

HEAVY DUTY REPAIR FACILITY

FOR SALE

8513 Commerce Dr, Lake Point, UT 84074



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

EXCLUSIVELY LISTED BY:

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FULL SERVICE
COMMERCIAL REAL ESTATE

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INVESTMENT SUMMARY



- Real Estate Sale of a Heavy Duty Repair Facility
- High-Visibility I-80 & Hwy 36 Exposure
- Combined Traffic Counts of 50,146 ADT
- Spacious 5-Truck Bays: Ideal for Automotive Businesses, Workshops, or Storage
- Large 3.69 Acre Lot
- 17 Minutes to Salt Lake City International Airport



PURCHASE PRICE

\$2,900,000



GROSS LEASABLE AREA

15,390 SF



LAND SIZE

3.69 AC



YEAR BUILT

2005

DO NOT DISTURB EMPLOYEES

PROPERTY FEATURES & LAND OVERVIEW



ADDRESS:

8513 Commerce Dr North
Lake Point, UT 84074

LOCATION:

Off Exit 99 on I-80

LAND AREA:

Consists of 3.69 Acres or 160,736 SF
of land area

BUILDING AREA:

The subject property consists of 1
building, approximately 15,390 SF
of gross leasable area

FRONTAGE & ACCESS:

The subject property has two access
points of 170 FT & 75 FT along N
Commerce Dr.

TRAFFIC COUNTS:

I-80 – 14,697 ADT
Hwy 36 – 35,449 ADT

YEAR BUILT:

2005



LAND OVERVIEW

APN #	ACRES	SF
15-055-0-0002	3.69	160,736

PROPERTY PHOTOS



04

MWCRE | Heavy Duty Repair Facility

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

PROPERTY PHOTOS



PARCEL PHOTO



06

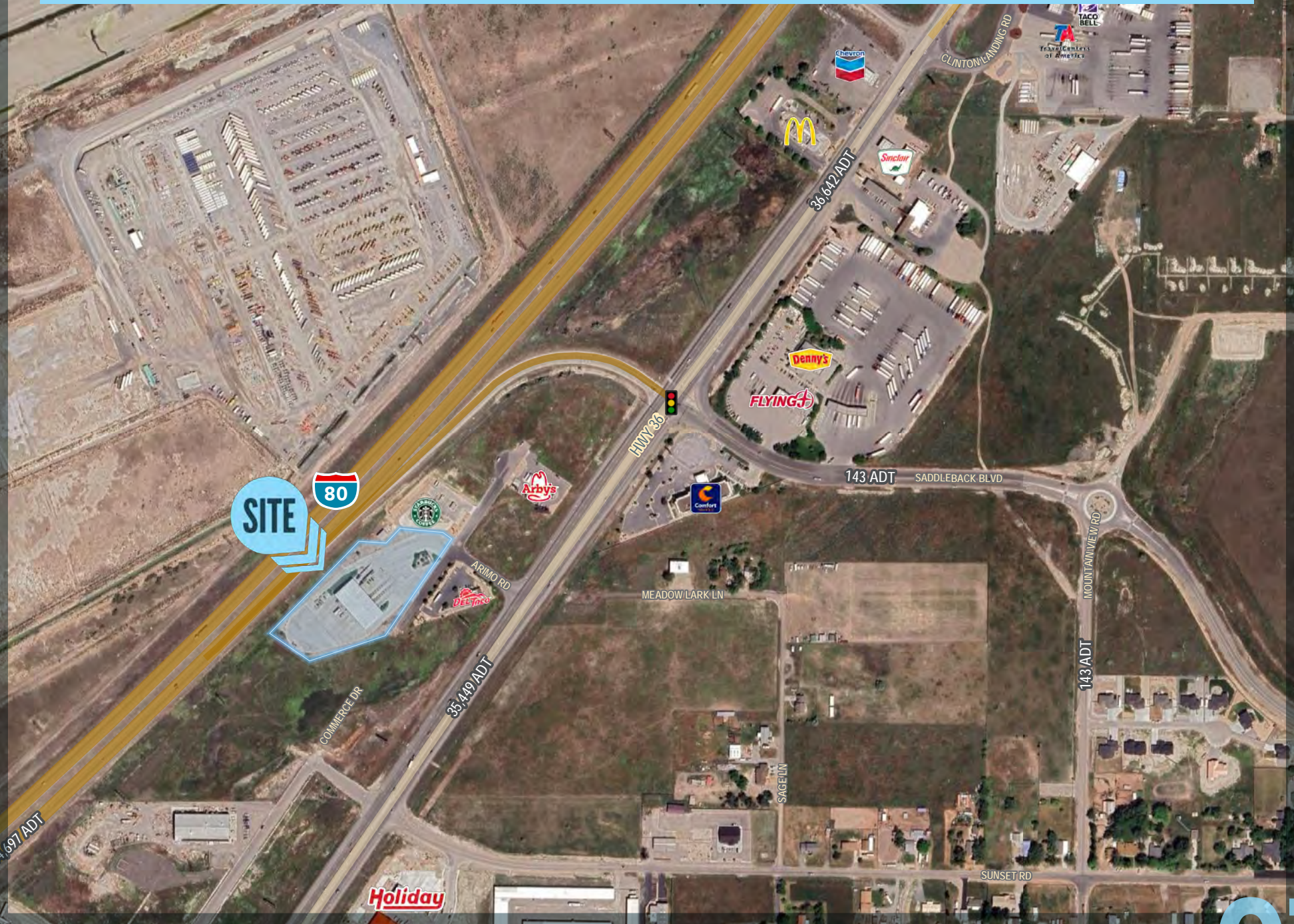
MWCRE | Heavy Duty Repair Facility

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SURROUNDING TENANTS



SITE



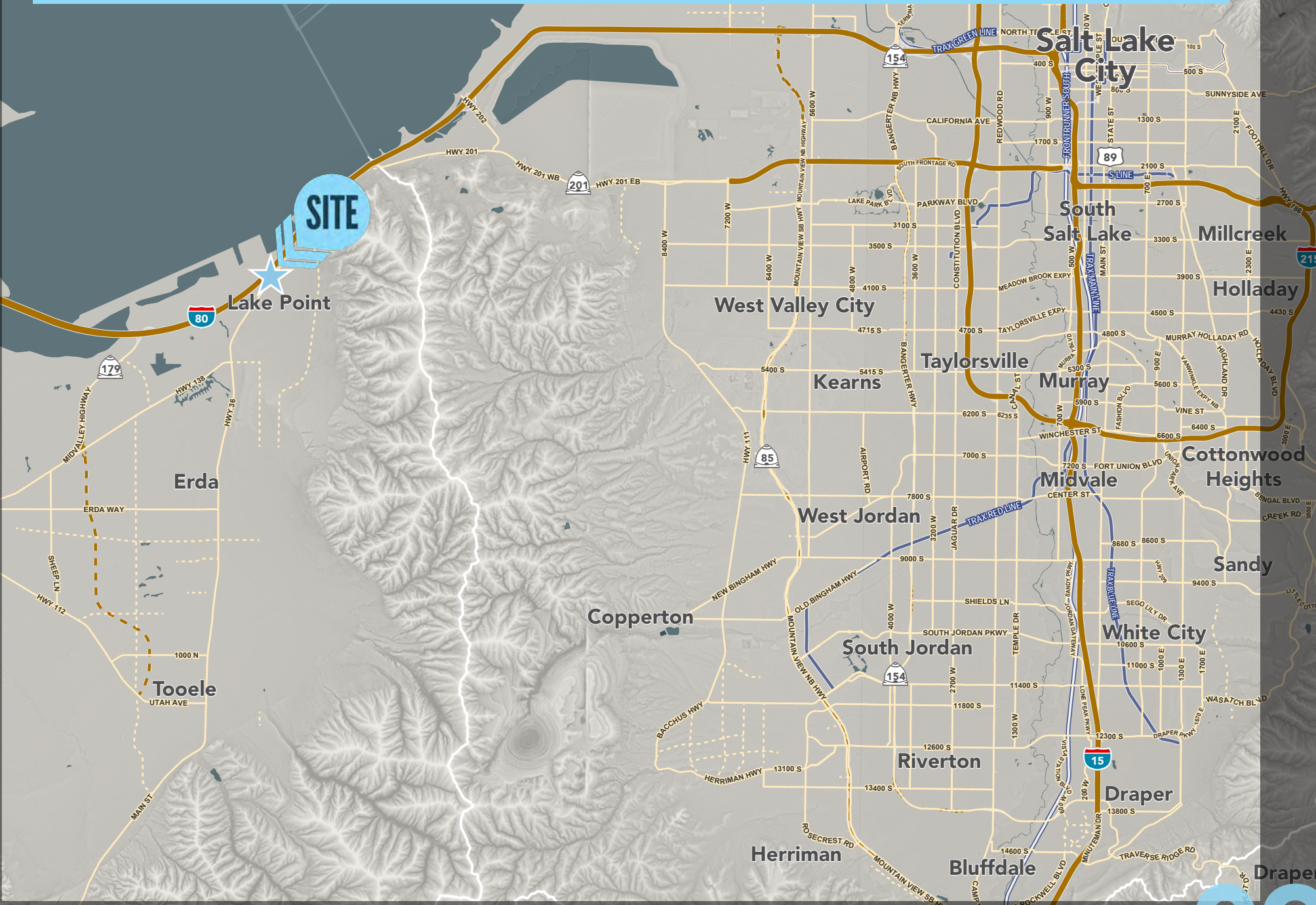
AERIAL PHOTO



HWY 36 - 35,449 ADT

1-80 - 14,697 ADT

REGIONAL MAP



Stockton

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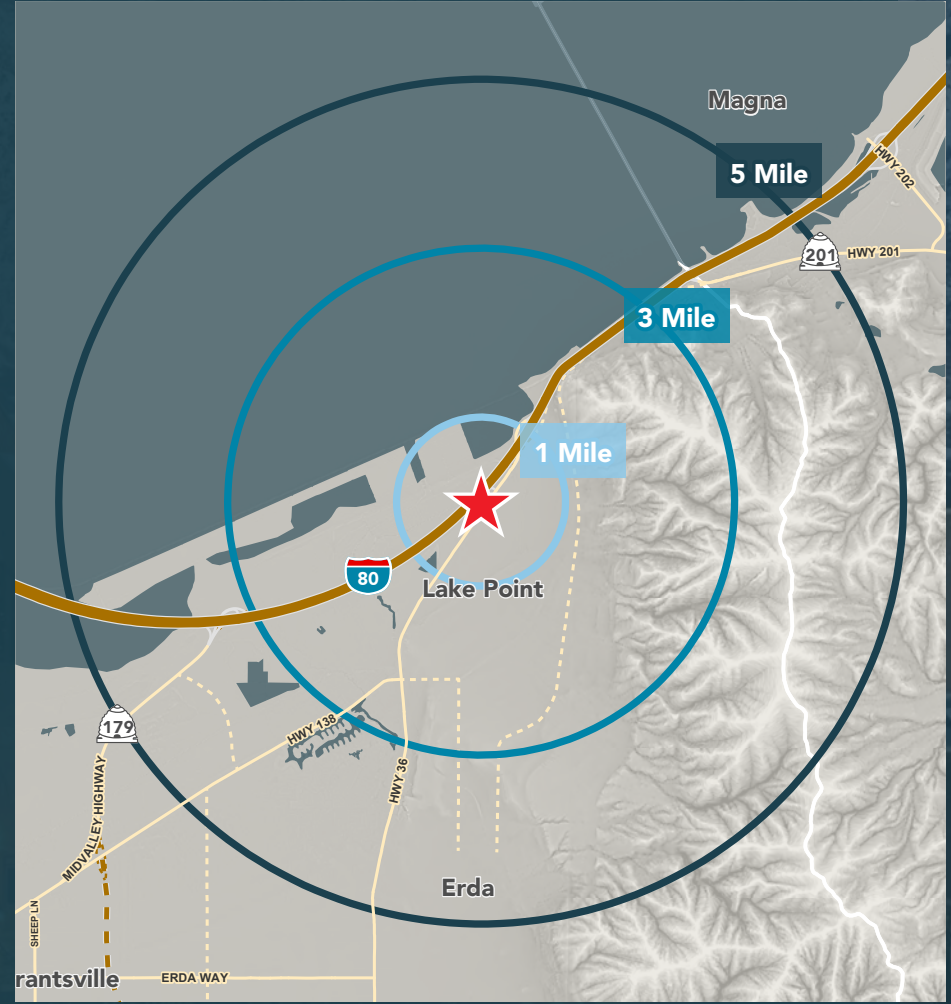
09 High

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2024 DEMOGRAPHICS



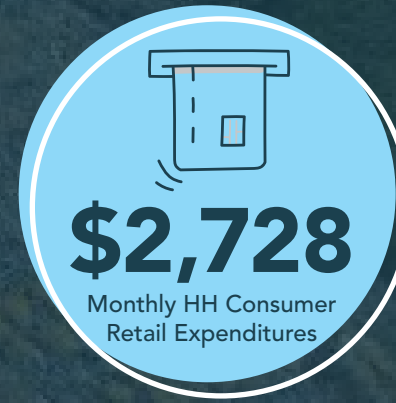
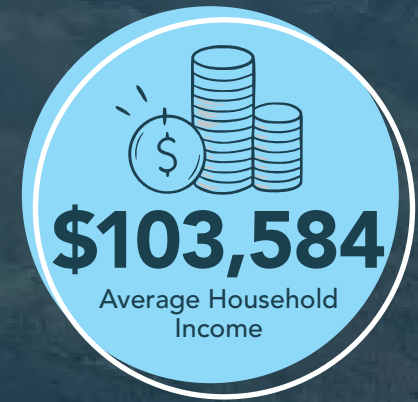
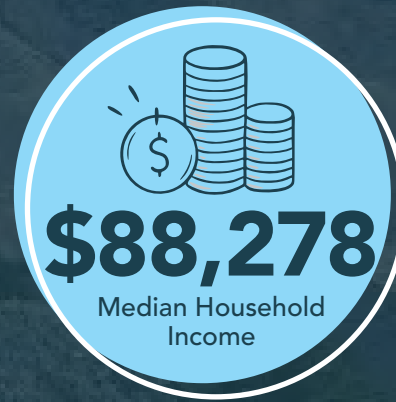
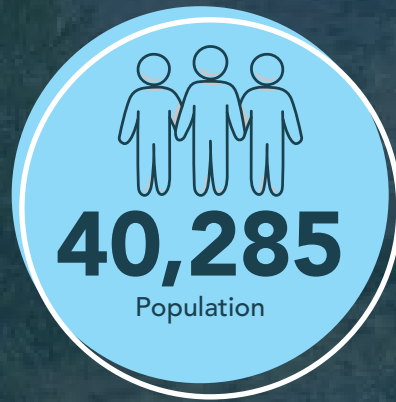
	1 MILE	3 MILE	5 MILE
EST. POPULATION	1,139	6,034	18,073
2029 EST. POPULATION	1,327	7,121	20,728
EST. HOUSEHOLDS	323	1,818	5,130
EST. AVERAGE HOUSEHOLD INCOME	\$195,838	\$153,985	\$159,911
EST. MEDIAN HOUSEHOLD INCOME	\$111,805	\$102,346	\$123,914



TOOELE, UT

Located about 45 minutes southwest of Salt Lake City, Tooele has maintained a small-town charm while growing rapidly over the past few decades. During World War II, a 25,000-acre tract southwest of Tooele was selected as a site where the Tooele Ordnance Depot was built. Since then, the military has been a central employer of local residents. Many residents of Tooele commute to Salt Lake City for work, benefitting from lower

housing costs in Tooele. Tooele offers a balance between the calm of rural life and the conveniences of modern suburban living, making it attractive for those looking to escape the busier urban areas of Utah. Because of available resources and excellent economic opportunities, Tooele stands at the brink of growing into a regional trade center during the upcoming years.



WHY UTAH?



OVERVIEW OF THE UTAH ECONOMY

In 2022, the state of Utah has a population of 3,399,940, having grown an annualized 1.8% over the five years to 2022, which ranks it 2nd out of all 50 US states by growth rate. Utah's gross state product (GSP) in 2022 reached \$185.2b, with growth of 3.7% over the 5 years to 2022. Businesses in Utah employed a total of 1,930,947 people in 2022,

with average annual employment growth over the past five years of 2.5%. The top three sectors by total employment are Manufacturing, Real Estate and Rental and Leasing, Professional, Scientific and Technical Services, while the unemployment rate across the state in 2022 was 2.2%.
source: ibisworld.com

CONFIDENTIALITY & DISCLOSURE

Mountain West Commercial Real Estate has been retained on an exclusive basis to market the property described as 8513 Commerce Dr, Lake Point, UT 84074. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information

that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



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