

FOR SALE



SHAMROCK INDUSTRIAL LOT

175 West 500 North · North Salt Lake, UT 84054

■ PROPERTY SUMMARY

The Shamrock lot is a 3.33-acre industrial parcel in the middle of North Salt Lake's established manufacturing and distribution district — one of the most tightly held industrial submarkets on the Wasatch Front. The site is level, fenced, and largely graveled, with an 824-square-foot building and open yard already in place.

Manufacturing–Distribution (MD) zoning is well established here and permits a broad range of high-demand industrial uses, which takes much of the guesswork out of development. Immediate access to both I-15 and I-215 puts trucks on the freeway within minutes and reaches the full Salt Lake and Davis County labor pool. Offered at \$3,500,000, or \$24.13 per square foot of land.

■ PROPERTY SPECS

SALE PRICE	\$3,500,000
PRICE / SF (LAND)	\$24.13
LAND AREA	Approx. 3.33 Acres
EXISTING BUILDING	824 SF
PARCEL ID	01-131-0045
ZONING	Manufacturing–Distribution (MD)
PROPERTY TYPE	Industrial Land
FREEWAY ACCESS	I-15 & I-215
CITY	North Salt Lake

SALE PRICE

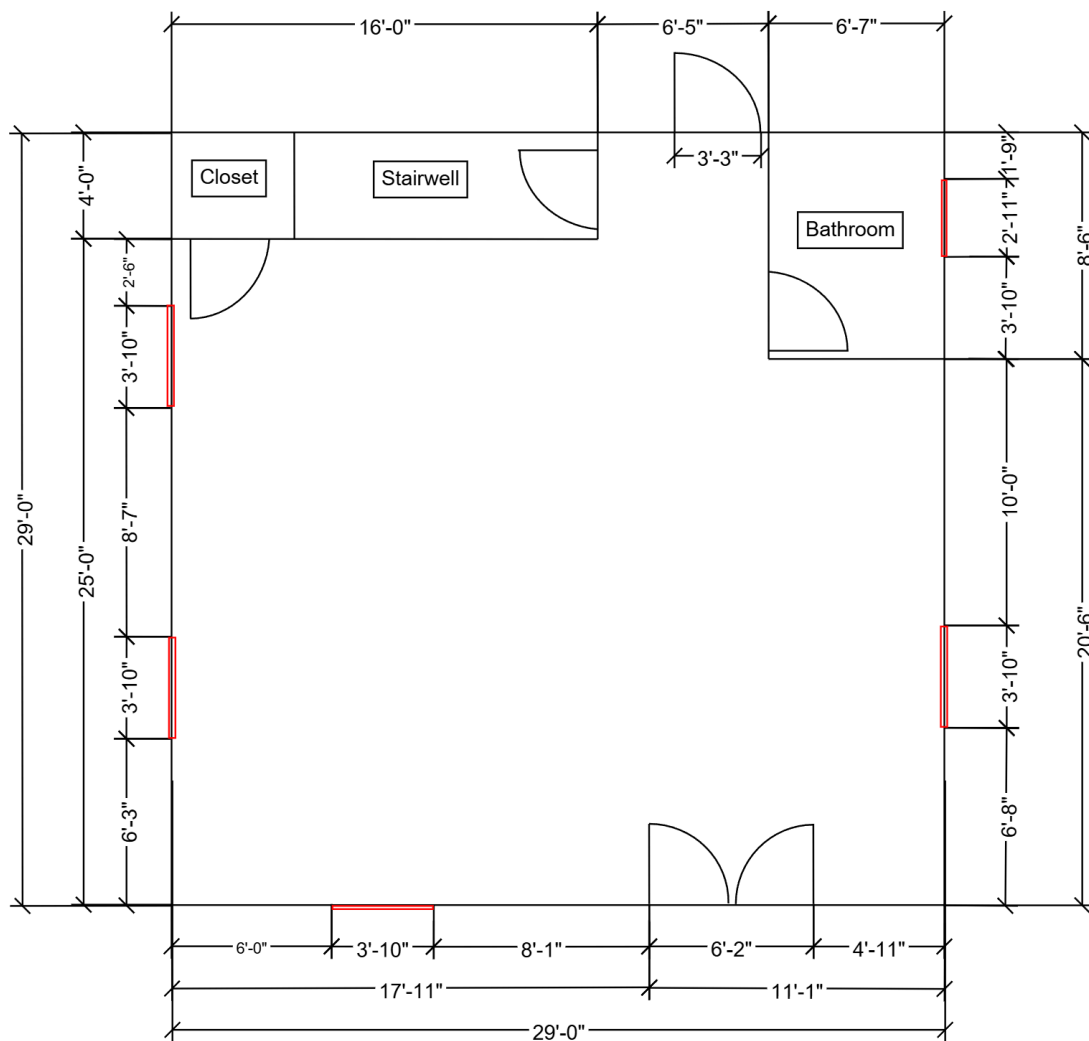
\$3,500,000



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FLOOR PLAN

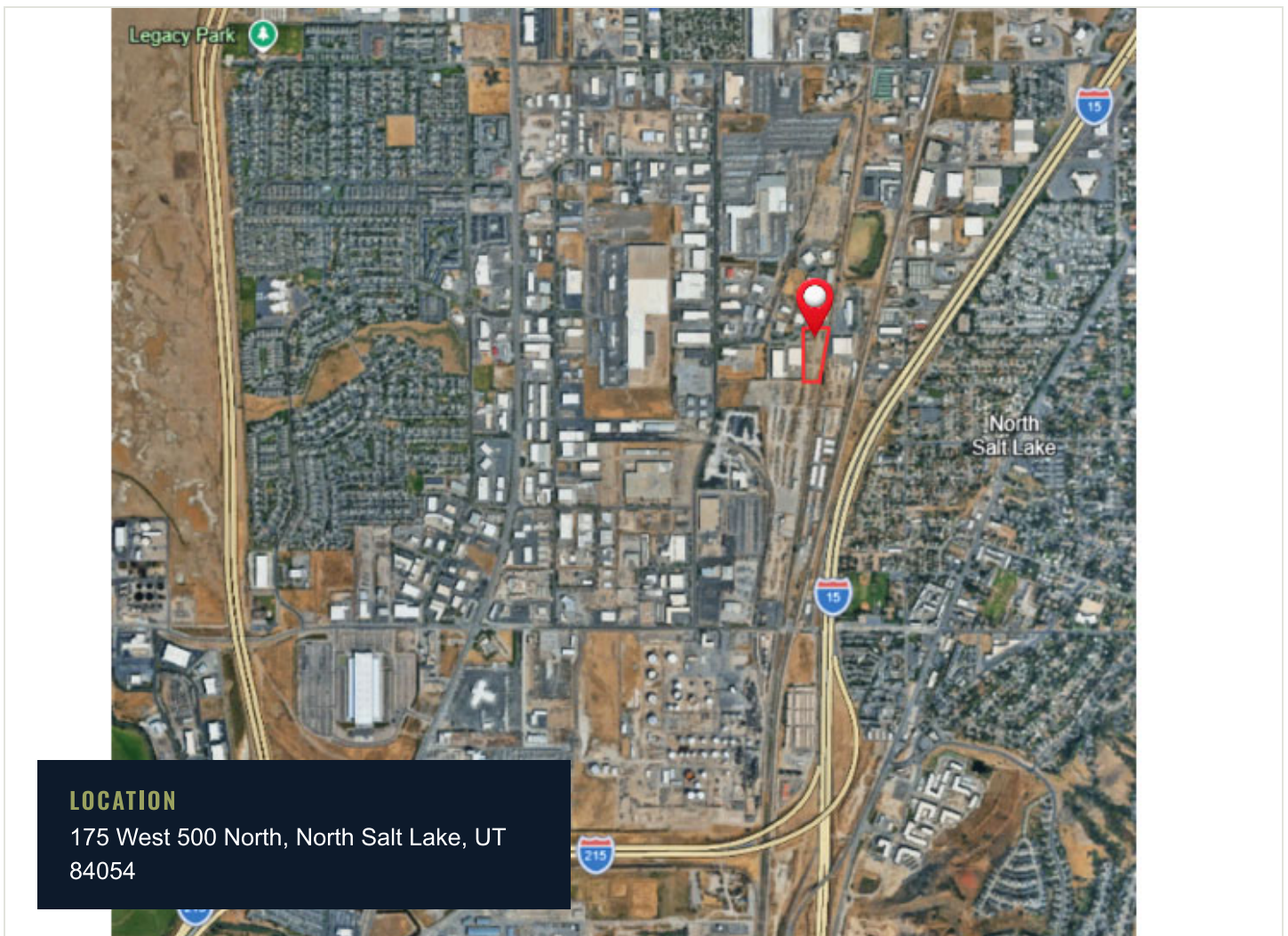
The building sits in the northwest corner of the lot and is a 29' x 29' structure of roughly 824 square feet over an unfinished basement. The main floor is a single open room with a bathroom and a closet, entered through double doors on the north elevation, with windows on three sides. A stairwell leads down to an unfinished basement. It functions well as a site office, dispatch, or small shop while the balance of the parcel stays open for storage, parking, or new construction.



■ BUILDING — 824 SF ■ FOOTPRINT — 29' X 29' ■ MAIN FLOOR + UNFINISHED BASEMENT

AERIAL VIEW

The site sits at 175 West 500 North, a block west of I-15 and just north of the I-15 / I-215 interchange, with Legacy Parkway a short drive to the west. That combination puts a truck on three freeways within minutes and downtown Salt Lake City roughly ten minutes to the south. Surrounding uses are industrial throughout — distribution, contractor yards, and manufacturing — with an active rail line running alongside the property and a deep regional labor pool in both Davis and Salt Lake counties.



■ MINUTES TO I-15 & I-215 ■ LEGACY PARKWAY NEARBY ■ 10 MIN TO DOWNTOWN SLC

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