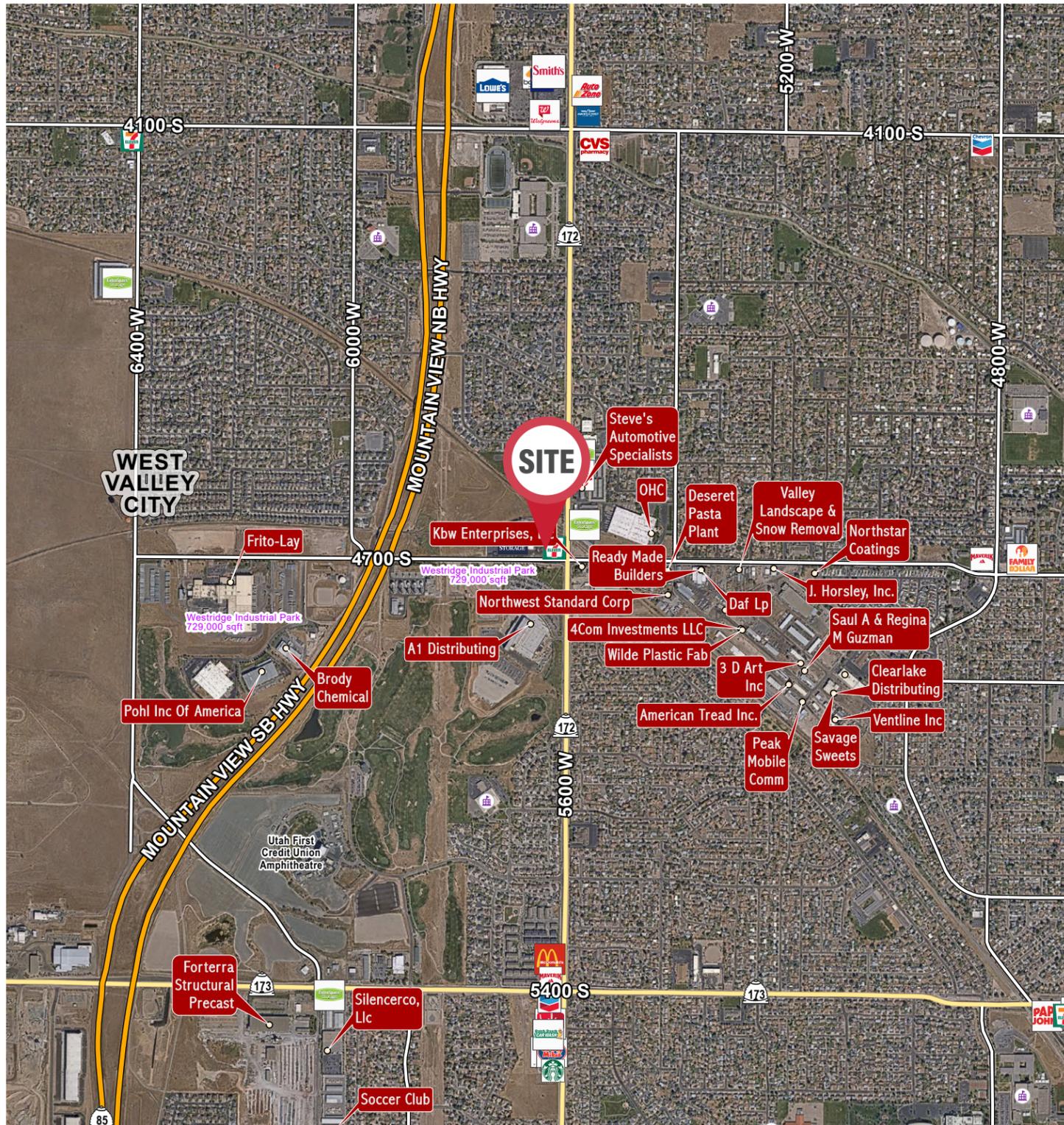


WV IMPROVED INDUSTRIAL SITE

5646 West 4700 South | West Valley City, UT 84118



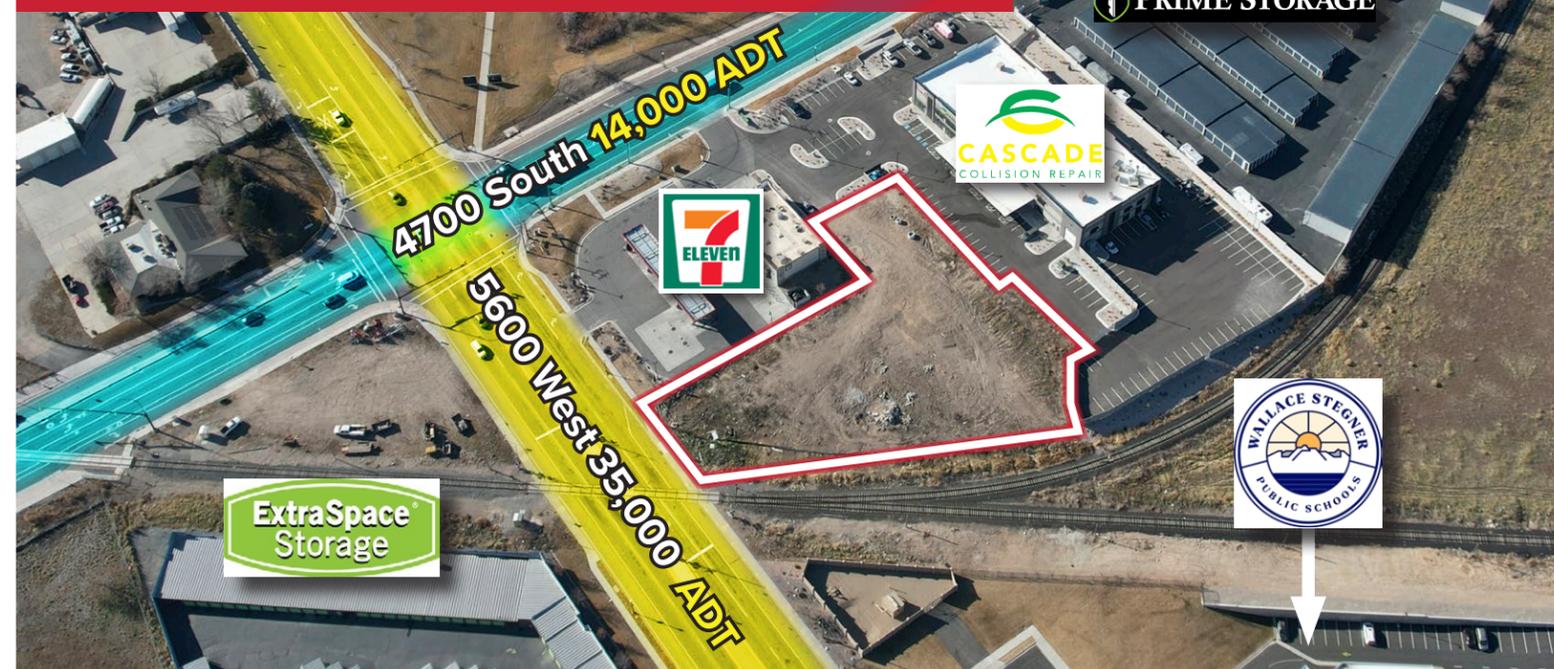
Contact

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WV IMPROVED INDUSTRIAL SITE

5646 West 4700 South | West Valley City, UT 84118



FOR SALE

\$1,000,000 (\$19.79/PSF)

Property Highlights

- Lot Size: 1.16 Acres
- Zoning: M (Manufacturing)
- Property Condition: Substantially Improved | Development Ready
- Utilities:
 - Stubbed to Site: Water, Sewer, Fire Service, Storm Drains, Power
 - Available in Street: Gas & Fiber (Buyer to Verify Locations & Capacity)
- Topography: Minimal Dirt Work
- Traffic Counts:
 - ±35,000 ADT on 5600 West
 - ±14,000 ADT on 4700 South
- Access & Connectivity: Convenient Access to Mountain View Corridor, Bangerter Highway, and SR-111
- Ideal Users: Flexible M-Zoned Site Suitable For a Wide-Range of Automotive, Industrial, Service, and Retail-Oriented Businesses.
- Location: Well-positioned Within the Highly Desirable West Valley City Submarket

Lot Size
1.16 Acres

Development Ready
Substantially Improved

Utilities

- Stubbed to Site: Water, Sewer, Fire Service, Storm Drains, Power
- Available in Street: Gas & Fiber (Buyer to Verify Locations & Capacity)

Zoning
M (Click Link To Access Permitted Use Table)

<https://westvalleycity.municipal.codes/Code/7-6-301>

Contact

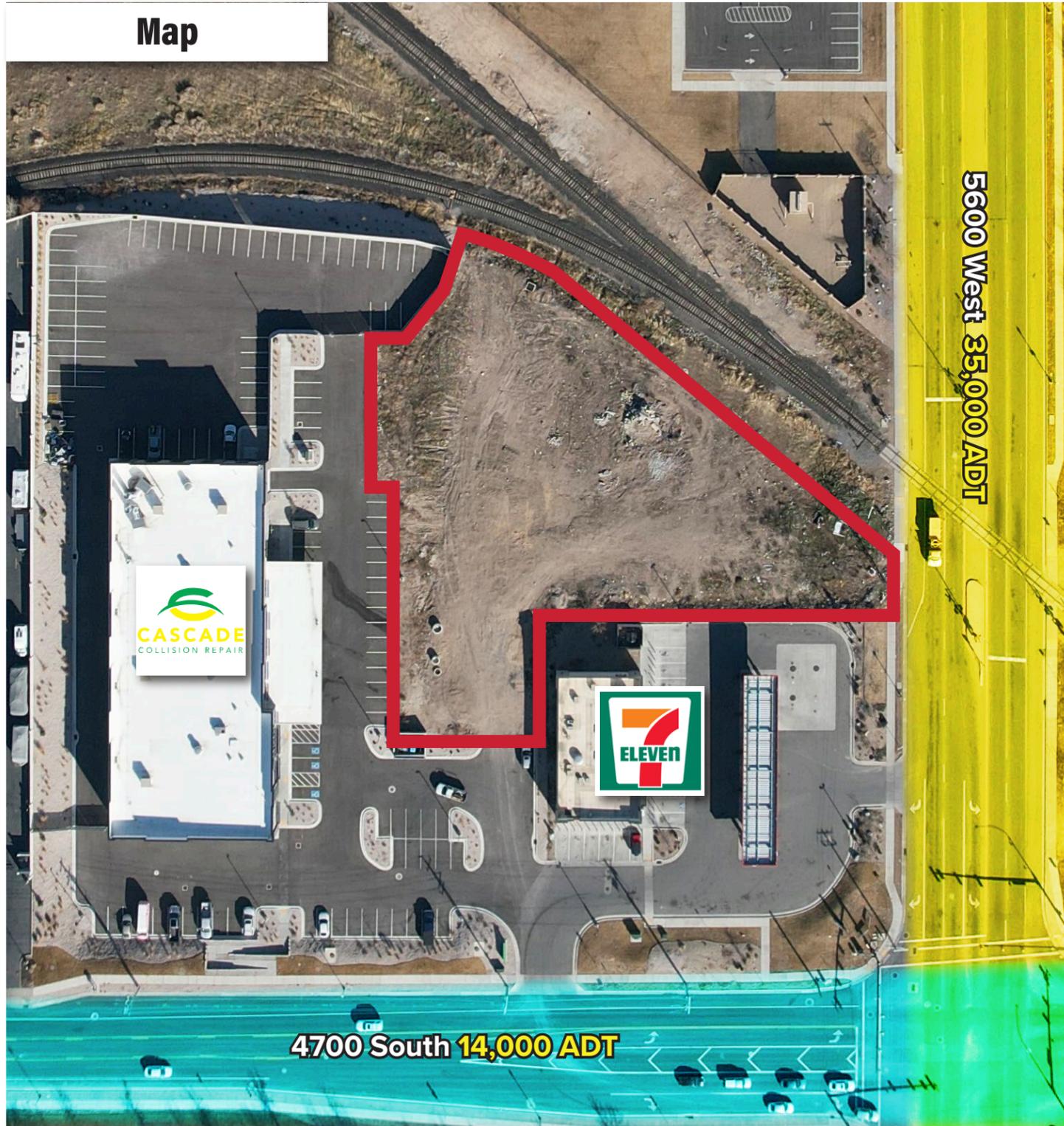
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Map



Conceptual Site Plan



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