



# DEVELOPMENT SITE FOR SALE

## HEART OF SALT LAKE CITY INDUSTRIAL MARKET

4020 WEST CALIFORNIA AVENUE, SALT LAKE CITY, UTAH 84104



**IMMEDIATE RAIL ACCESS**

### PROPERTY INFORMATION

- Rare SLC Industrial Land Site
- Lot Size: 9.32 Acres in Opportunity Zone
- APN #: 15-07-400-017-0000
- Most Highly Visible Corner in the Market
- Zoned: M1 (Light Manufacturing)
- Adjacent 1.4 Acres Rocky Mountain Power Corridor, may be Leased and Improved for Additional Parking or Trailer Storage
- Access as Shown on Aerial, Right In, Right Out onto California Avenue
- Over 1,000 Feet of Bangerter Hwy Frontage
- Immediate Access to Major Highway
- Less than One Mile from I-80
- One Mile to SLC International Airport
- Easy Access to I-215, I-80 and I-15



**PURCHASE PRICE REDUCED! : FROM ~~\$8,500,000.00~~ TO \$7,750,000.00**

OFFICE : 801.617.1700  
MOBILE : 801.232.4119

JAMES MERRILL  
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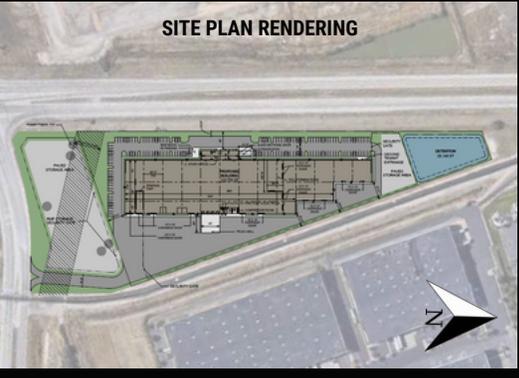


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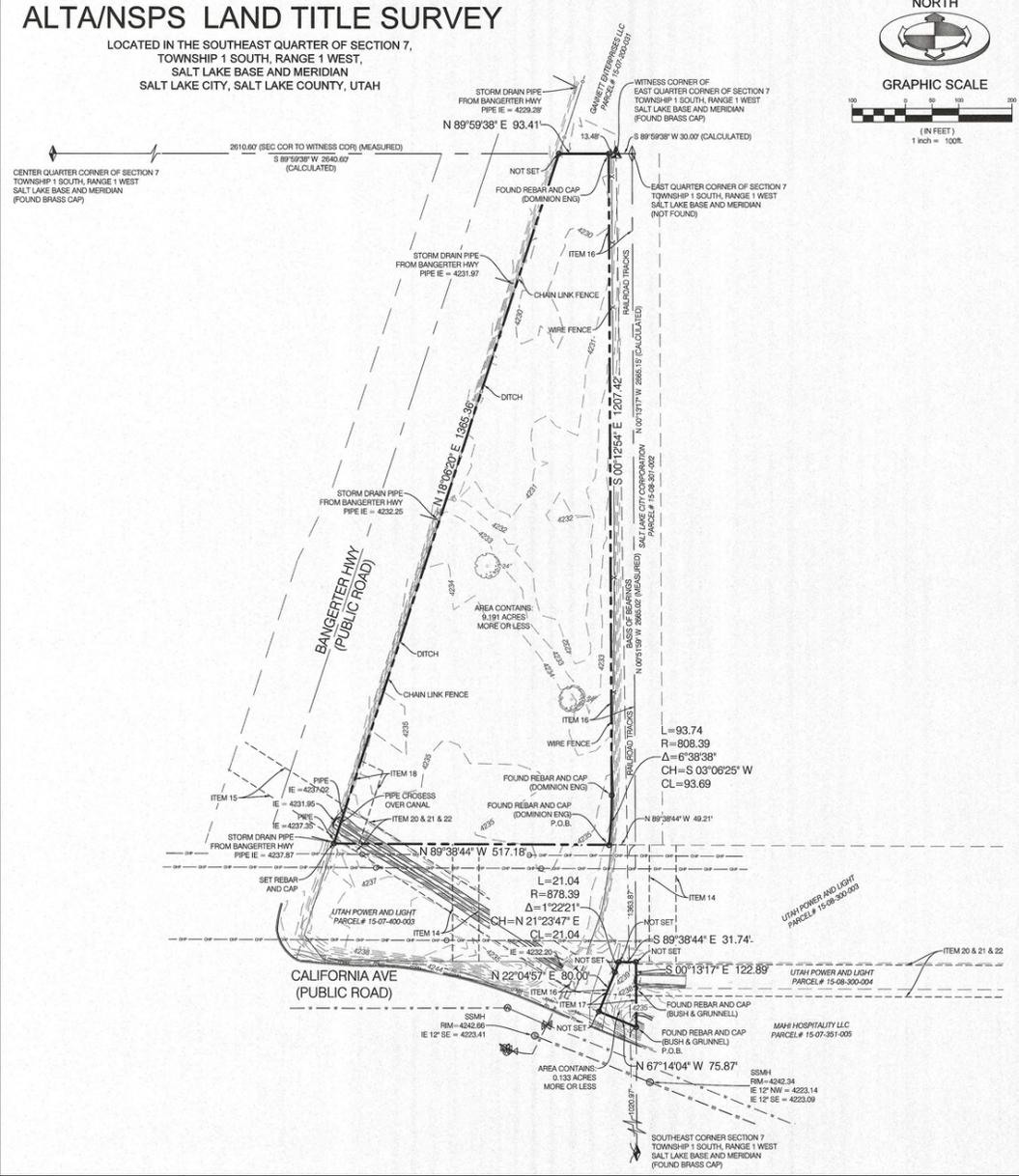
### 4020 WEST CALIFORNIA AVENUE, SALT LAKE CITY, UTAH 84104

SITE PLAN RENDERING



### ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7,  
TOWNSHIP 1 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN  
SALT LAKE CITY, SALT LAKE COUNTY, UTAH



This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The above information while not guaranteed, was obtained from sources we believe to be reliable.

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