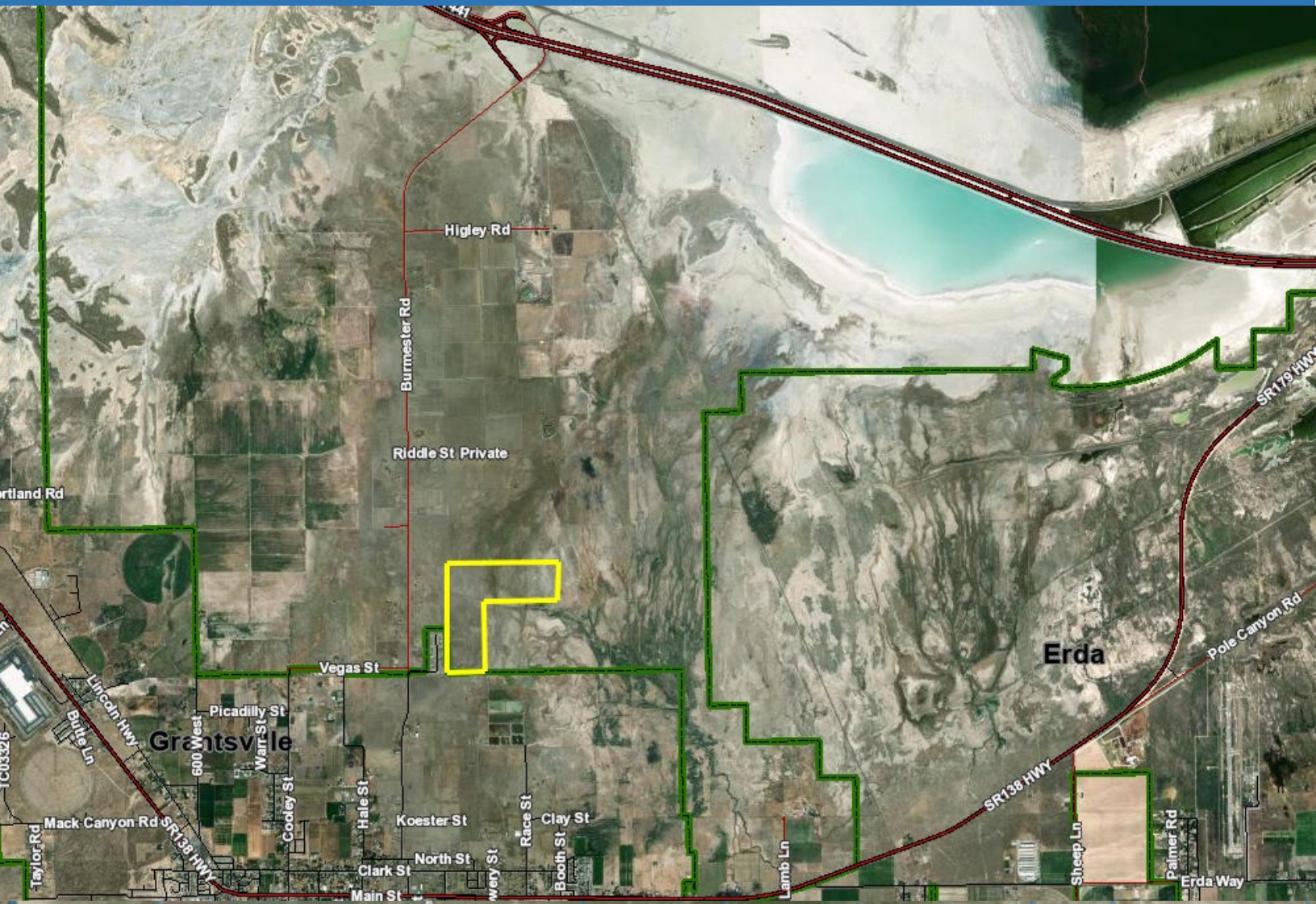
\$5.00 PER SQ. FT.

Atlas Commercial Business Park c/o Michael Drury

6975 South Union Park Center, Suite 600, Salt Lake City, Utah 84047

M 801-860-6453, mike@unitedmanda.com

Property Location

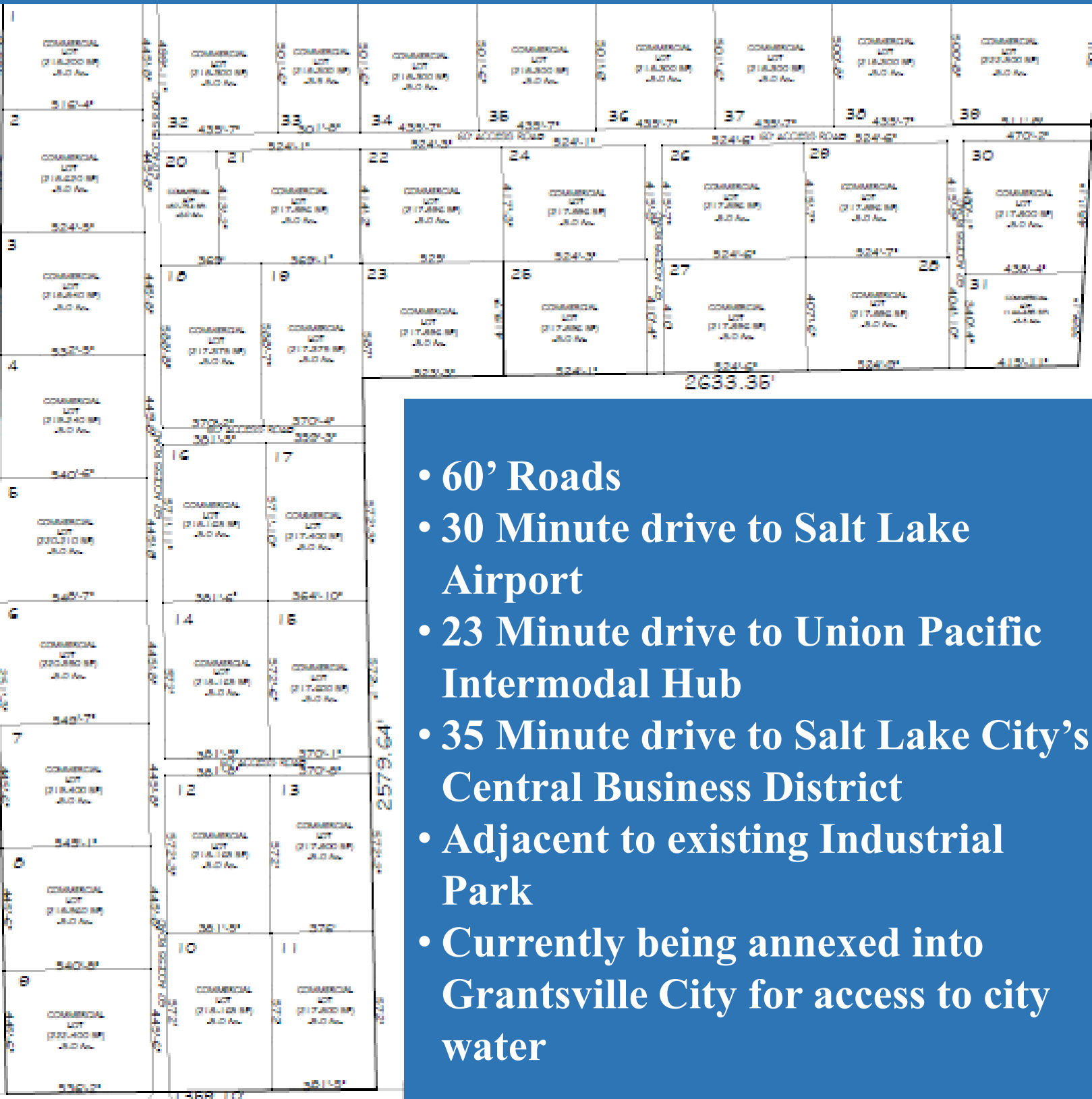


Property Location:

- 3 Minutes to I-80
- 30 Minute drive to Salt Lake Airport
- 20 Minute drive to Union Pacific Intermodal Hub
- 35 Minute drive to Salt Lake City's Central Business District
- Next to Approved Inland Port



Parcel Layout



- 60' Roads
- 30 Minute drive to Salt Lake Airport
- 23 Minute drive to Union Pacific Intermodal Hub
- 35 Minute drive to Salt Lake City's Central Business District
- Adjacent to existing Industrial Park
- Currently being annexed into Grantsville City for access to city water

Zoning Overview

16.5 Light Manufacturing And Distribution District (M-D)

(1) The purpose of the M-D Light Manufacturing and Distribution District is to provide an environment for light industrial uses that produce no appreciable impact on adjacent properties and desire a clean attractive industrial setting.

Minimum Lot Size:

.....	20,000 sq. ft.
Minimum Width at Front and Rear Setback.....	80 feet
Minimum Yard Setback Requirements: Front Yard and Corner Side Yard	25 feet
Interior Side Yard	10 feet
Rear Yard	25 feet
Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.	
Maximum Building Height	65 feet
Building sides visible from a street shall submit building face plans to the City to review and approve the artistic look of the building that will be seen by the public.	

16.6 General Manufacturing District (M-G)

(1) The purpose of the M-G General Manufacturing District is to provide an environment for larger and more intensive industrial uses that do not require, and may not be appropriate, for a nuisance free environment.

Minimum Lot

Size:.....	20,000 sq. ft.
Minimum Width at Front and Rear Setback	80 feet
Minimum Yard Setback Requirements:	
Front Yard and Corner Side Yard	35 feet
Interior Side Yard	20 feet
Rear Yard	35 feet
Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.	
Maximum Building Height	80 feet*

*Except chimneys and smokestacks shall be permitted up to 120 feet in height.

Building sides visible from a street shall submit building face plans to the City to review and approve the artistic look of the building that will be seen by the public.

Market Overview

Grantsville is the second most populous city in Tooele County, Utah, United States. It is part of the Salt Lake City, Utah Metropolitan Statistical Area. The population was 12,617 at the 2020 census. The city has grown steadily though out most of its existence, but rapid increases in growth occurred during the 1970s, 1990s and 2010s. Recent rapid growth has been attributed to being close to Salt Lake City, small town community feel, lower housing costs than Salt Lake County, the nearby Deseret Peak recreational center, the Utah Motorsports Campus raceway, and the newly-built Wal-Mart distribution center located just outside the city. It is quickly becoming a bedroom community for commuters into the Salt Lake Valley.

As of the 2020 census, there were 12,617 people, and 3,855 households in the city. The population density was 335.65 people per square mile. The racial makeup of the city was 91.2% White, 0.2% African American, 0.6% Native American, 0.3% Asian, 0.2% Pacific Islander, 2.1% some other race, and 5.5% from two or more races. Hispanic or Latino of any race were 7.3% of the population.

Recorded in the 2020 census: There were 3,855 household units, out of which 68.8% were married couples living together, 9.0% had a male householder with no spouse present, and 14.4% had a female householder with no spouse. 7.8% of households were made up of individuals. The average family contained 3.69 persons. The median age was 27.9 years. 8.1% of the population was age 65 and older. 6.8% of the population were veterans. The median household income for the city was \$84,293. 5.0 % of the population were below the poverty line. 24.9% of the population has a Bachelor's Degree or higher. The School Enrolled Population Enrolled in Kindergarten to 12th grade is 79.0%. Employment: 72.8% of employees are private company workers, 16.8% government workers, 5.9% private not-for-profit workers, 3.4% self-employed in not owned businesses and 1.1% in self-employed in own businesses.



Offered at: \$1,089,000.00 Per 5 Acre Lot - \$5.00 PER Sq. Ft.

ATLAS COMMERCIAL BUSINESS PARK

M-D LIGHT MANUFACTURING/DISTRIBUTION & M-G GENERAL MANUFACTURING

EXECUTIVE SUMMARY

- LAND SIZE:** 200 ACRES / 39 LOTS PRICED AT \$5.00 PER SQ. FT.
- 5 ACRE PARCELS:** PRICED AT \$1,089,000.00 PER 5 ACRE LOT – EACH LOT SOLD SEPARATELY
- CURRENT ZONING:** MU-40 MULTIPLE USE BUSINESS
- PROPOSED ZONING:** M-D MANUFACTURING/DISTRIBUTION & M-G GENERAL MANUFACTURING
- UTILITIES:** ROCKY MOUNTAIN POWER AND DOMINION ENERGY AVAILABLE
- WATER:** CITY WATER AVAILABLE
- SEWER:** SEPTIC SYSTEM APPROVED

OFFERING MEMORANDUM

\$5.00 PER SQ. FT.

Atlas Commercial Business Park c/o Michael Drury

6975 South Union Park Center, Suite 600, Salt Lake City, Utah 84047

M 801-860-6453, mike@unitedmanda.com