

Industrial Land For Sale or Lease

205 West 4500 South
Murray | UT 84107



PROPERTY HIGHLIGHTS



LAND AREA
0.62 acres

PARCEL #
21-01-404-064-0000



ZONING
M-G (Manufacturing General)

TOPOGRAPHY
Level



SALE PRICE
~~\$972,259 (\$36.00 PSF)~~
\$810,000 (\$29.99 PSF) - REDUCED!
Ask about Rent-to-Own

FEATURES
Fully-fenced with 2 automatic gate openers, power to 2 sheds, many Permitted uses, and located very close to I-15!



JASON HAGBLOM
President, Principal Broker
801.860.5030
jason@nexuscres.com

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PERMITTED USES

Single-family dwelling, attached to nonresidential.
Canned and preservative fruits and vegetables*.
Cereal preparation.
Blending and preparing flour.
Corn oil, starch and syrup.
Bakery products & Confectionery and related products.
Bottling and canning soft drinks and carbonated waters.
Fountain flavors & Flavor extracts and syrups.
Food preparations*.
Textile mill products*.
Apparel and other finished products made from fabrics, leather, etc.*.
Furniture and fixtures.
Printing, publishing, and allied industries.
Flat glass & Glass and glassware.
Pottery and related products*.
Metal working machinery and equipment.
Office machines, small.
Service industry machines.
Miscellaneous machinery.
Professional, scientific, and controlling instruments
Miscellaneous manufacturing*.
Railroads, rapid rail transit*.
Motor vehicle transportation*.
Automobile parking.
Communications.
Utilities*.
Miscellaneous transportation, communications, and utilities*.
Wholesale trade*.
Building materials, hardware, farm equipment, and supplies.
General merchandise.
Food sales.
Tires, batteries, and accessories.
Automotive, marine accessories.
Apparel and accessories.
Furniture, home furnishings, and equipment.
Eating places.
Miscellaneous retail trade*.
Medical cannabis pharmacy.
Finance, insurance, and real estate services*.
Personal services*.
Business services* & Repair services & Professional services*.
Contract construction services.
Governmental services*.
Educational services.
Miscellaneous service organizations.
Resource production - agricultural*.
Cannabis production establishments.
Egg processing*.
Veterinarian services & Animal hospital services.
Pet grooming & Other animal husbandry services.
Other agricultural related amenities.

CONDITIONAL USES

Supervised youth group home.
Retirement homes.
Hotels & Motels.
Meatpacking* & Sausages and other prepared meat products.
Poultry and small game packing.
Dairy products & Flour and other grain mill products.
Preparation of feed for animals and fowl.
Rice milling & Sugar, beet and cane.
Malt liquors and extracts & Malt, barley, rye, wheat, corn byproducts.
Wine, brandy, and brandy spirits.
Distilling, rectifying, and blending liquors, except brandy.
Leather tanning and finishing.
Millwork, veneer, plywood products, prefabricated wood products.
Wooden containers.
Other lumber and wood products.
Converted paper and paperboard products, containers and boxes.
Chemical products*
Tires and inner tubes.
Miscellaneous plastic products & Other fabricated rubber products.
Cement, hydraulic.
Structural clay products & Statuary and factory made art goods of clay.
Concrete, gypsum, cut stone and stone & plaster products.
Nonferrous foundries (small items only).
Small arms (parts only).
Aircraft parts other than engines.
Motor vehicle parts and accessories & Motorcycles, bicycles and parts.
Fabricated metal products.
Railroad terminals, equipment and maintenance yards.
Rapid transit maintenance yards.
Bus & Motor Freight garaging and equipment maintenance.
Electric generation plants - conventional & nuclear energy.
Central garbage grinding and composting plants.
Solid waste disposal company office & Solid waste transfer station.
Pipeline right-of-way.
Industrial chemicals & Other drugs, chemicals and allied products.
Metals and minerals.
Petroleum bulk stations & Gasoline service stations.
Motor vehicles.
Marine craft and accessories & Aircraft and accessories.
New and used house trailers, campers, and recreational vehicles.
Motorcycles, motor scooters.
Drinking places - alcoholic beverages.
Liquor, package (State store).
Fuel wood, coal.
Check cashing & Pawnbrokers & Bail bonds.
Locker clubs.
Escort services.
Tattooing.
Detoxification center.
Fairgrounds and amusement parks & Amusements.
Sport activities.
Gymnasiums, athletic clubs, body building studios.
Pistol and rifle and Archery range (indoor only).
Recreation.
Indoor farming.
Grist milling services.
Animal kennels.

ONLINE MURRAY CITY CODE:

https://codelibrary.amlegal.com/codes/murrayut/latest/murray_ut/0-0-0-13472



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