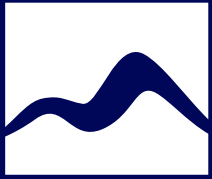
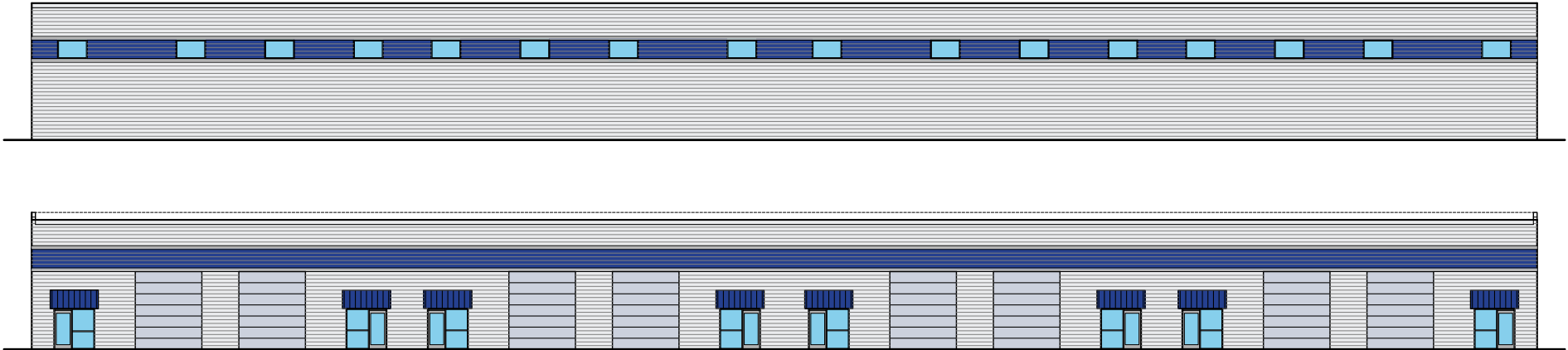


FOR SALE, LEASE OR BUILT TO SUIT



MOODY BUSINESS PARK

6778 W SR 201 N Frontage Rd, West Valley City, Utah



Property Highlights

- Private Industrial/Business Park
- Power: 7,000 AMPS, 3-Phase
- Zoning M-1
- Utopia Fiber

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Demographics	1 Mile	3 Mile	5 Mile
Population			
2024 Estimated	2,652	66,977	138,887
2029 Projected	2,635	67,546	138,511
Households			
2024 Estimated	666	19,103	39,453
2029 Projected	677	19,714	40,238
Income			
2024 Median HHI	\$97,006	\$94,428	\$90,993
2024 Average HHI	\$116,052	\$108,524	\$107,397
2024 Per Capita	\$30,734	\$30,814	\$30,551

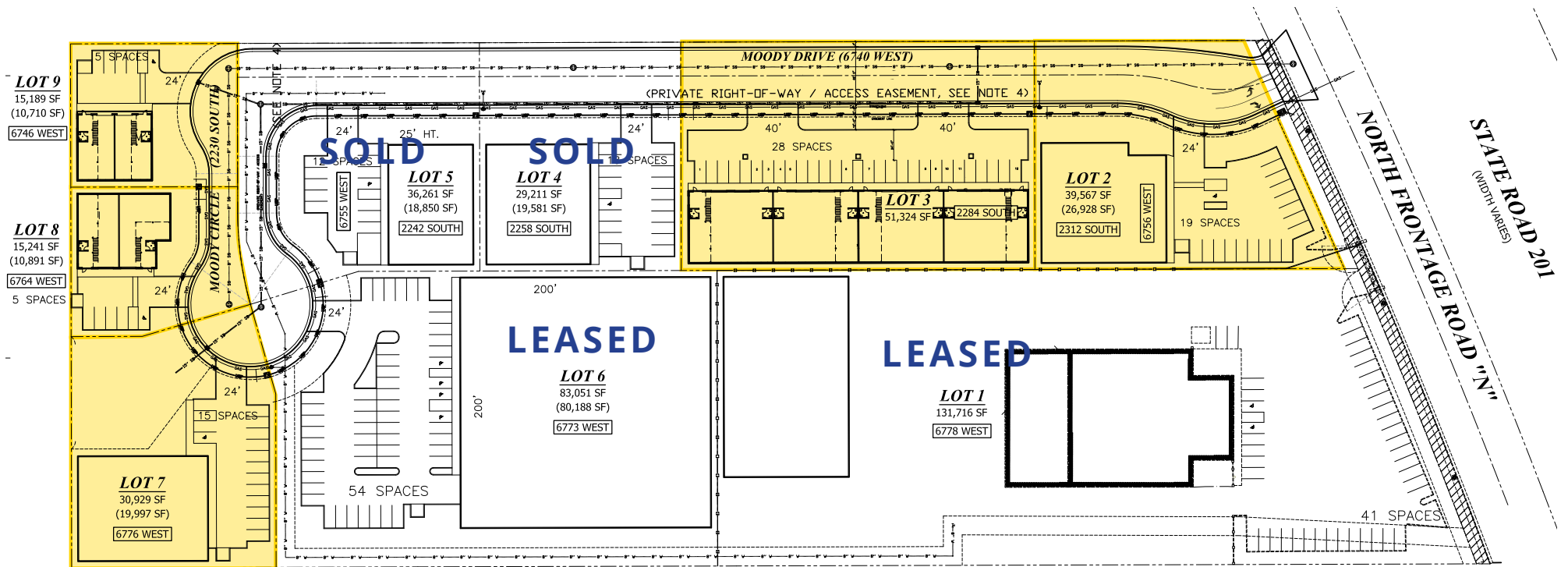
FOR SALE, LEASE OR BUILT TO SUIT

Lot Information

Lot 1 Leased	Lot 4 Sold	Lot 7 <ul style="list-style-type: none">• Ground Lease/BTS/For Sale• Total Lot Size: 30,929 SF<ul style="list-style-type: none">- 8,736 SF Office - Warehouse• Single or Multi Tenant• Free Standing Office - Warehouse• 15 Parking Stalls• Parameter Fencing Potential
Lot 2 <ul style="list-style-type: none">• Ground Lease/BTS/For Sale• Total Lot Size: 39,567 SF• 9,300 SF of Retail• 19 Parking Stalls• Potential Fencing Available	Lot 5 Sold	Lot 8 <ul style="list-style-type: none">• For Lease• Total Lot Size: 15,241 SF• 5,676 SF Free Standing Building<ul style="list-style-type: none">- 4,230 SF Warehouse- 1,446 SF Office• Single Tenant• Independent Parking Area• Parameter Fencing Potential• Ready for Occupancy End of 2025
Lot 3 <ul style="list-style-type: none">• For Lease• Total Lot Size: 51,324 SF• 19,169 Total SF Building<ul style="list-style-type: none">- 15,737 SF Warehouse- 3,432 SF Office• Single or Multi Tenant• Free Standing Office - Warehouse• 28 Parking Stalls• Parameter Fencing Potential• Ready For Occupancy Spring 2026	Lot 6 Leased	Lot 9 <ul style="list-style-type: none">• For Lease• Total Lot Size: 15,189 SF• 4,740 SF Free Standing Building<ul style="list-style-type: none">- 3,320 SF Warehouse- 1,420 SF Office• Single Tenant• Independent Parking Area• Parameter Fencing Potential• Ready for Occupancy End of 2025

FOR SALE, LEASE OR BUILT TO SUIT

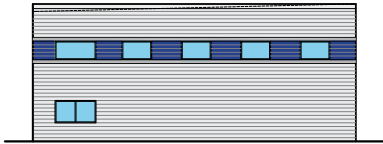
Property Site Plan



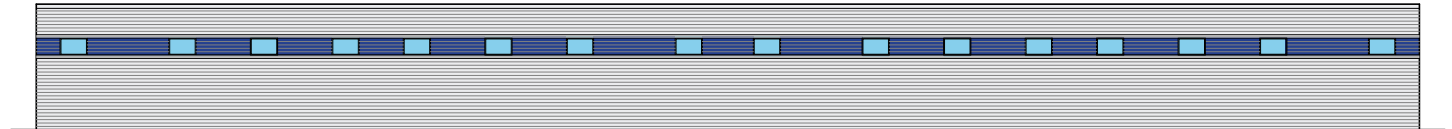
 AVAILABLE

FOR SALE, LEASE OR BUILT TO SUIT

Lot 3 Renderings



D4
A2.03 NORTH ELEVATION
SCALE: 1/16"=1'-0"



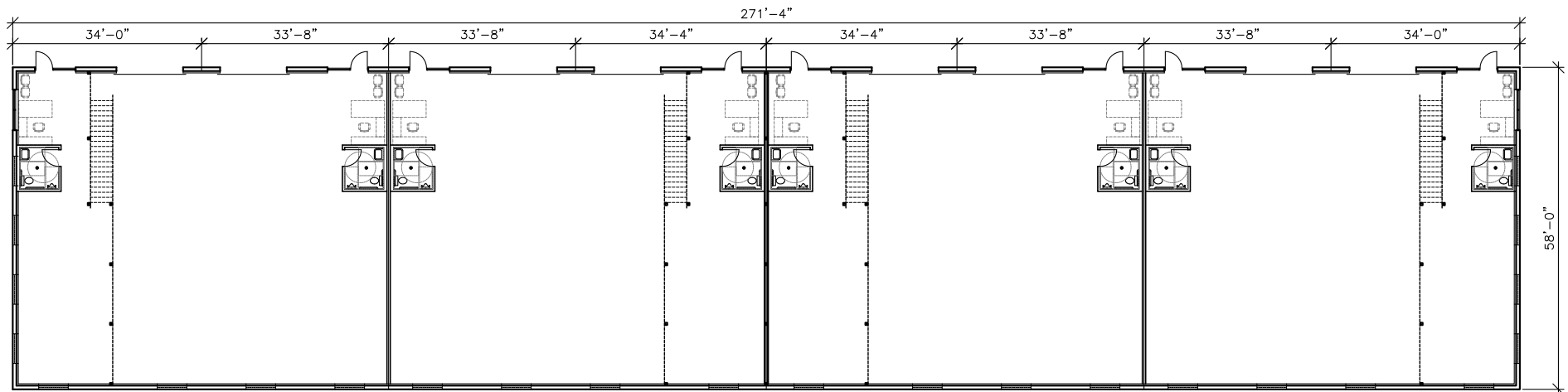
C4
A2.03 WEST ELEVATION
SCALE: 1/16"=1'-0"



D5
A2.03 SOUTH ELEVATION
SCALE: 1/16"=1'-0"

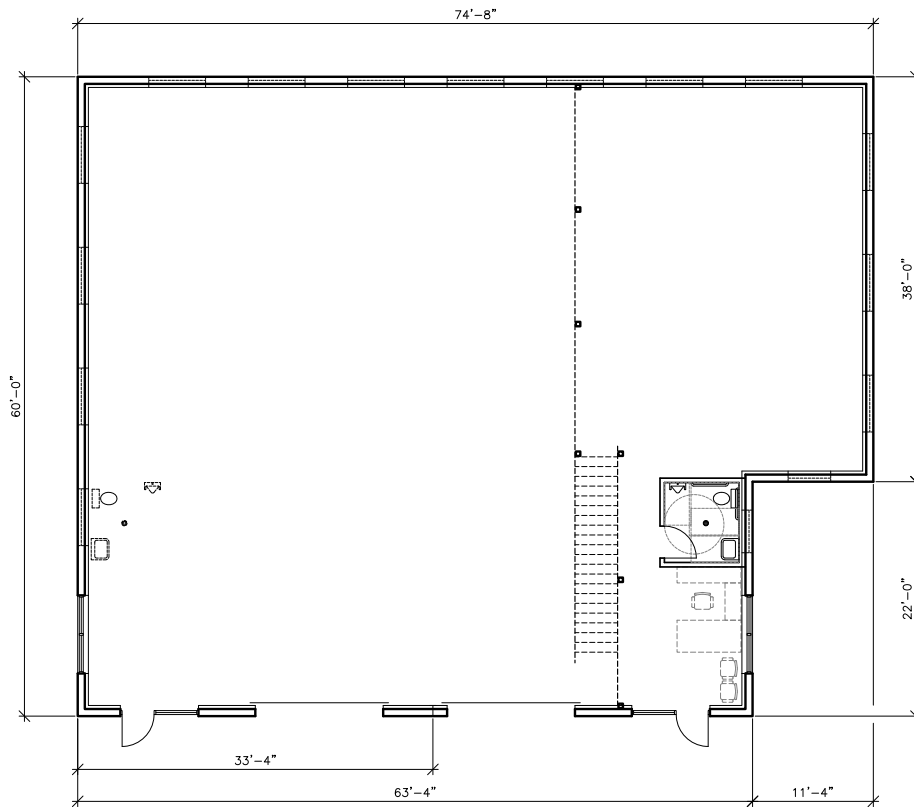


B4
A2.03 EAST ELEVATION
SCALE: 1/16"=1'-0"

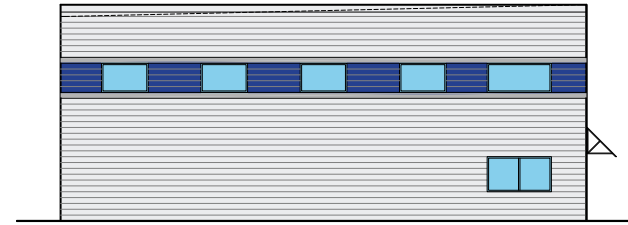


FOR SALE, LEASE OR BUILT TO SUIT

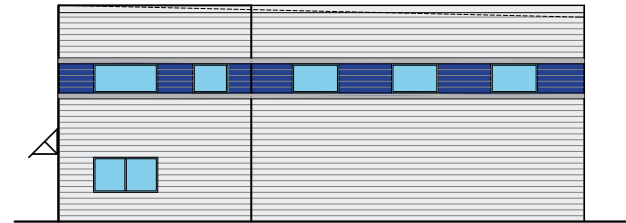
Lot 8 Renderings



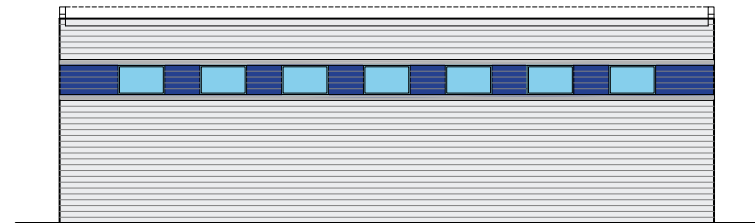
A4
A208 FLOOR PLAN
SCALE: 1/8"=1'-0"



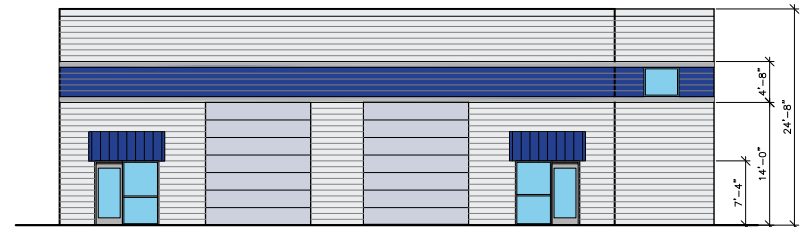
D2
A508 NORTH ELEVATION
SCALE: 1/4"=1'-0"



C2
A508 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



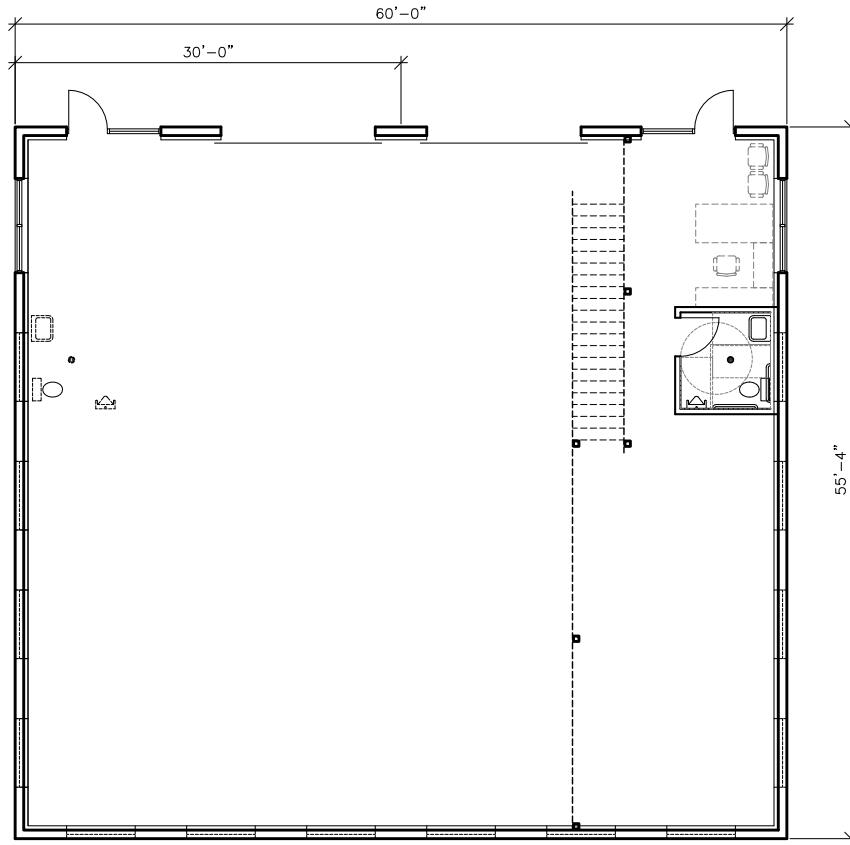
B2
A508 EAST ELEVATION
SCALE: 1/4"=1'-0"



A2
A508 WEST ELEVATION
SCALE: 1/8"=1'-0"

FOR SALE, LEASE OR BUILT TO SUIT

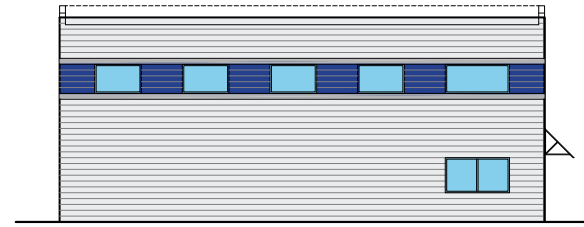
Lot 9 Renderings



A4
A2.09

FLOOR PLAN

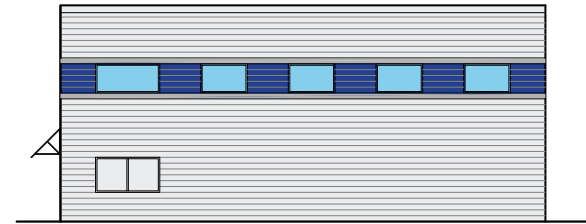
SCALE: 1/8"=1'-0"



D2
A5.09

SOUTH ELEVATION

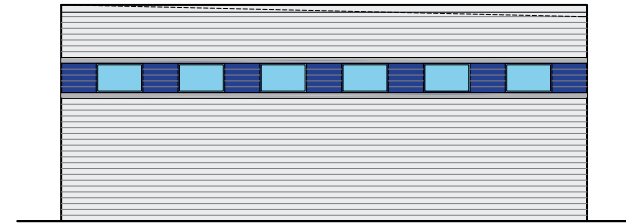
SCALE: 1/4"=1'-0"



C2
A5.09

NORTH ELEVATION

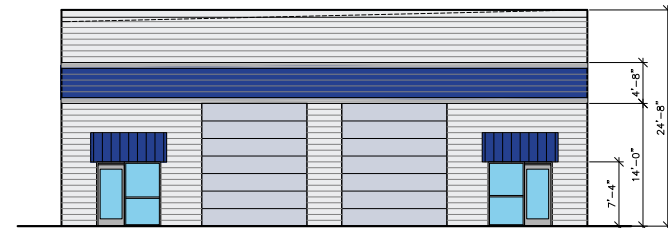
SCALE: 1/4"=1'-0"



B2
A5.09

WEST ELEVATION

SCALE: 1/4"=1'-0"



A2
A5.09

EAST ELEVATION

SCALE: 1/8"=1'-0"



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