

FLEX INDUSTRIAL · FOOD MANUFACTURING · WEST VALLEY CITY, UT

7095 W 3500 S

West Valley City, Utah 84128

For Sale

Zoning M

3-Phase Power

UDAF Approved

Loading Dock

ASKING PRICE

\$2,250,000

TOTAL BUILDING SF

13,800 SF

OFFERING TYPE

For Sale

PROPERTY OVERVIEW

Few spaces do this much. UDAF-approved commercial kitchen, 17' warehouse, office suites, loading dock, and full break room — all in one building. Food brands, co-packers, e-commerce, light industrial. If you need it, it's here.

PROPERTY DETAILS

SALE PRICE	\$2,250,000
TOTAL BUILDING	13,800 SF
WAREHOUSE	6,500 SF
OFFICE SPACE <small>Incl. Kitchen & Baths</small>	5,400 SF
COMMERCIAL KITCHEN	1,800 SF
FRONT OFFICE	415 SF
LOT SIZE	0.46 AC
POWER	3-Phase
ZONING <small>Industrial</small>	M
YEAR BUILT <small>Class C</small>	1976
EST. ANNUAL TAXES	\$18,712

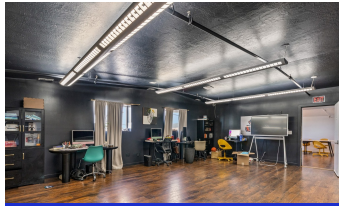
INTERIOR GALLERY



Commercial Kitchen



Warehouse



Office Suite

UDAF-Approved Kitchen

17' Clear Height

Loading Dock

3-Phase Power

13,800 Total SF

12 Parking Spaces

Vince Craig

LISTING AGENT

801-808-7695

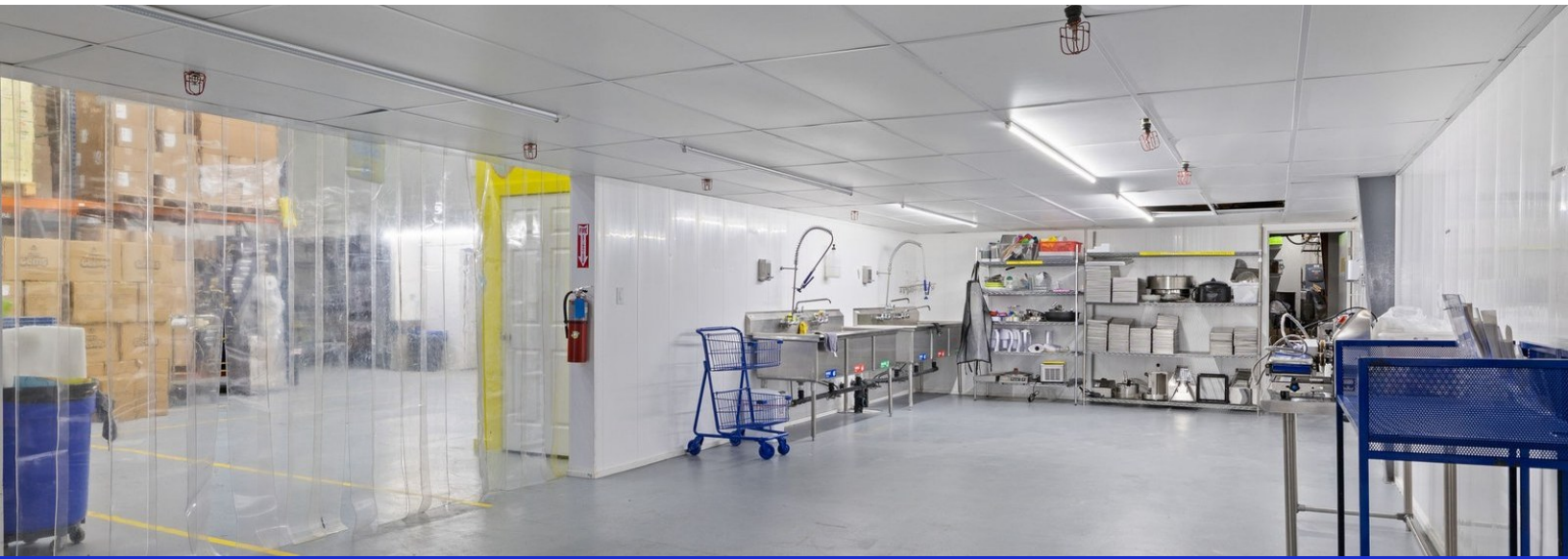
vince@craigrealtyutah.com

Philip Craig

CO-AGENT

801-580-1989

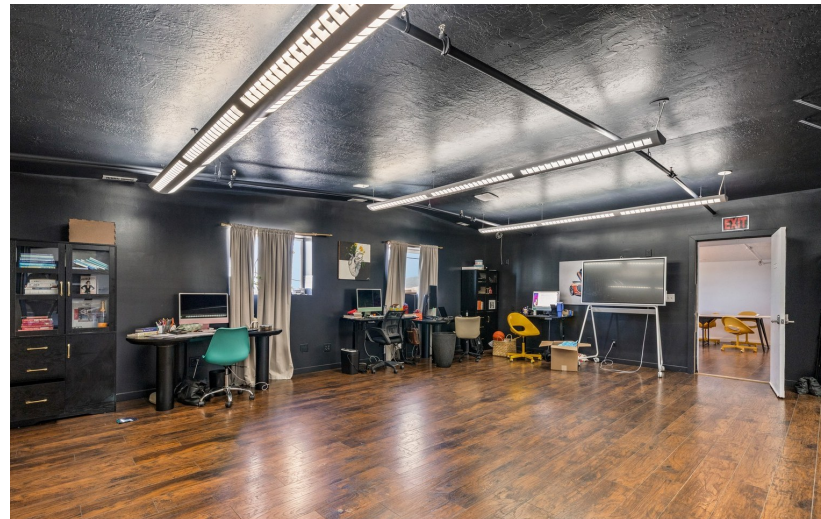
phil@craigrealtyutah.com



UDAF-Approved Commercial Kitchen



Warehouse



Office Suite — Open Plan

INVESTMENT HIGHLIGHTS

UDAF-Approved Commercial Kitchen

1,800 SF food-grade production space — fully built out, inspected, and ready for immediate use. No buildout time or cost. Ideal for food brands, ghost kitchens, caterers, or co-packers.

Functional Warehouse + Loading

6,500 SF of open warehouse space with 3-phase power and a grade-level loading dock — built for efficient receiving, storage, and distribution operations.

Rare Flex Configuration

13,800 SF spanning two stories — warehouse, commercial kitchen, office suites, break room, and loading dock under one roof. Adaptable for food production, e-commerce, or light industrial.

Turnkey Office Environment

5,400 SF of finished upper-level office space with full kitchen, full bath, and two half baths — hardwood floors, modern lighting, move-in ready.