

Mountain View Corridor Industrial Land

FOR SALE, LEASE OR BTS

4686 SOUTH 6000 WEST
WEST VALLEY CITY, UT 84128



NEWMARK

Property Features

Land Area

±16.91 Acres

APN

20-02-300-035

Zoning

Manufacturing (M)- Storage Unit Use Approved

Opportunity

Severe Lack of Development Opportunities in the Northwest Quadrant

Labor Pool

83,762 Housing Units within a 5 mile radius

Freeway Access

Immediate access to Mountain View Corridor via 4700 South

Exposure

Mountain View Corridor Visibility

Frontage

4700 South

Airport Access

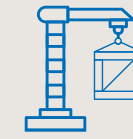
10 Minutes to South Valley Regional Airport and less than 20 minutes to Salt Lake City International Airport

Amenities

Just 6 miles to Jordan Landing Shopping Center



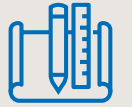
Land For Sale
WHOLE OR IN PART



Build-to-Suit
SALE OR LEASE



Buildings for Sale or Lease
SITE PLAN BELOW



(M) Zoning
MANUFACTURING





Site Access

MTN VIEW CORRIDOR

4 Minutes



10 Minutes



14 Minutes

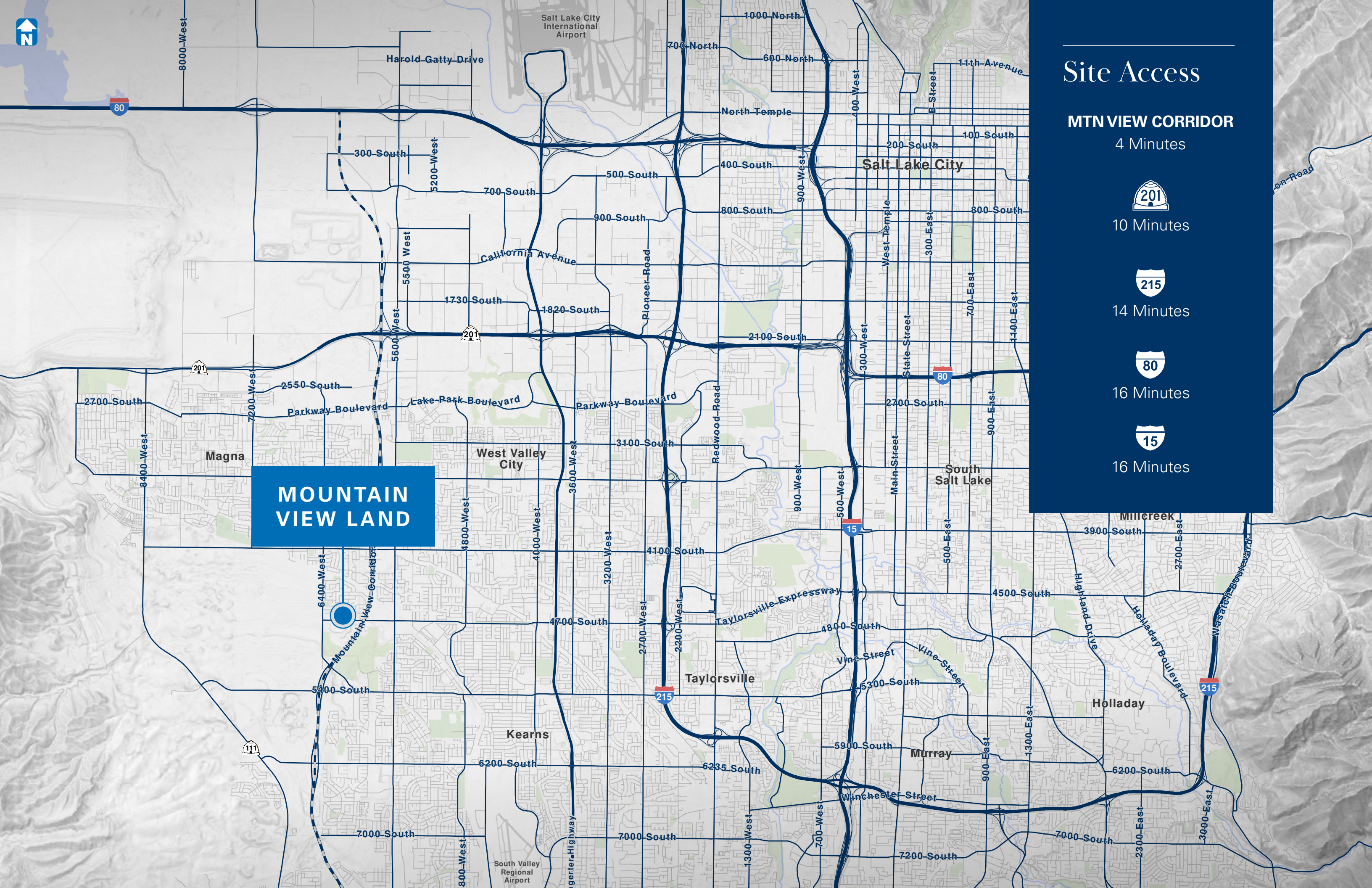


16 Minutes

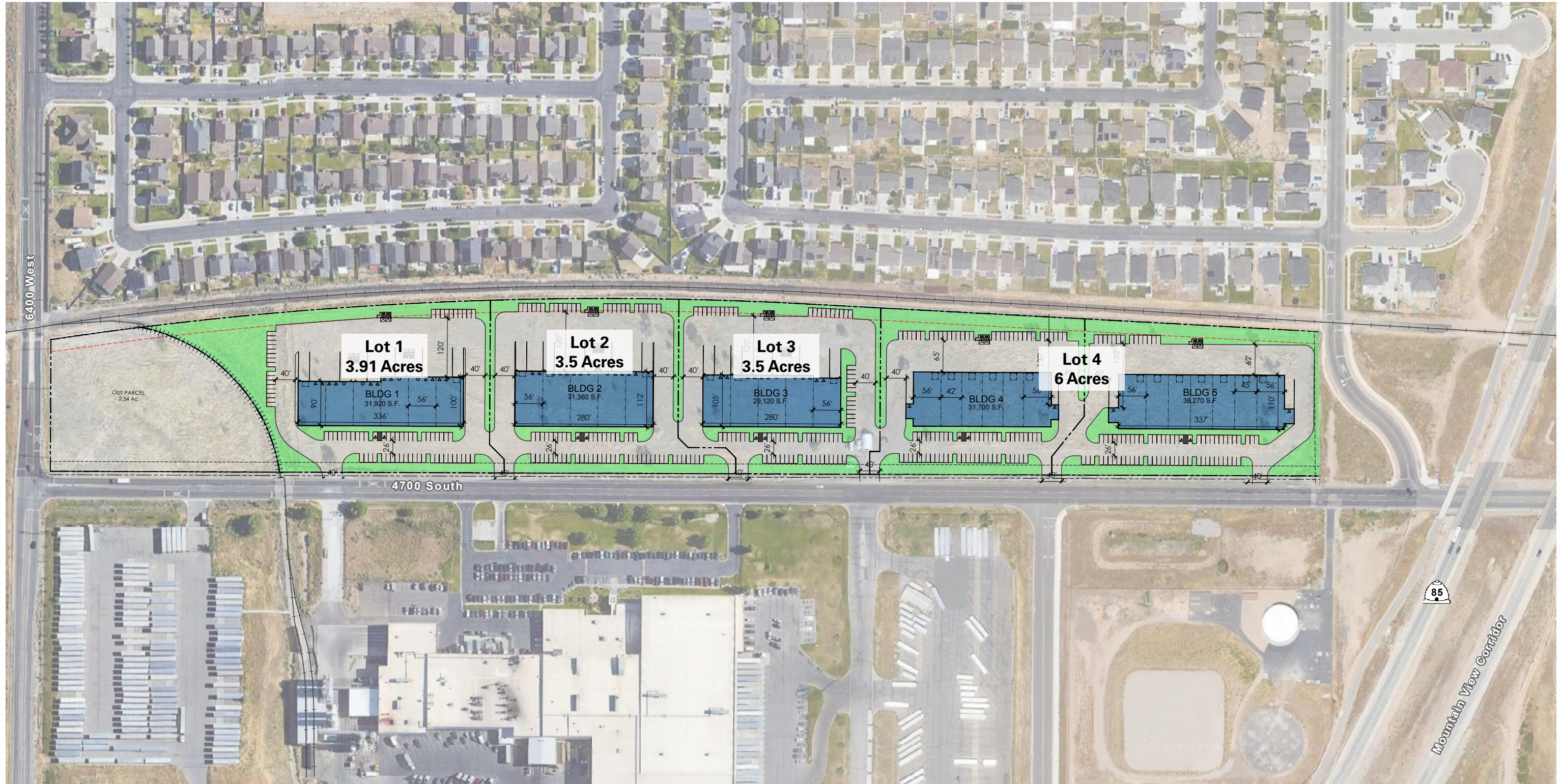


16 Minutes

MOUNTAIN VIEW LAND



Conceptual Site Plan



Why Utah?

As a whole, the State of Utah is known for its dynamic economic climate, well-run state government, young, highly-educated work force, and business friendly environment. Since 2010, Forbes has consistently ranked the state as one of the top five "Best States for Business." Utah features low costs of doing business, countless economic incentives, relatively affordable real estate costs, low wages, competitive corporate income and sales tax, and affordable health care insurance.

Demographics

The state of Utah has a population of 3.27 million. Approximately 2.45 million (75% of the population) lives along the Wasatch Front, a four-county geographic area surrounding Salt Lake City. The state has the fastest growing population in the country, which is also the youngest. Major universities in the Greater Salt Lake area include Brigham Young University, Utah Valley University, Salt Lake Community College, Westminster College, Eagle Gate College, Broadview University and The University of Utah. These universities provide a constant flow of highly educated employees.

<h2 style="color: white;">3,273,000</h2> <p style="color: white;">Population</p>	<h2 style="color: white;">#1</h2> <p style="color: white;">Fastest Growing Population</p>	<h2 style="color: white;">75%</h2> <p style="color: white;">of State's Population (2.45M) Live in Greater Salt Lake Region</p>
<h2 style="color: white;">91%</h2> <p style="color: white;">Have a High School Diploma, 68% have College Experience, 31% have a Bachelor's Degree</p>	<h2 style="color: white;">31.2</h2> <p style="color: white;">Median Age (Lowest in the Nation)</p>	<h2 style="color: white;">2.2%</h2> <p style="color: white;">Lowest Unemployment Rate in U.S. (BLS, January 2022)</p>

Why Invest in Utah

 <p>#4 Best State Overall U.S. News & World Report, 2019</p>	 <p>AAA Credit Rating Standard & Poor's, 2020</p>	 <p>#1 Best-Performing Cities Milken Institute, 2021</p>	 <p>Best Economic Outlook ALEC, 2020</p>	 <p>#1 Startup Ecosystems Business Facilities, 2021</p>	 <p>Top 10 Best Cities To Recover From Coronavirus Forbes, 2020</p>
 <p>#3 Best Markets for Real Estate Investment Urban Land Institute</p>	 <p>#3 Recovery Leaders Business Facilities, 2021</p>	 <p>#1 Best State for Entrepreneurs Amazon, 2019</p>	 <p>Top 10 Housing Market Forbes, 2020</p>	 <p>#3 Work-from-Home Destination Make It, 2021</p>	 <p>#1 State For Job Growth U.S. BLS, August 2019</p>

Economic Overview

Since 2010, Forbes has consistently ranked Utah as one of the top five “Best States for Business.” The state benefits from light regulation and energy costs that are 23% below the national average. Employment expanded 3.1% year-over-year, making the state the national leader for job growth. Utah has been a tech destination for years, with companies such as eBay, Oracle, Microsoft, Twitter, Facebook and Amazon building up a heavy presence in the state as a low-cost alternative to California. Today, there are over 7,000 tech and life sciences companies located in Utah. Venture capital firms invested \$1.1 billion in Utah in 2019—more than three times the average investment over the past four years. From the end of the great recession in 2009, venture capital investment in Utah companies has grown by 500%, nearly double the national growth rate. The number of deals per year has also more than doubled in the same time period.

Utah’s economic performance is impressive on many levels and speaks to the State’s ability to compete in global markets and attract new business. Companies that have recently expanded within or entered Utah include Adobe, Ebay, Amazon, Goldman Sachs, Fidelity and Twitter. This tenant migration has had a notable impact on the region’s unemployment rate, which at 3.6% (December 2020) is the lowest rate in the U.S.

Top Employers in **Utah**

Lifestyle

Both the state of Utah and Salt Lake City have been cited by virtually every prestigious publication as one of the top destinations in the nation to live, work and play. Life in Utah offers an ideal mix: job opportunities, low cost of living, low crime rates, affordable higher education, top-notch health care, and cultural diversity. Best of all, Salt Lake City offers a side-by-side mix of outdoor recreation and urban entertainment. *Outside* magazine ranked Salt Lake City as one of the “Best Place to Live” in 2014. *Outside* also named Salt Lake City among America’s “10 Best Big Cities for Active Families” for its commitment to open space, smart solutions to sprawl and gridlock, can-do community spirit, and an active embrace for an adventurous life.

Salt Lake Ranked Best Place to Live & Park City Ranked Best Town Ever
Outside Magazine

Utah has 6th Lowest Crime Rate in the U.S.
FBI

15 World-Class Ski Resorts

#1 Hiking City - Salt Lake City
National Geographic Adventure

2nd Most Livable State
CQ Press

More Than 9 Million Acres of National Forest

5 National Parks

#1 State for Future Livability
Gallup Wellbeing

Salt Lake Ranked One of the Healthiest Metro Areas
Atlantic Cities Magazine

43 State Parks

Available

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