



FOR SALE

7150 W Gates Avenue
West Valley City, UT 84128

- Contact Broker For Pricing
- Clear Height: 26'7"– 30'.4"
- Total Land Area: 0.42 Acres
- Year Built: 2016

±7,875 SQFT INDUSTRIAL

Site Highlights

SALE PRICE	CONTACT AGENT
BUILDING SIZE	±7,875 SqFt
WAREHOUSE SF	±7,088 SqFt
OFFICE SF	±787 SqFt
LAND SIZE	±0.42 Ac
CLEAR HEIGHT	26'7" - 30'.4"
LOADING	One (1) 20'x20' Grade Level Door One (1) 16'x16' Grade Level Door
POWER	1,200 amp, 480volt, 3-phase
HEATING	Radiant Heat in Warehouse
ZONING	M (Manufacturing)
APN	14-22-303-031
YEAR BUILT	2016
CONSTRUCTION TYPE	Metal

Additional Features

- Fenced Secured Site
- Compressed Airlines
- High Bay T5 Lighting
- 10 Striped Auto Stalls
- Well Located in West Valley City with Convenient Access to Bangerter Highway, 201 Highway, Mountain View Corridor, and I-80



OR TEXT 22792 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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SUMMARY



North West Submarket



Class A Manufacturing Building



Immediate access to 201 Freeway and Mountain View Corridor





SUBJECT SITE



Mountain View Corridor Future Phase

amazon

SLC INTERNATIONAL

COSTCO WHOLESALE

RC Willey

ups

amazon

UNION PACIFIC

Walmart

QUIZNOS FedEx Ground Moe's DELI
 7-ELEVEN SPORTSMAN'S WAREHOUSE
 SUBWAY Black Diamond

CALIFORNIA AVE

Spandex Peterbilt
 FASTENAL SPORTSMAN'S WAREHOUSE
 AMERICAN TEXTILE CO. Safelite AutoGlass

PULL-N-SAVE SealMaster
 MOUNTAIN WEST TRUCK CENTER
 STORAGE
 801-250-9100

SITE

american crafts BCG
 SKF
 PODS DHL

2400 S

STONEBRIDGE GOLF CLUB

Cane's Walmart
 KOHL'S
 Burlington ROSS
 DRESS FOR LESS
 Carl's Jr. MOUNTAIN AMERICA
 Wendy's El Pollo Loco BUFFALO WILD WINGS
 TACO BELL VASA chili's
 Chick-fil-ia IHOP McDonald's

7200 W

MOUNTAIN VIEW CORRIDOR

CENTENNIAL PARK

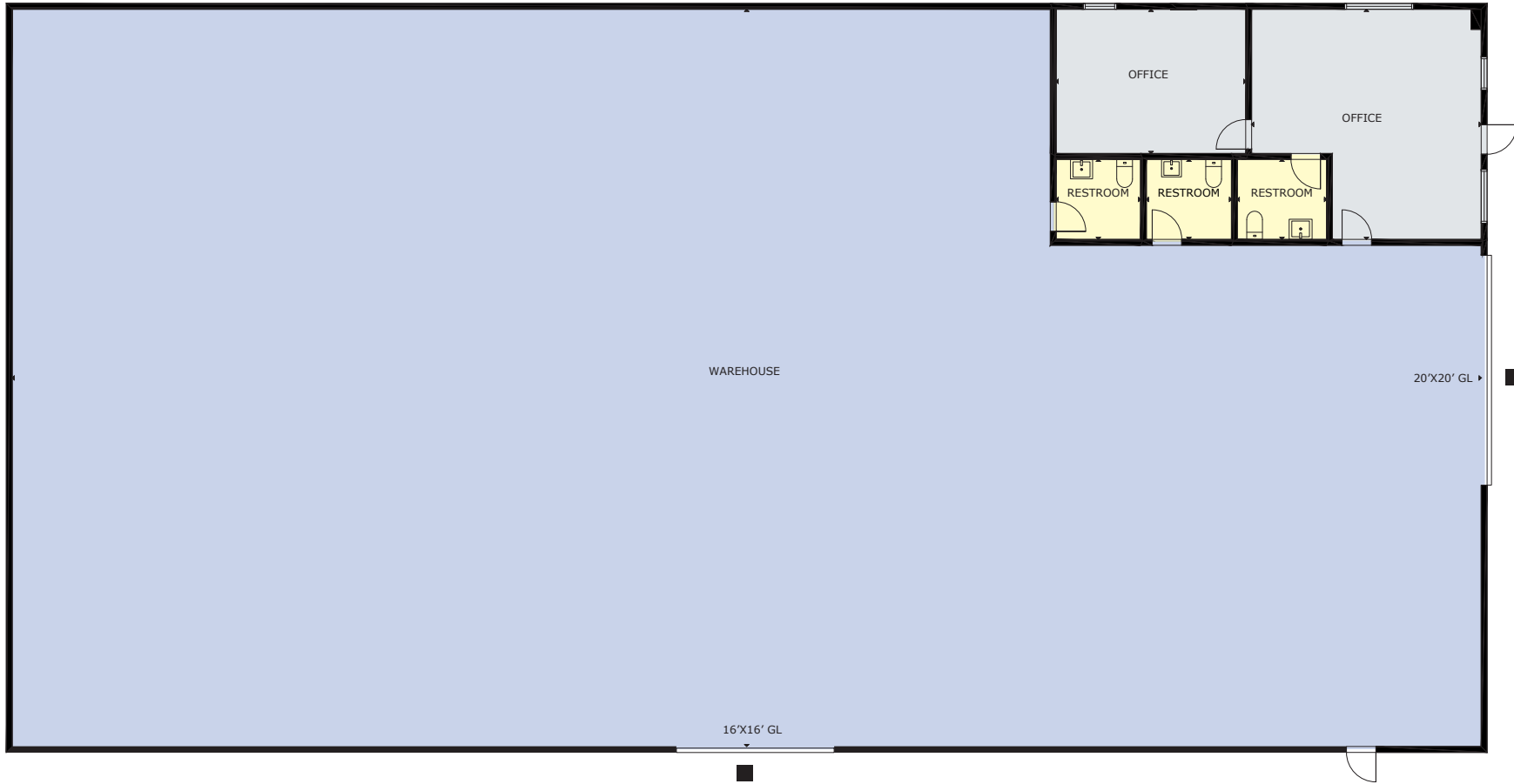
BANGARTER HIGHWAY

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport







FLOOR PLAN



- RESTROOMS
- OFFICE
- WAREHOUSE
- GL DOORS



TRAVEL TIMES

	DISTANCE FROM SITE	Time	Miles
	SR 201	1 mins	0.2
	Mountain View Corridor	3 mins	2.3
	I-215	8 mins	6.1
	I-80	11 mins	5.5
	Union Pacific Intermodal Hub	10 mins	4.4
	Salt Lake International Airport	12 mins	8.2

CROSSROADS OF THE WEST

Utah's central location in the Western U.S. provides a logistical advantage with an extensive infrastructure network of roads, railways, and airports. Known as "The Crossroads of the West"



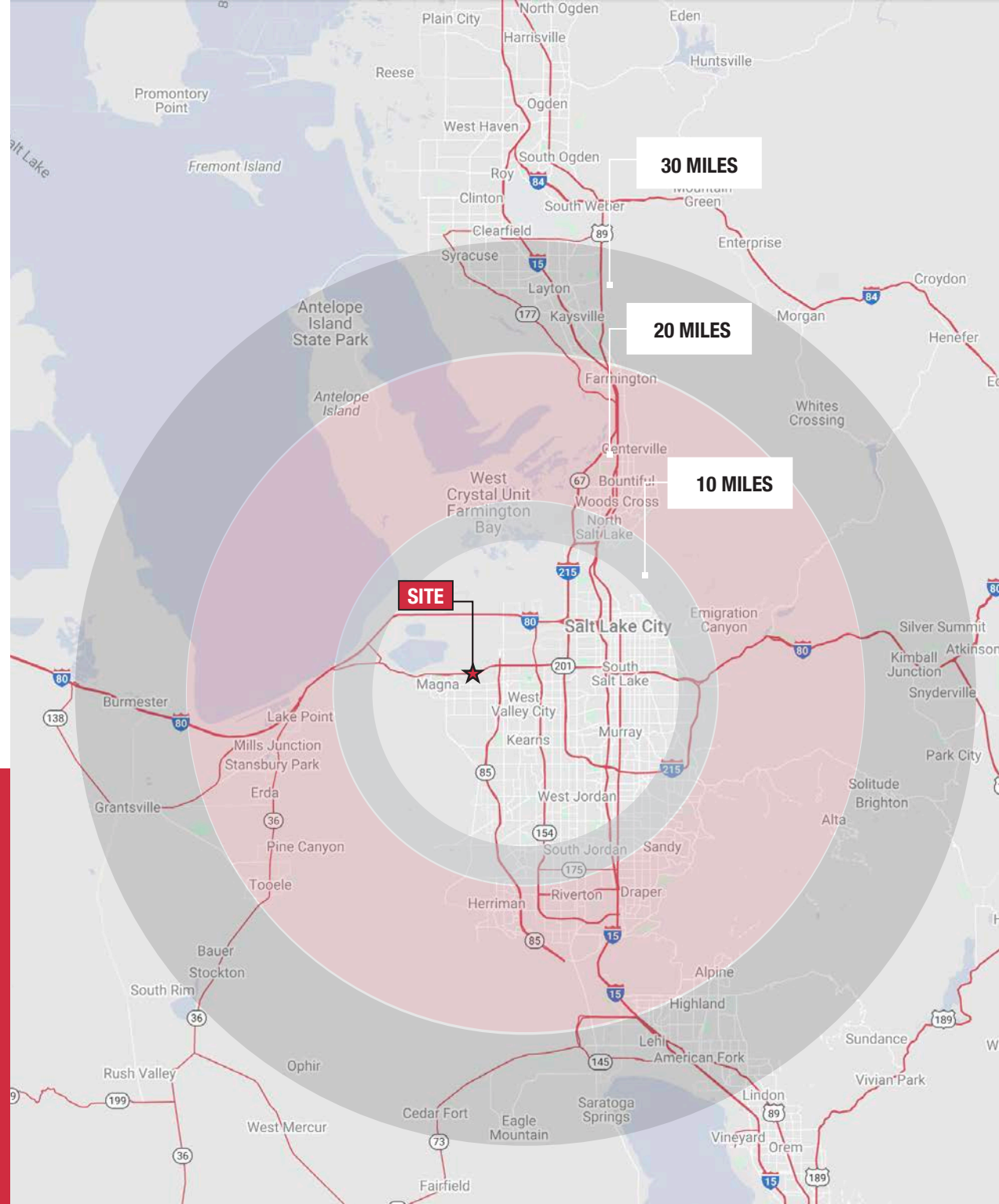
Utah is home to more than 15,000 trucking companies
(Utah Department of Transportation)



1,343 miles of freight rail in operation
(Utah Department of Transportation)



SLC Intl Airport ranked in 5th in the Top Performing Global Airport category for on-time performance
(Cirium 2023)



Why Utah?



UTAH RANKED #1 STATE WITH BEST ECONOMIC OUTLOOK FOR 17TH CONSECUTIVE YEAR
Rich States, Poor States



THE #2 BEST STATE FOR BUSINESS
Forbes



THE #1 STATE FOR SMALL BUSINESS LENDING
Lendio



#5 IN THE NATION AMONG HIGHEST PAYING STATES
Openpayrolls.com



#2 FOR JOB GROWTH IN UNITED STATES
The U.S. Bureau of Labor Statistics



BUSINESS CLIMATE

US News ranked Utah the #1 Best State Overall in 2024. Utah ranked 2nd in Education and 3rd in Economy and Infrastructure - U.S. News



UTAH IS A YOUNG & HIGH-GROWTH STATE

One of the fastest growing states in the U.S. 20.7% Population increase 2010-2020.
Median Age of 30.9 the youngest state in the U.S. by Median Age



BUSINESS COSTS

Utah has a favorable tax climate ranked 10th best in the nation-and has low utility and commercial real estate costs. Utah also has a business-friendly government and has eliminated or modified more than 400 business regulations since 2011 to ease the burdens placed on business. - Taxfoundation.org.



THE LABOR PICTURE

Utah's Labor force is well educated, growing, and affordable. Utah created over 37,000 jobs in 2023 and maintained one of the highest job growth rates in the nation throughout the year.



TERMS & CONDITIONS

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This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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TOP 6

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