

For Sale or Lease



6778 W. N. Frontage Rd. (SR201)
West Valley City, Utah 84128



Private Industrial / Business Park



Power:
7,000 Amps, 3-Phase



Zoning:
M-1



Connectivity:
Utopia Fiber

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Demographics	1 Mile	3 Mile	5 Mile
Population			
2025 Estimated	2,652	66,977	138,887
2030 Projected	2,635	67,546	138,511
Households			
2025 Estimated	666	19,103	39,453
2030 Projected	677	19,714	40,238
Income			
2025 Median HHI	\$97,006	\$94,428	\$90,993
2025 Average HHI	\$116,052	\$108,524	\$107,397
2025 Per Capita	\$30,734	\$30,814	\$30,551

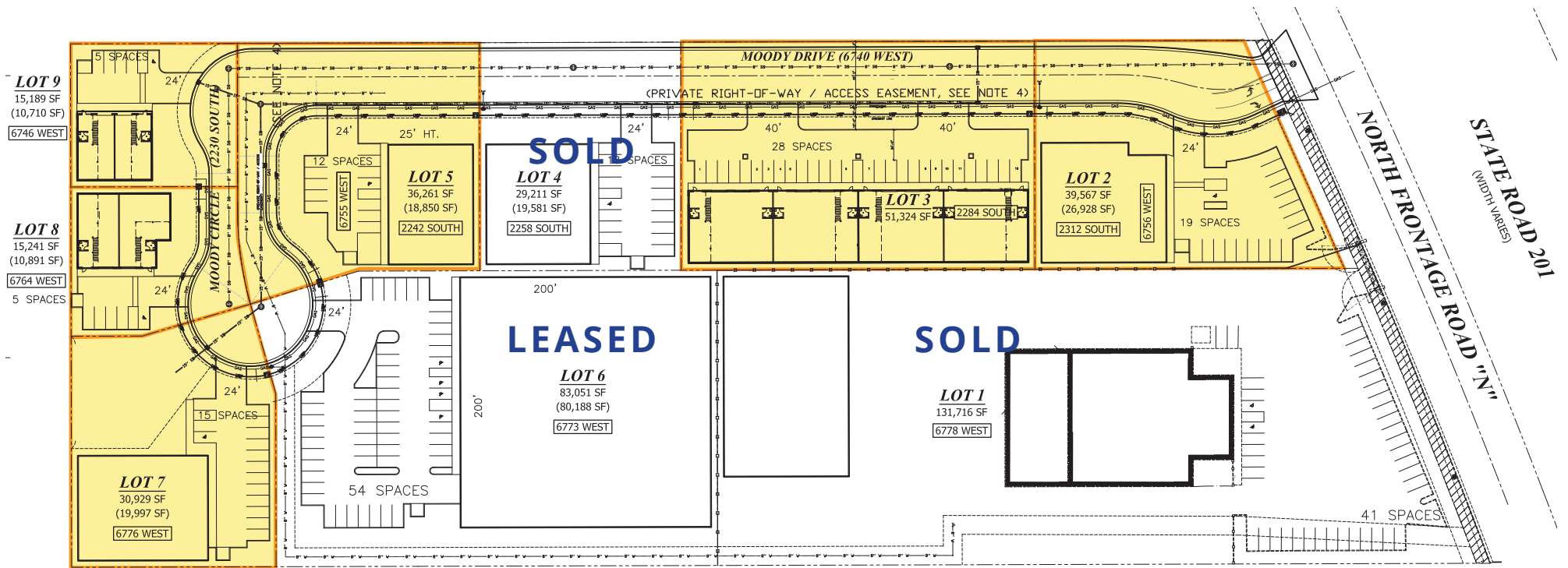
For Sale, Lease or Built to Suit

Lot Information



Lot 1	Sold	Lot 4	Sold	Lot 7	Ground Lease/Build to Suit or Sale <ul style="list-style-type: none">• Total Lot Size: 30,929 SF• 8,736 SF Office - Warehouse• Single or Multi Tenant• Free Standing Office - Warehouse• (15) Parking Stalls• Perimeter Fencing Potential
Lot 2	Ground Lease/Build to Suit or Sale Available Now <ul style="list-style-type: none">• Total Lot Size: 39,567 SF• 9,300 SF of Retail• (19) Parking Stalls• Potential Fencing Available• Ready for Occupancy Spring of 2026	Lot 5	Ground Lease/Build to Suit or Sale Available Now	Lot 8	For Lease <ul style="list-style-type: none">• Total Lot Size: 15,241 SF• Outdoor Yard: 1,700 SF• Perimeter Fencing• 5,091 SF Free Standing Building 4,091 SF Warehouse 1,000 SF Mezzanine (125 lbs./SF)• Single Tenant• Independent Parking Area (5) Parking Stalls• (2) Roll-up Doors• (1) Bathroom• Ready for Occupancy End of May 2026
Lot 3	Ground Lease/Build to Suit or Sale Available Now <ul style="list-style-type: none">• Total Lot Size: 51,324 SF• 19,169 Total SF Building 15,737 SF Warehouse 3,432 SF Office• Single or Multi Tenant• Free Standing Office - Warehouse• (28) Parking Stalls• Perimeter Fencing Potential• Ready For Occupancy Spring 2026	Lot 6	Leased	Lot 9	For Lease <ul style="list-style-type: none">• Total Lot Size: 15,189 SF• Outdoor Yard: 2,000 SF• Perimeter Fencing• 5,091 SF Free Standing Building 4,091 SF Warehouse 1,000 SF Mezzanine (125 lbs./SF)• Single Tenant• Independent Parking Area• (2) Roll-up Doors• (1) Bathroom• Ready for Occupancy End of May 2026

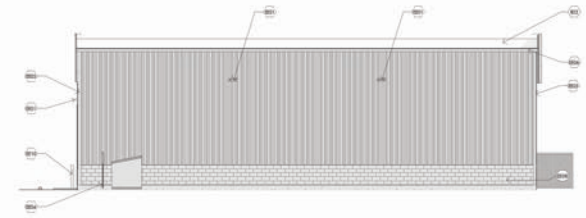
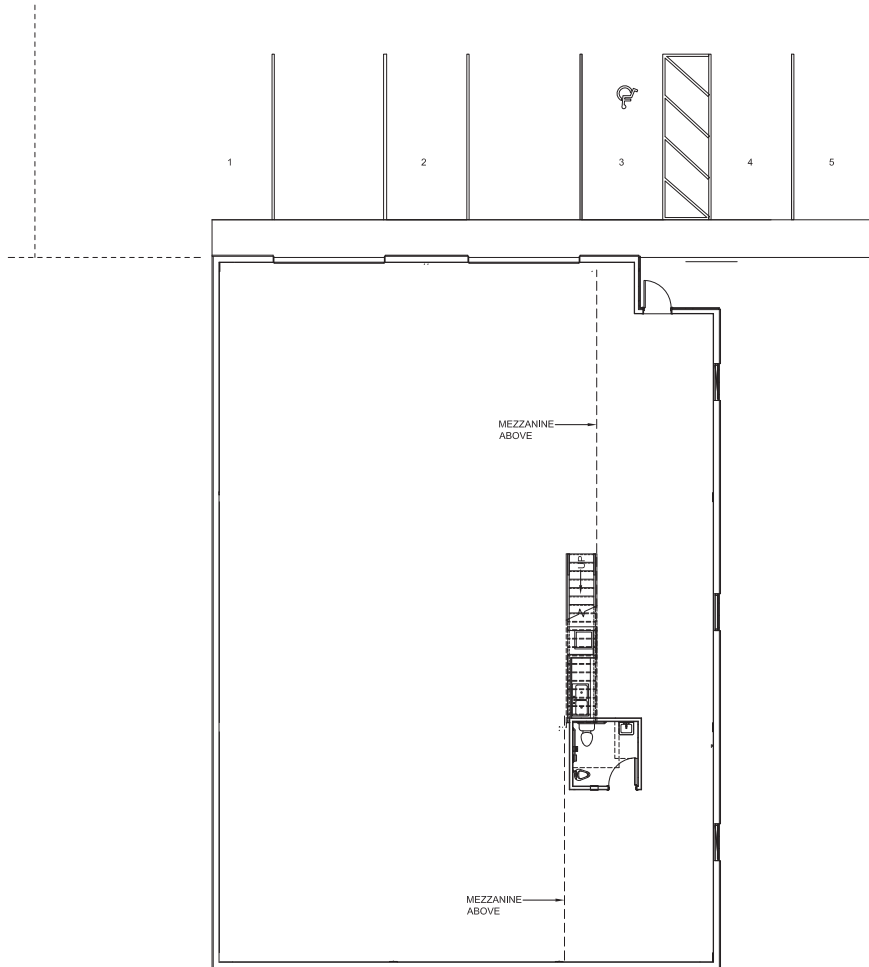
For Sale or Lease
Property Site Plan



AVAILABLE FOR SALE OR GROUND LEASE

For Lease

Lot 8 Renderings

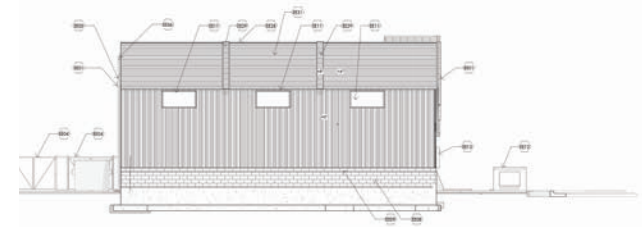


1 NORTH ELEVATION - 8

1/2/2018

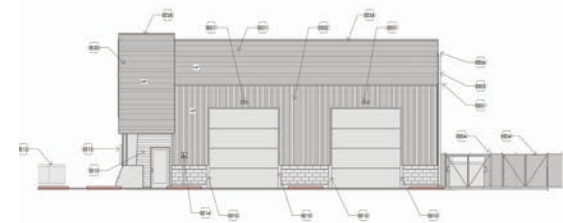
2 SOUTH ELEVATION - 8

1/2/2018



3 EAST ELEVATION - 8

1/2/2018



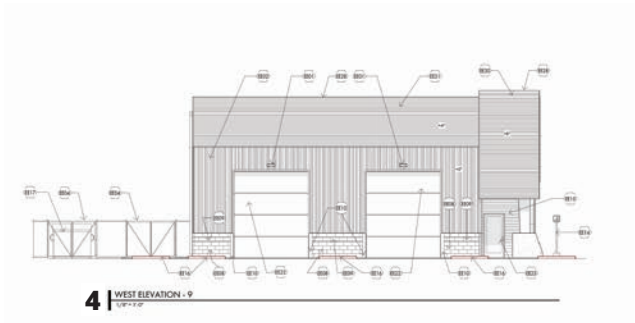
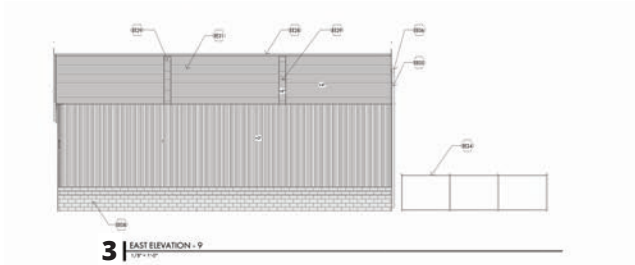
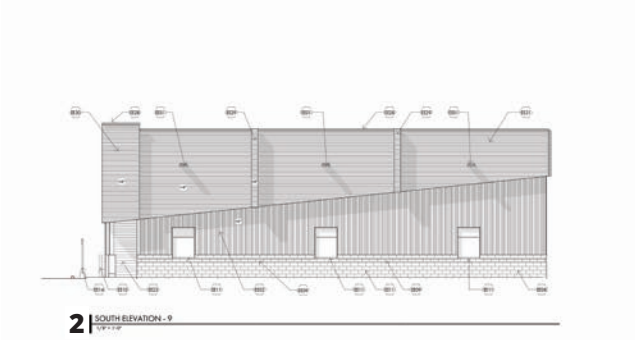
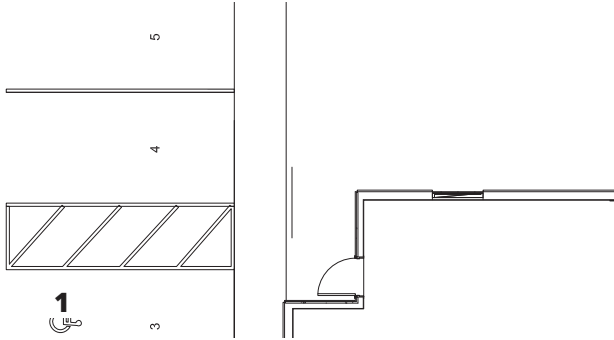
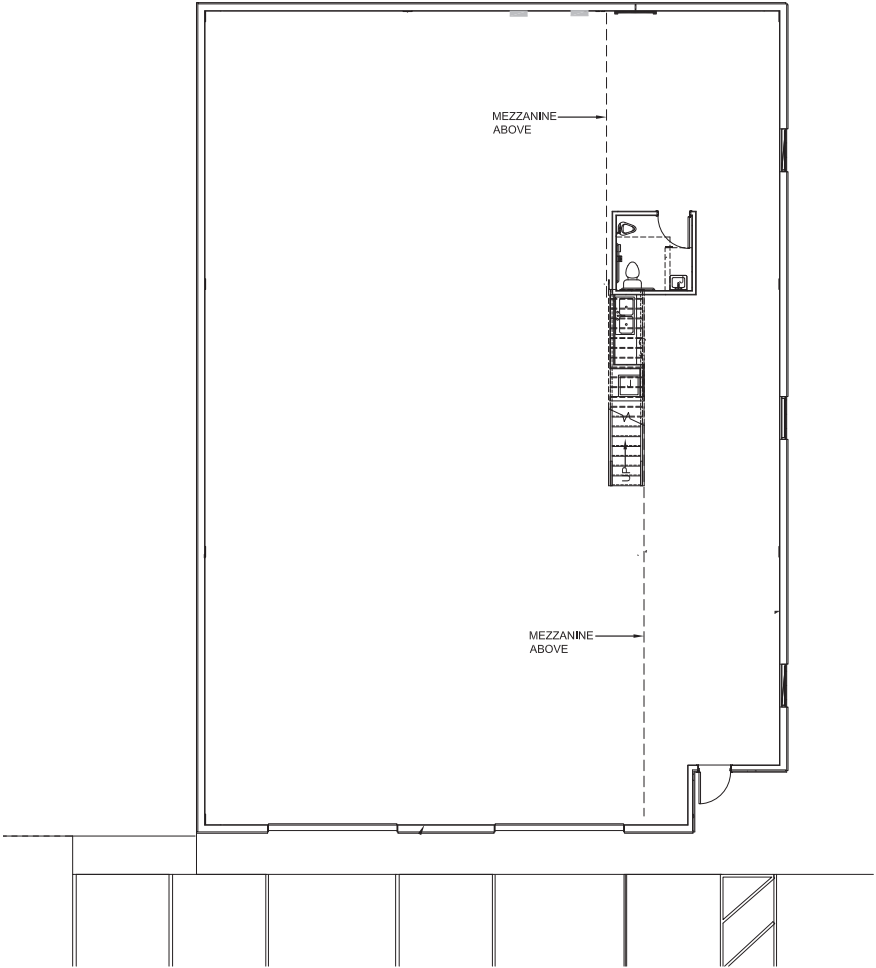
4 WEST ELEVATION - 8

1/2/2018



For Lease

Lot 9 Renderings





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