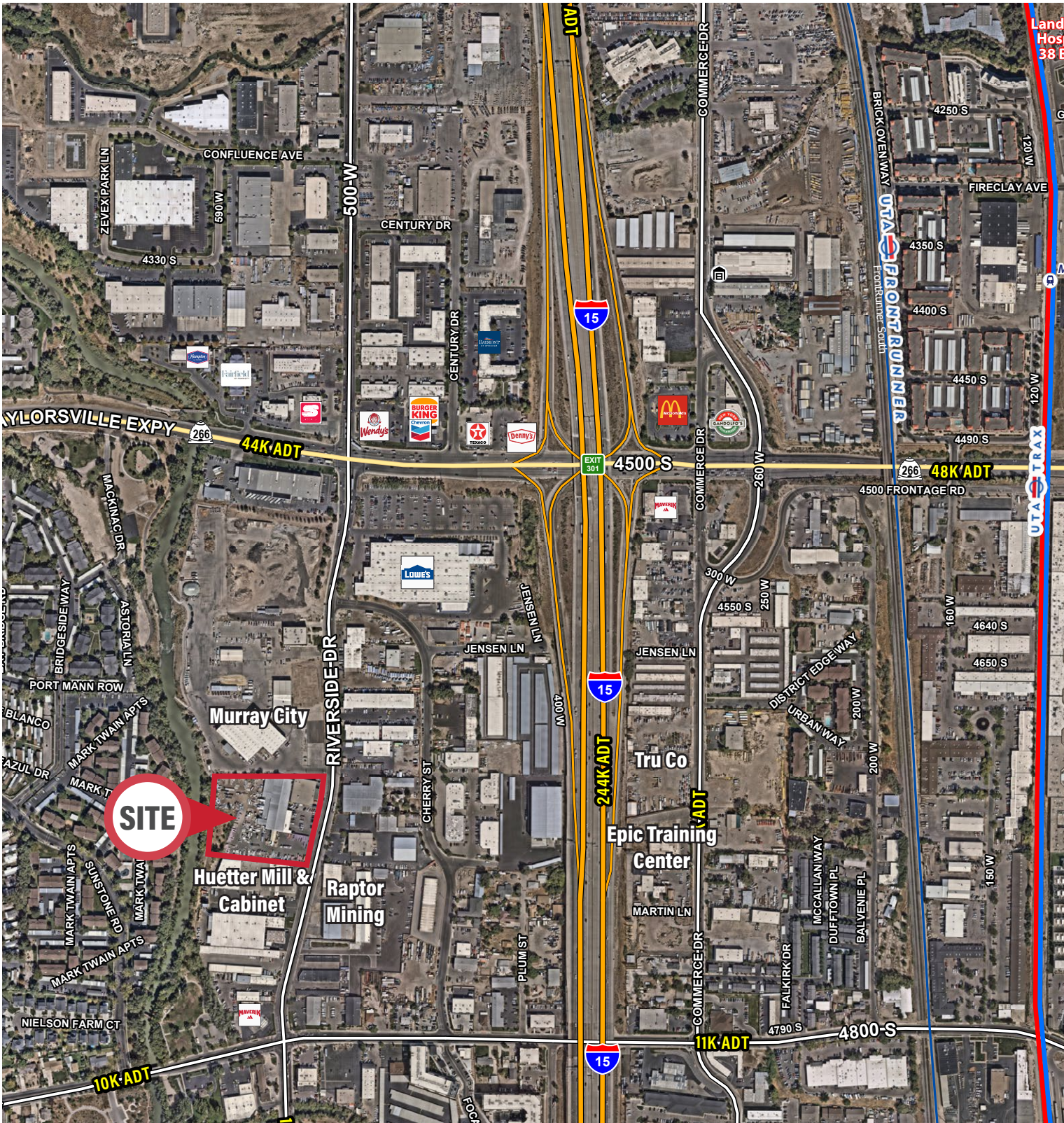


RIVERSIDE DRIVE BUILDING + YARD

4700 South Riverside Drive | Murray, UT 84123



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2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

RIVERSIDE DRIVE BUILDING + YARD

4700 South Riverside Drive | Murray, UT 84123



LOT SIZE:
3.907 Acres
Available



TOTAL AVAILABLE:
30,259 SF



M-G Manufacturing
Zoning



LOADING:
Six (6) Grade
Level Doors



FENCED AND
SECURED YARD

FOR LEASE
\$55,000 Monthly NNN

Property Highlights

- Total SF: 30,259 SF
- Total Acres: 3.907 AC
- Clear Height: 16'-20'
- Loading:
 - Two (2) 16'x16' Grade Level Doors
 - Two (2) 16'x14' Grade Level Doors
 - Two (2) 13'x12' Grade Level Doors
- Power: 400 Amp 120/240 V 3-Phase
- Gas Forced Heat Throughout Warehouse
- Fire Sprinkler System
- Clear Span Warehouse
- Seven (7) Private Offices
- One Shop Office
- Fenced and Secured Site + Yard
- Zoning: M-G (Manufacturing General)
- Year Built: 1985
- Access: Quick Access to I-15 and I-215,

- Location: Murray, Utah sits at the heart of Salt Lake County along the I-15 corridor, offering direct access to Utah's primary freight network and the broader western U.S. distribution system. The city's industrial zones are concentrated along the freeway and rail corridor, with a focus on warehouse/distribution, flex space, and light manufacturing — ideal for small-to-mid-sized operators. Murray's Industrial Business Park designation reflects a business-friendly planning environment that blends industrial use with technology and medical-adjacent businesses, all supported by strong TRAX transit connectivity for workforce access.

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Permitted Uses:

Single-family dwelling, attached to nonresidential
Canned and preservative fruits and vegetables (except)
Cereal preparation
Blending and preparing flour
Corn oil, starch and syrup
Bakery products
Confectionery and related products
Bottling and canning soft drinks and carbonated waters
Fountain flavors
Flavor extracts and syrups
Food preparations (except)
Textile mill products (except)
Apparel and other finished products made from fabrics, leather, etc (except)
Furniture and fixtures
Printing, publishing, and allied industries
Flat glass
Glass and glassware
Pottery and related products (except)
Metal working machinery and equipment
Office machines, small
Service industry machines
Miscellaneous machinery
Professional, scientific, and controlling instruments: photographic and optical goods, watches and clocks
Miscellaneous manufacturing (except)
Railroads, rapid rail transit (except)
Motor vehicle transportation (except)
Automobile parking
Communications
Utilities (except)
Miscellaneous transportation, communications, and utilities (except)
Wholesale trade (except)
Building materials, hardware, farm equipment, and supplies
General merchandise
Food sales
Tires, batteries, and accessories
Automotive, marine accessories
Apparel and accessories
Furniture, home furnishings, and equipment
Eating places
Miscellaneous retail trade (except)
Medical cannabis pharmacy
Finance, insurance, and real estate services (except - surety bail bonding only)
Personal services (except)
Business services (except)
Repair services
Professional services (except)
Contract construction services
Governmental services (except)
Educational services
Miscellaneous service organizations
Resource production - agricultural (except)
Cannabis production establishments
Egg processing (does not include egg production)

Veterinarian services
Animal hospital services
Pet grooming
Other animal husbandry services
Other agricultural related amenities

Conditional Uses:

Supervised youth group home
Retirement homes
Hotels
Motels
Meatpacking (slaughtering done at another site)
Sausages and other prepared meat products
Poultry and small game packing
Dairy products
Flour and other grain mill products
Preparation of feed for animals and fowl
Rice milling
Sugar, beet and cane
Malt liquors and extracts (including beer and near beer)
Malt, barley, rye, wheat, and corn byproducts (Includes whiskey, bourbon, rye, scotch and corn liquors)
Wine, brandy, and brandy spirits
Distilling, rectifying, and blending liquors, except brandy
Leather tanning and finishing
Millwork, veneer, plywood products, prefabricated wood products
Wooden containers
Other lumber and wood products
Converted paper and paperboard products
Paperboard containers and boxes
Chemical products excluding use no, radiopharmaceutical manufacturing
Tires and inner tubes
Rubber footwear
Miscellaneous plastic products
Other fabricated rubber products
Cement, hydraulic
Structural clay products
Statuary and factory made art goods of clay
Concrete, gypsum, and plaster products
Cut stone and stone products
Nonferrous foundries (small items only)
Small arms (parts only No manufacturing of finished firearms on site)
Aircraft parts other than engines
Motor vehicle parts and accessories
Motorcycles, bicycles and parts
Fabricated metal products
Railroad terminals (passenger)
Railroad terminals (freight)
Railroad terminals (passenger and freight) (includes ticket office at terminal)
Railroad equipment and maintenance yards
Rapid transit maintenance yards
Bus garaging and equipment maintenance
Motor freight garaging and maintenance
Heliport (pad only)
Electric generation plants - conventional

Electric generation plants - nuclear energy
Central garbage grinding and composting plants
Solid waste disposal company office
Solid waste transfer station
Other solid waste disposal, NEC Limited to recycling and recycling sorting (including breaking up, sorting, wholesale distribution of scrap and waste such as metal, paper, etc Excludes dismantling of objects for purposes of selling secondhand parts)
Pipeline right-of-way
Industrial chemicals
Other drugs, chemicals and allied products
Metals and minerals
Petroleum bulk stations
Motor vehicles
Gasoline service stations
Marine craft and accessories
Aircraft and accessories
New and used house trailers, campers, and recreational vehicles
Motorcycles, motor scooters
Drinking places - alcoholic beverages
Liquor, package (State store)
Fuel wood, coal
Check cashing
Pawnbrokers
Bail bonds
Locker clubs
Escort services
Tattooing
Reiki business (or other similar business/establishment)
Detoxification center
Fairgrounds and amusement parks
Amusements
Sport activities
Gymnasiums, athletic clubs, body building studios
Archery range (indoor only)
Pistol and rifle range (indoor only)
Recreation
Indoor farming Includes crops grown wholly indoors for commercial distribution to other locations and/or retail sale on site
Grist milling services
Animal kennels



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