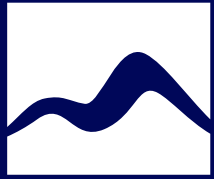
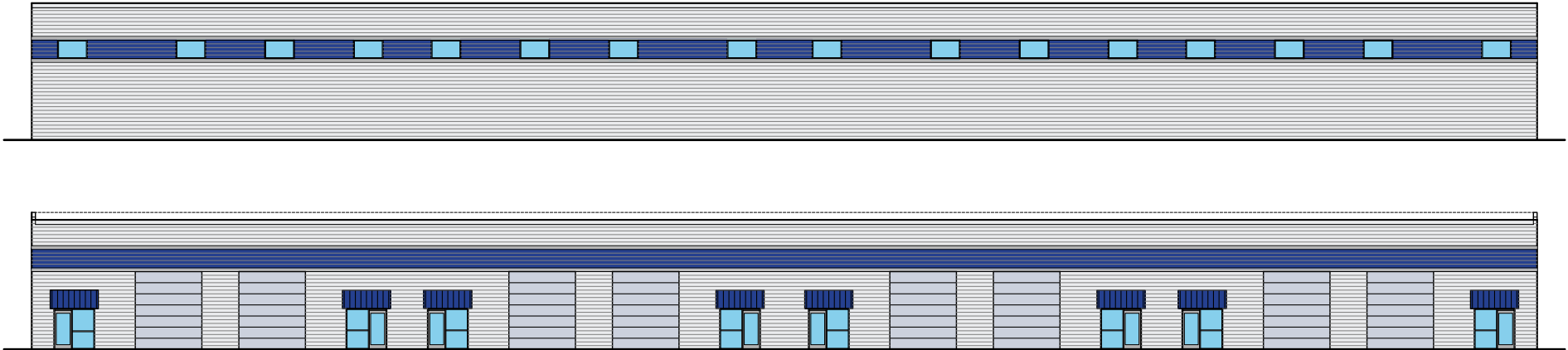


FOR SALE, LEASE OR BUILT TO SUIT



MOODY BUSINESS PARK

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



Property Highlights

- Private Industrial/Business Park
- Power: 7,000 APMS, 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

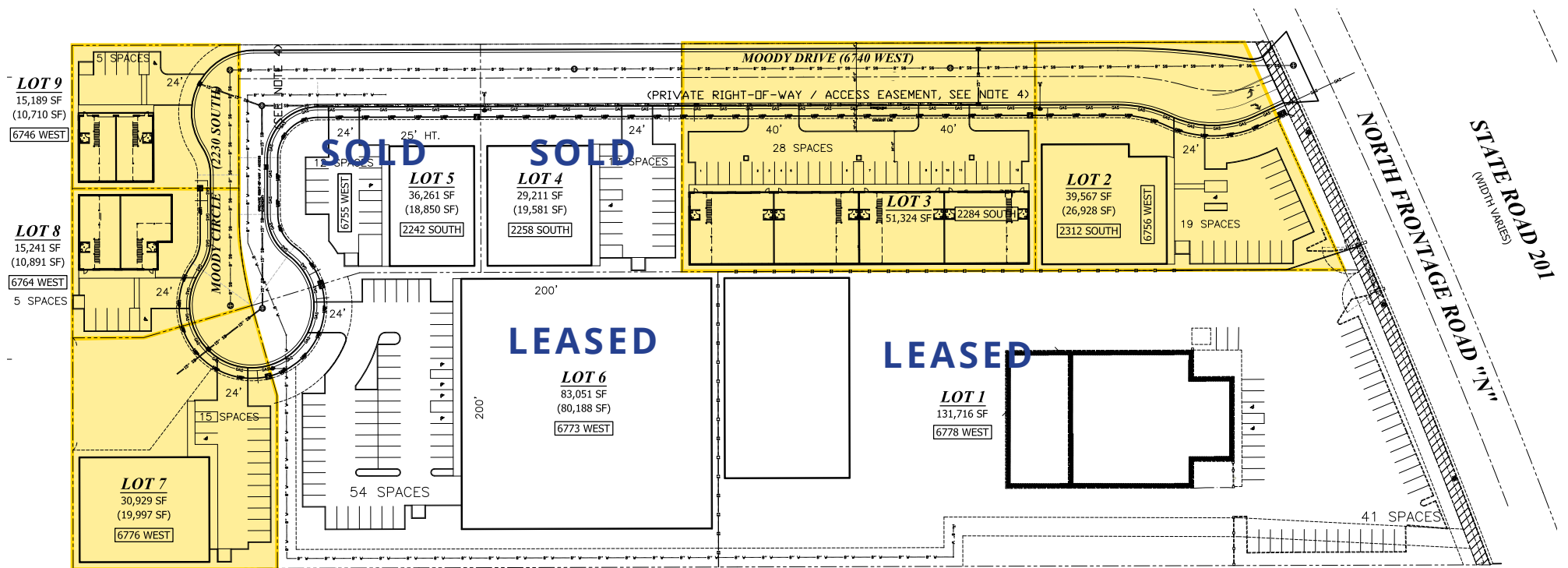
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Lot Information

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

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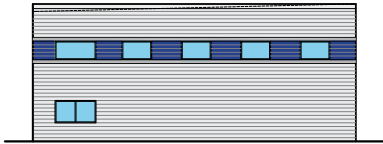
Property Site Plan



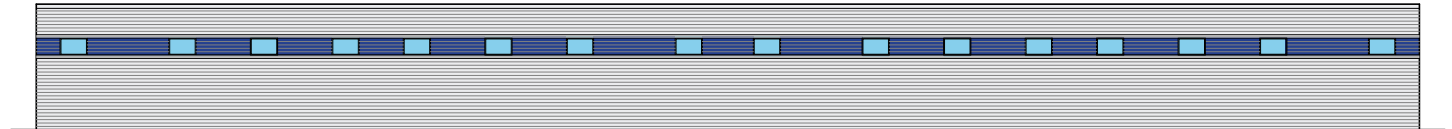
 AVAILABLE

FOR SALE, LEASE OR BUILT TO SUIT

Lot 3 Renderings



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



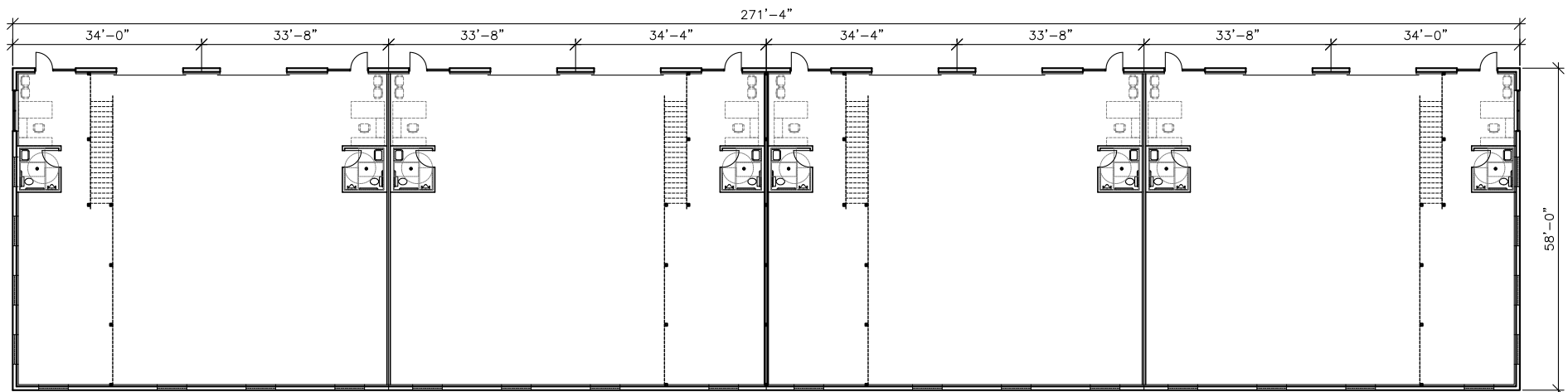
C4
A2.03 WEST ELEVATION
SCALE: 1/16"=1'-0"



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

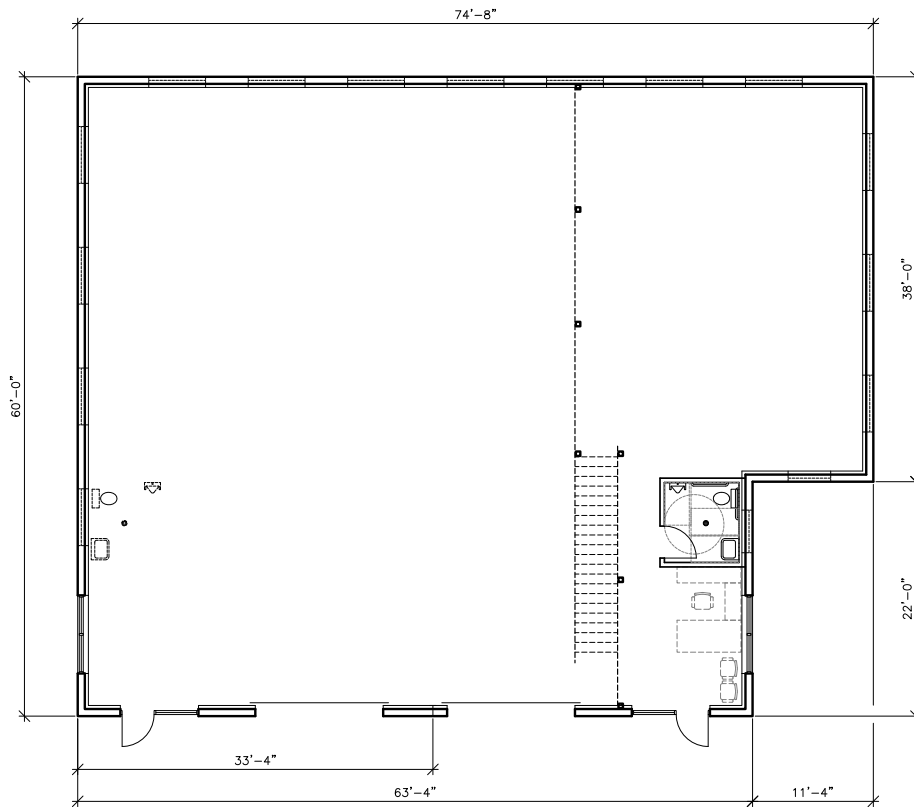


B4
A2.03 EAST ELEVATION
SCALE: 1/16"=1'-0"

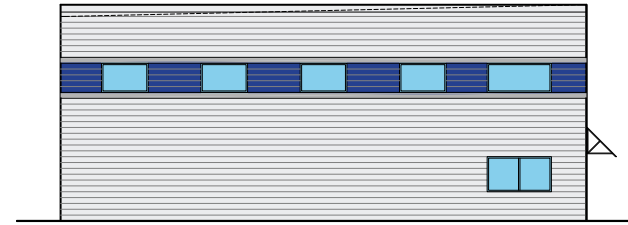


FOR SALE, LEASE OR BUILT TO SUIT

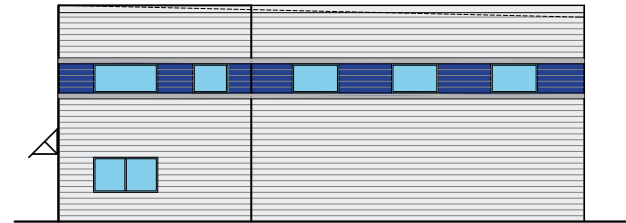
Lot 8 Renderings



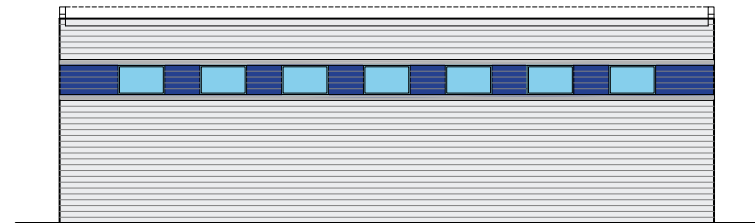
A4
A208 FLOOR PLAN
SCALE: 1/8"=1'-0"



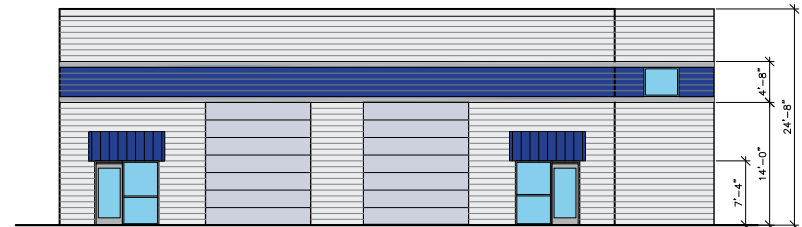
D2
A508 NORTH ELEVATION
SCALE: 1/4"=1'-0"



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



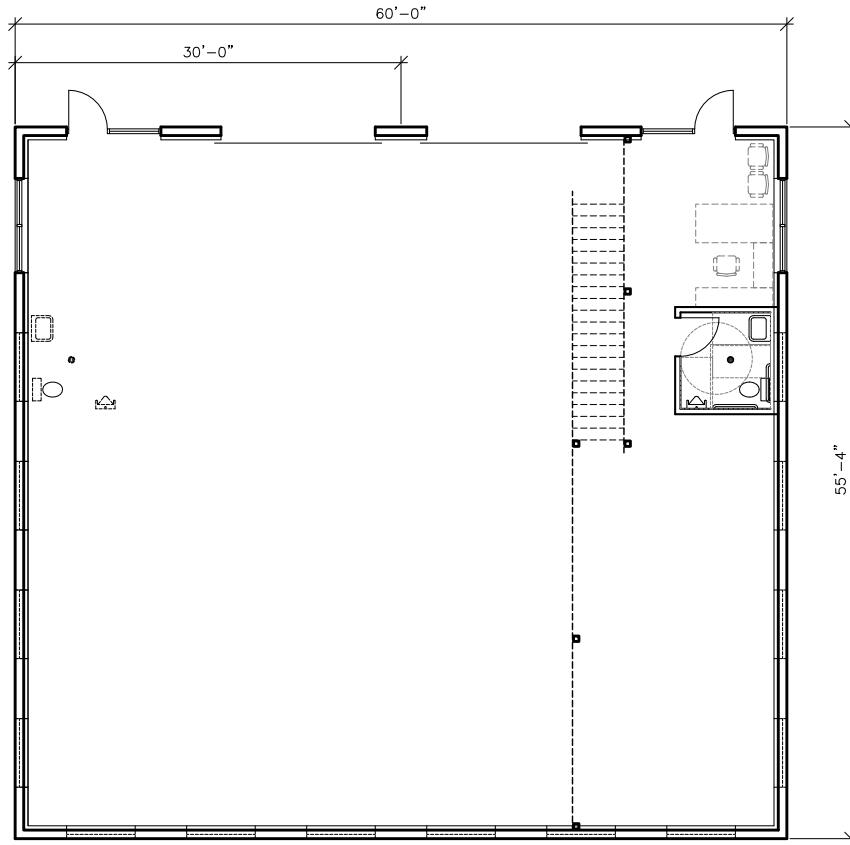
B2
A508 EAST ELEVATION
SCALE: 1/4"=1'-0"



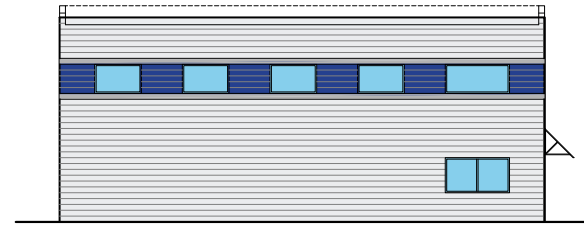
A2
A508 WEST ELEVATION
SCALE: 1/8"=1'-0"

FOR SALE, LEASE OR BUILT TO SUIT

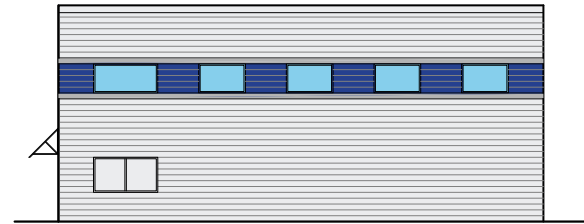
Lot 9 Renderings



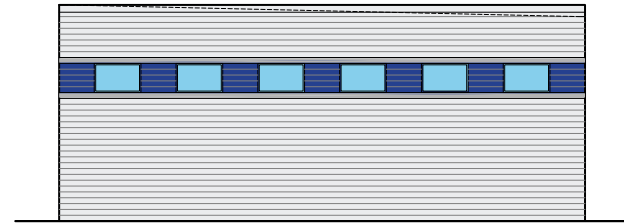
A4
A2.09 FLOOR PLAN
SCALE: 1/8"=1'-0"



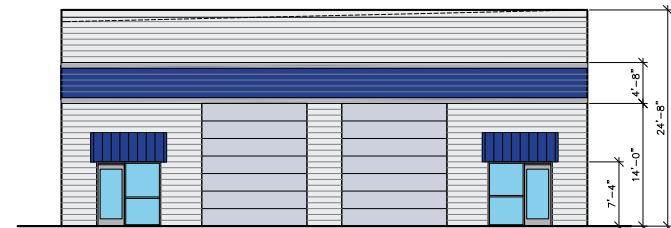
D2
A5.09 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



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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