

## 71.3 acres of industrial land for sale – NWQ Salt Lake City

- Development Ready Sites (1–10 Acres) – Available for Sale or Build-to-Suit
- Site Infrastructure Completion: 4Q2026

**VISUALIZATION ONLY:** Images depict conceptual designs, not existing structures. Property currently undeveloped.

# NORTHPOINT INNOVATION PARK

3200 N 2200 W, Salt Lake City, UT



Downtown Salt Lake City

Northpoint Commerce  
Center Spec Industrial

I-215 On Ramp

Salt Lake City  
International Airport

Mars

North Creek  
Spec Industrial

New Balance

Jordan River

INTERSTATE  
215

2200 W

# 71.3 AC INDUSTRIAL LAND FOR SALE IN NORTHWEST QUADRANT

## Zoning & Parcels

- Zoned M-1A Light Industrial
- 1–10 acre parcels available
- Contact brokers for pricing & tours

## Strategic Location

- Direct access to I-215 and major freight corridors
- High visibility from I-215
- Strong proximity to Salt Lake City & Davis County labor pools

## Site Infrastructure

- Utilities located in adjacent right-of-way for flexible site connections
- 2200 W widened with new water and sewer lines
- Horizontal improvements delivering 4Q2026
- Survey, Geotech, & Phase I reports available

**VISUALIZATION ONLY:** Images depict conceptual designs, not existing structures. Property currently undeveloped.



# Infrastructure Under Construction Now!



Roadway

3200 N 2200 W, Salt Lake City, UT 84116

# AN IDEAL LOCATION

 Frontage

 5 miles

 7 miles

Salt Lake City  
International Airport  
7.3 miles | 9 mins

Downtown Salt Lake  
9.4 miles | 13 mins

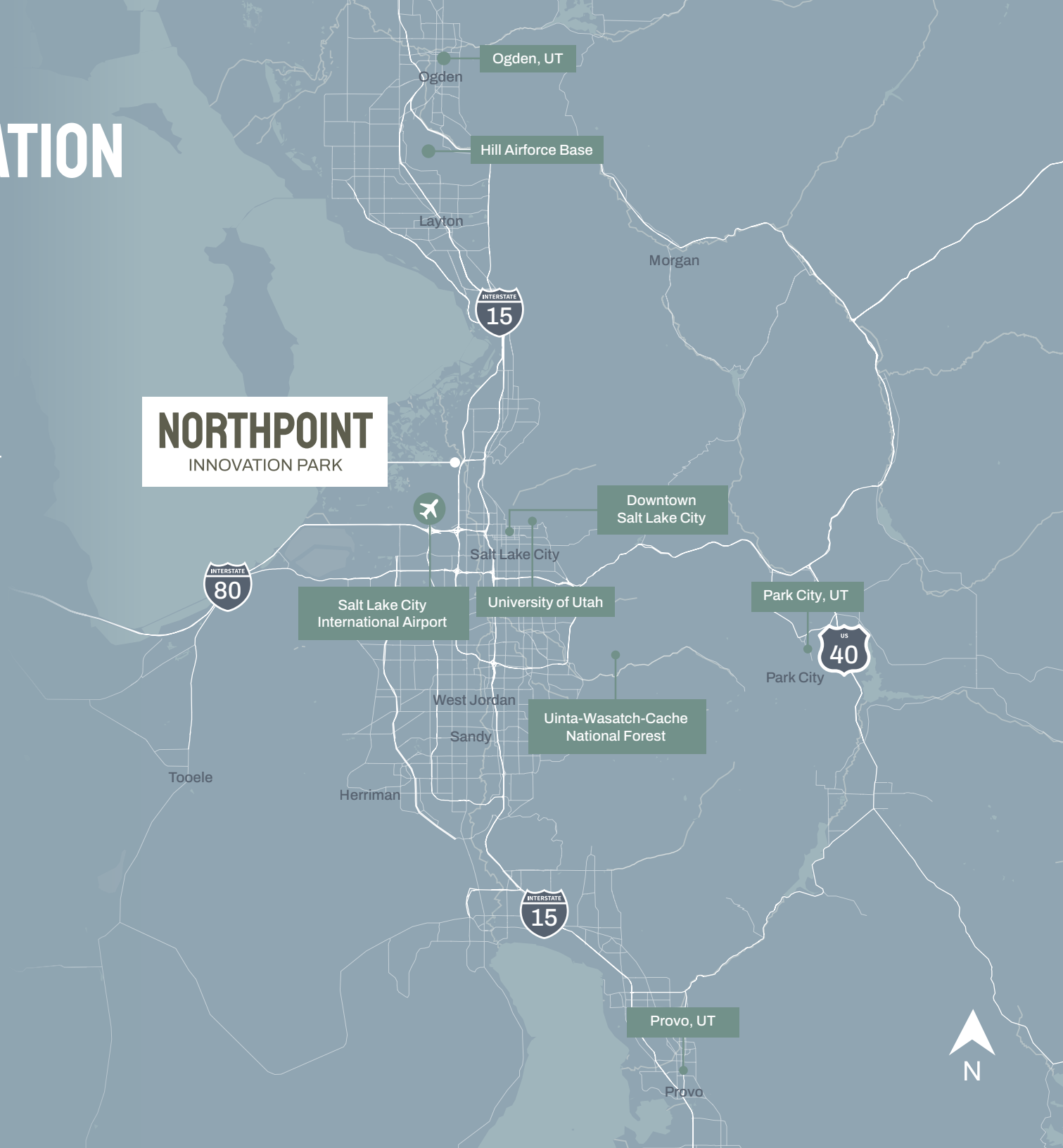
Intermodal Hub  
8.6 miles | 14 mins

Hill Air Force Base  
25.4 miles | 27 mins

Silicon Slopes  
31 miles | 30 mins

Park City  
39.4 miles | 44 mins

## NORTHPOINT INNOVATION PARK



# KEY ADVANTAGES



Rare industrial land located north east of the Salt Lake International Airport with prestigious corporate neighbors



Direct access to I-15 and I-80 via full service Interchange I-215



Located for local, regional, and super-regional distribution



Twelve (12) minutes from Downtown



Centrally located between Davis and Salt Lake County, and less than 2.5 miles south of Legacy Highway



Easy access to Salt Lake City International Airport Freight Terminal, less than 3 miles west on 2100 North



Manufacturing capable zoning



Access to over 60+ million customers within a day's drive



Best state in mountain region for workforce development with excellent and abundant workforce



Utah's projected growth over next 45 years is 75%, nearly 6 million residents by 2065



1.4 million people live within 20 miles



Median age of 32.9 and \$80,897 median household income

3200 N 2200 W, Salt Lake City, UT 84116

# SALT LAKE CITY THE CROSSROADS OF THE WEST





# NORTHPOINT

INNOVATION PARK

McLANE GLOBAL  
IDrive®  
BRIDOR  
new balance

LIVING SPACES  
HARVESTRIGHT  
DHL

SHERWIN-WILLIAMS.  
REALTRUCK  
BOEING growve  
SIMPLYRIGHT

Salt Lake City International Airport

Big West Oil™ amcor OFFEN PETROLEUM  
FLYING J MAVERIK amazon  
SAVAGE Summit Oil TOM STEARNS CONSTRUCTION

Chevron  
Refining

TESORO  
Refining

Downtown Salt Lake City

**Culum J. Mills**  
+1 801 456 9526  
culum.mills@jll.com

**Wick Udy**  
+1 801 456 9523  
wick.udy@jll.com

**Rhett Rasmussen**  
+1 385 419 3195  
rhett.rasmussen@jll.com



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle IP, Inc. All rights reserved.