



# NORTHWEST QUADRANT INDUSTRIAL LAND

7486 TEMPO ROAD, MAGNA, UTAH, 84044

## 39.27 ACRES FOR SALE

# THE OFFERING

## INDUSTRIAL LAND FOR SALE

CBRE is pleased to present an opportunity to purchase 39.27 acres located in the Northwest Quadrant, California Avenue submarket of Salt Lake County. Property is accessed by 7500 West via 2100 South.

Current zoning is A-20 and future land use designates this area as industrial. It is also located within the Opportunity Zone. Utilities are nearby. A canal runs through the northeastern corner of the property.

\*Buyer to independently verify all information.

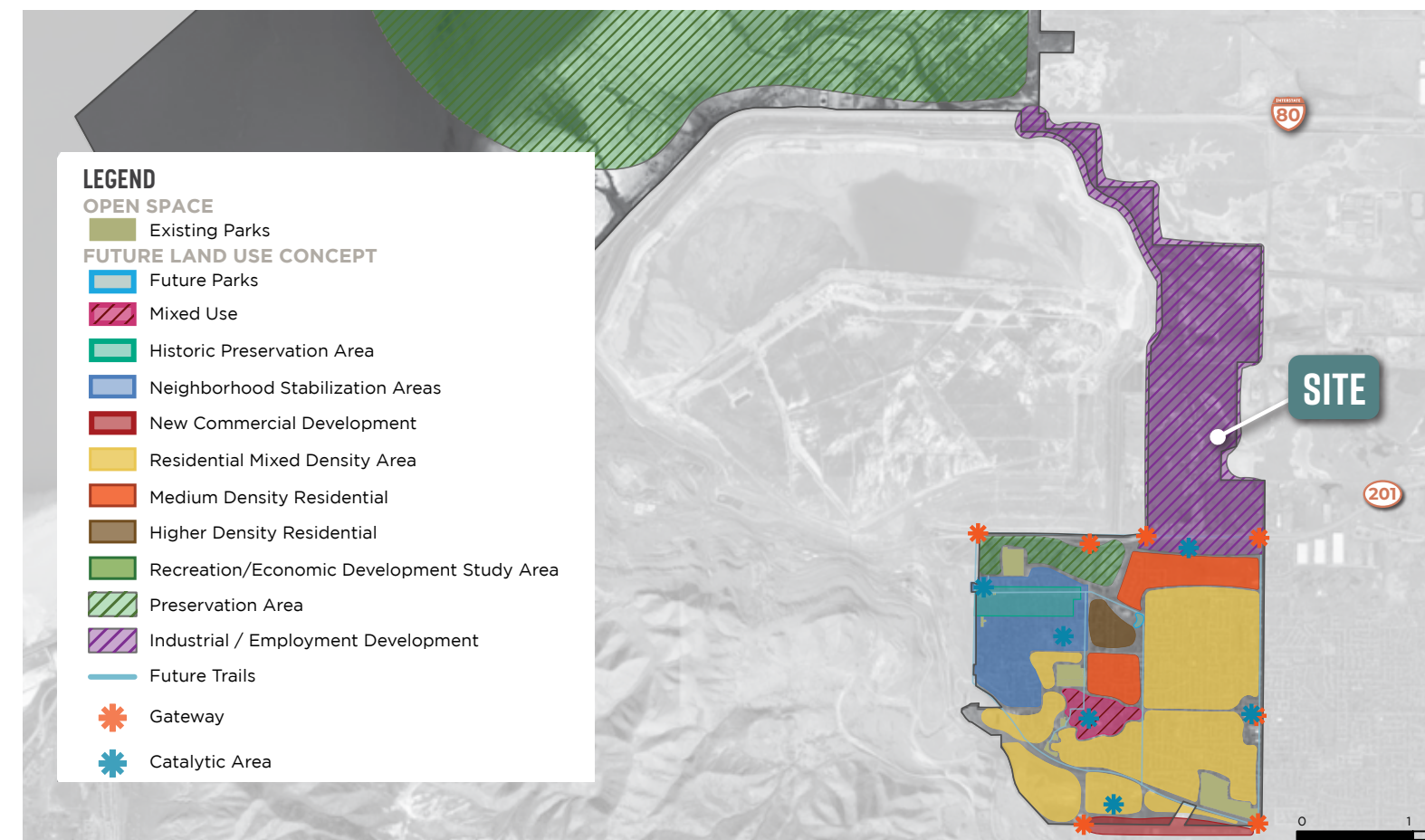
39.27  
ACRES

INDUSTRIAL  
FUTURE LAND USE

\$23M  
SALE PRICE



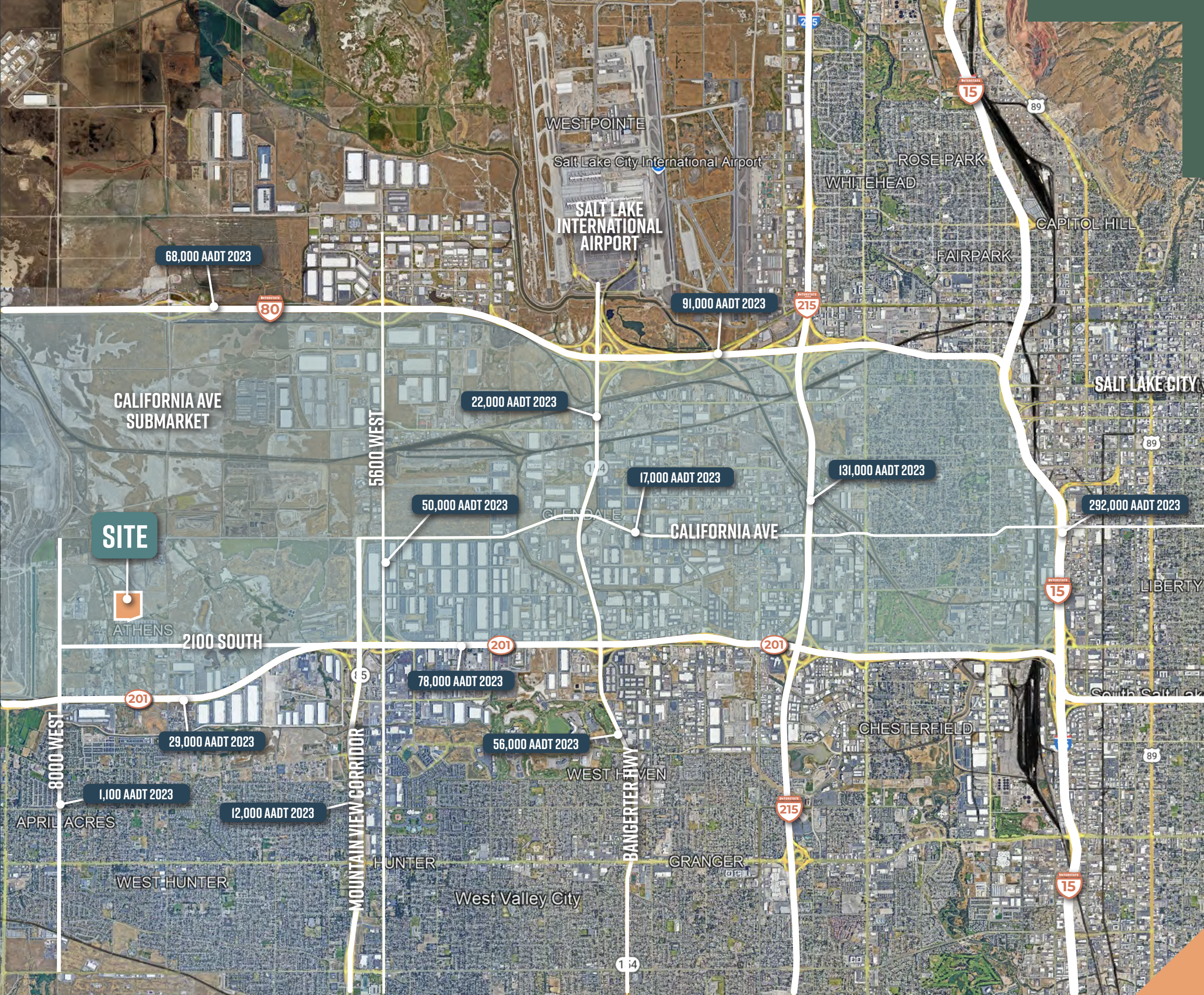
## MAGNA FUTURE LAND USE MAP



# LOCATION OVERVIEW

## DRIVE TIMES

	MILES	TIME
CITIES		
Magna	3	7 min
West Valley City	3	7 min
Salt Lake City	12	15 min
Bountiful	21	22 min
Tooele	23	28 min
Lehi	34	35 min
PLACES		
Highway 201	1	4 min
Mountain View Corridor	3	6 min
Interstate 80	6	9 min
Interstate 215	7	8 min
Salt Lake International Airport	8	10 min
Interstate 15	9	10 min



# AREA INFO

## MAGNA & CALIFORNIA AVENUE SUBMARKET

The subject property is located in Magna, one of the westernmost cities in Salt Lake County. This area is part of Salt Lake City's Northwest Quadrant, a major logistics and industrial hub near the Salt Lake City International Airport and the Utah Inland Port.



### POPULATION

Magna has a current population of approximately 30,637, with 1.5 million within 25 miles.



### LABOR FORCE

Nearly 750,000 eligible employees within 25 miles.



### LOGISTICS

Property is minutes away from Hwy 201, Mtn View Corridor, I-80, I-215 and I-15 and Utah Inland Port.



### INTERNATIONAL AIRPORT

Salt Lake International Airport is 10 minutes away.



The Northwest Quadrant of Salt Lake City is a rapidly developing area with major economic and logistical significance. It covers about 28,000 acres, about 40% of Salt Lake City's total land area. It is adjacent to the Salt Lake International Airport and the location of most of the City's industrial and manufacturing sectors with focus in aerospace and defense, life sciences, logistics & distribution centers and mining operations.

It is a strategic economic growth zone and home to the Utah Inland Port Authority, with direct access to I-80, I-215, and I-15.

The NWQ benefits from proximity to a large labor pool in the Salt Lake metro area. The region is targeting high-wage job creation in logistics, tech, and manufacturing.





# CONTACT US

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