



FOR SALE

7079 W Gates Ave
West Valley City, UT 84128

- One (1) 16'x14' Ground Level Loading Door
- Two (2) 20'x14' Ground Level Loading Doors
- Clear Height: 18'
- Power: 400 Amp, 480 Volt, 3-Phase

± 8,400 SF
WEST VALLEY INDUSTRIAL BLDG.

Property Specs

FOR SALE	Call Agent for Pricing
BUILDING SIZE	± 8,400 sq. ft.
LOT SIZE	0.56 Acres
APN	14-22-305-066
YEAR BUILT	2018
CONSTRUCTION TYPE	Metal

- Building Size: ±8,400 SF
 - Office: 420 SF
 - Warehouse: 7,980 SF
- Loading:
 - One (1) 16' x 14' Ground-Level Loading Door
 - Two (2) 20' x 14' Ground-Level Loading Doors
- Potential to stay with building
 - Warehouse racking
- Clear Height: 18'
- Power: 400 Amp, 480 Volt, 3-Phase
- Heating: Gas Forced Air in Warehouse
- Lighting: LED Warehouse Lighting
- West Valley City "M" Zoning (Manufacturing)
- Clear Span (No Columns in the Warehouse)
- Well Located in West Valley City with Convenient Access to Bangerter Highway, 201 Highway, Mountain View Corridor, and I-80



OR TEXT 22696 TO 39200

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

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PHOTOS



PHOTOS



North West
Submarket



Class A
Manufacturing
Building



Immediate access to
201 Freeway and
Mountain View Corridor





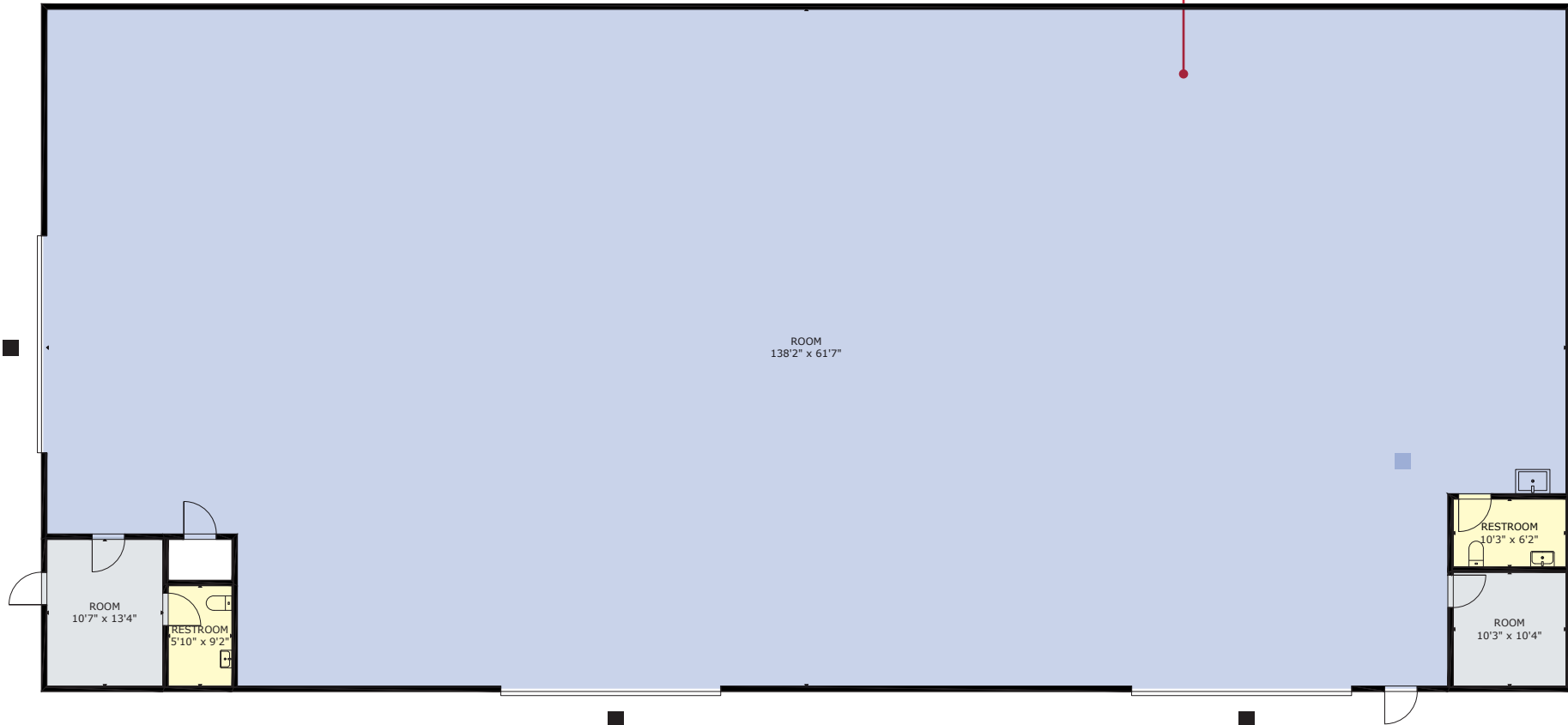


SUBJECT SITE

- RESTROOMS
- OFFICE
- WAREHOUSE
- GL DOORS









CLICK HERE
FOR A 3D TOUR



FLOOR PLAN

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”



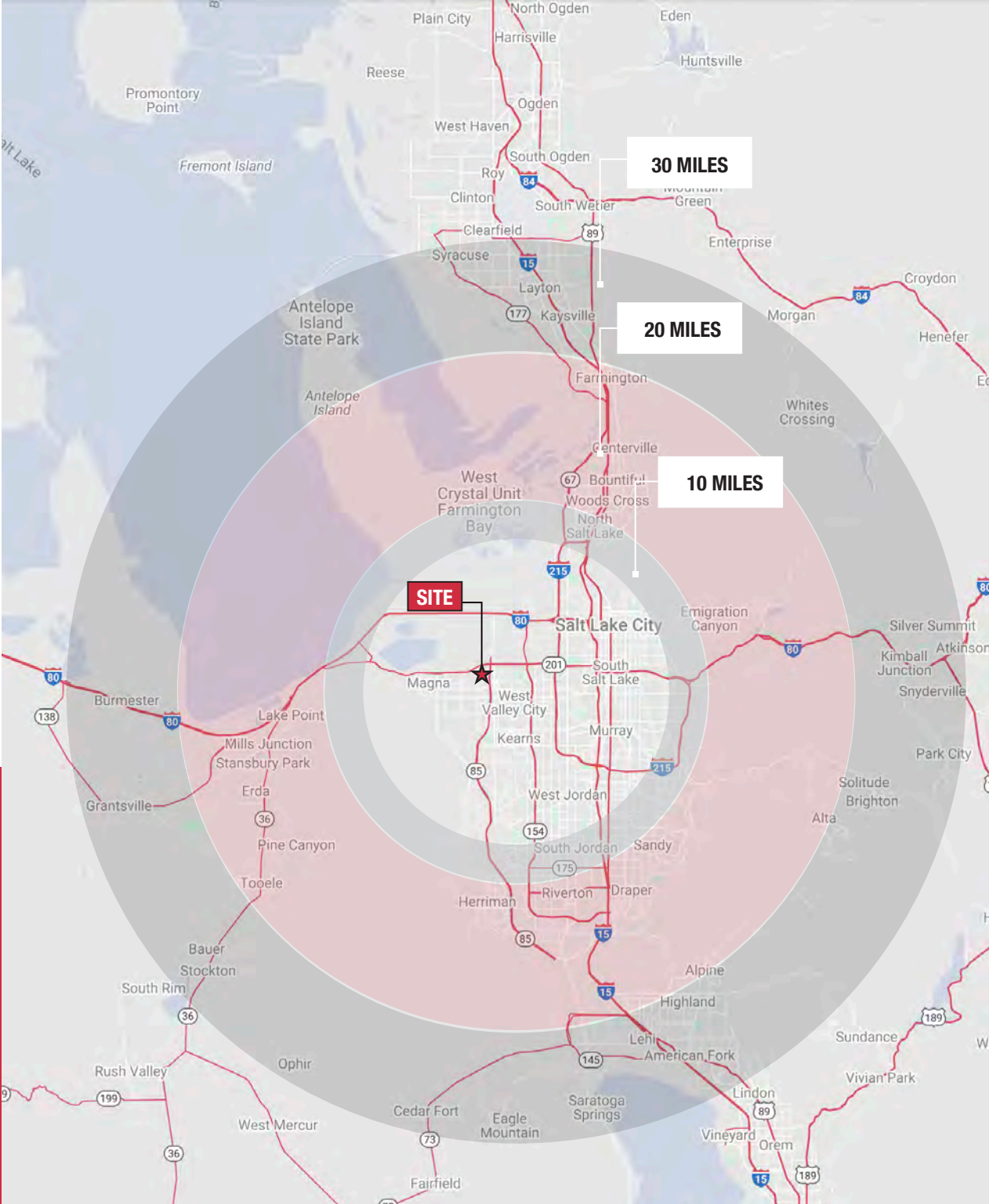
Utah is home to more than 15,000 trucking companies
(Utah Department of Transportation)



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

Terms and Conditions

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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Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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OFFICES

1.1 BIL

SF MANAGED

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PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

243 E St. George Blvd Ste 200
St. George, Utah 84770

435.628.1609 | naiexcel.com

Jaden Malan

801.648.3624

jmalan@naiexcel.com

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