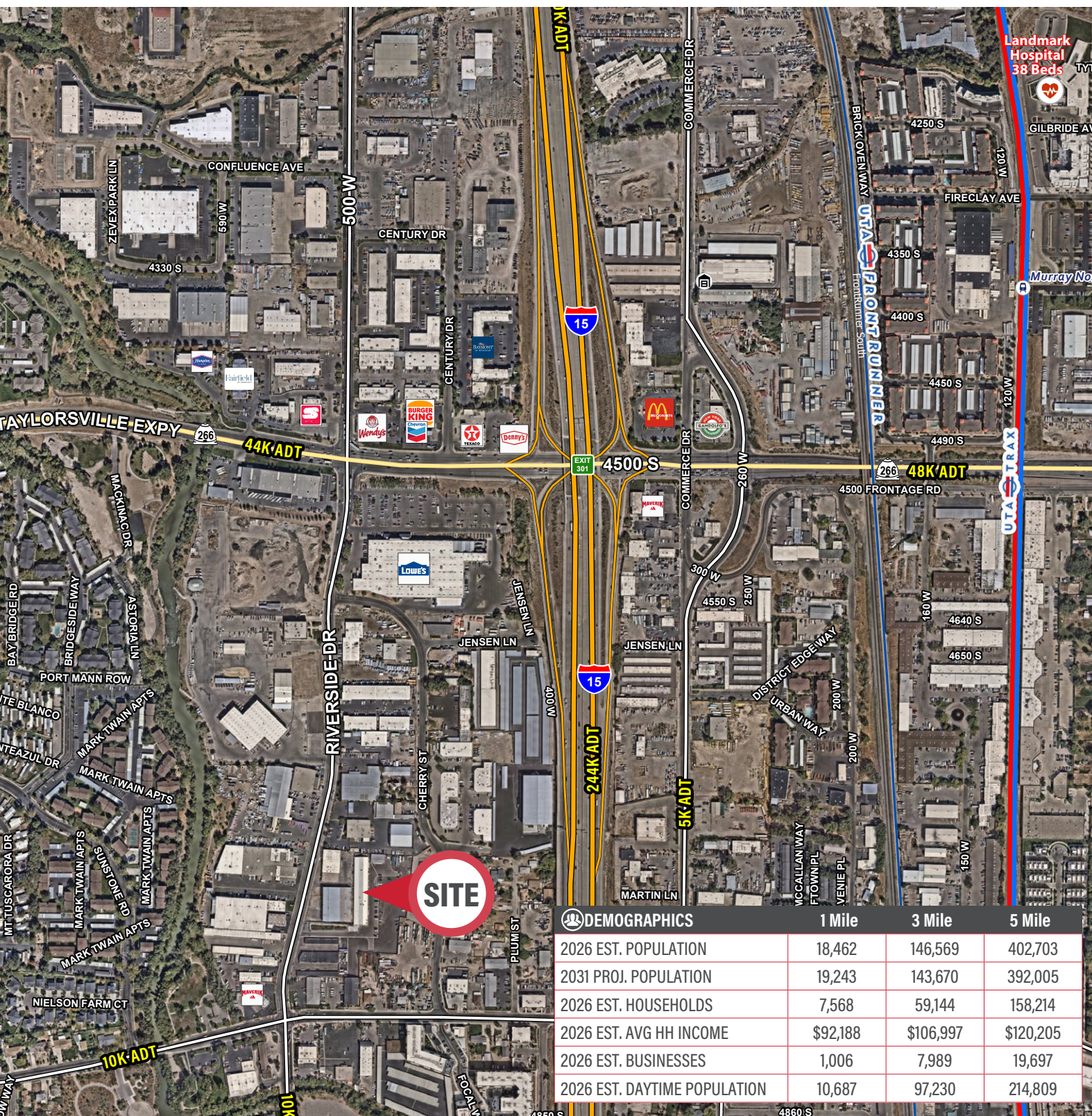


MURRAY I-15 IOS

4759 Riverside Drive | Murray, UT 84123



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2026 EST. POPULATION	18,462	146,569	402,703
2031 PROJ. POPULATION	19,243	143,670	392,005
2026 EST. HOUSEHOLDS	7,568	59,144	158,214
2026 EST. AVG HH INCOME	\$92,188	\$106,997	\$120,205
2026 EST. BUSINESSES	1,006	7,989	19,697
2026 EST. DAYTIME POPULATION	10,687	97,230	214,809

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MURRAY I-15 IOS

4759 Riverside Drive | Murray, UT 84123



LOT SIZE:
3.23 Acres
Available

TOTAL BUILDING:
22,948 SF
Available

ZONING:
M-G
(Manufacturing
General)

LOADING:
Seven (7) Grade
Level Doors

1.39 Acres
Available Yard

FOR LEASE

\$35,000/Monthly NNN

Click For
Approved Uses

Property Highlights

Full Site

- Total Available: 22,948 SF
- Main Building: 20,345 SF
- Small Building: 2,603 SF
- Lot Size: ±3.23 Acres
- Zoning: M-G (Manufacturing General)
- LED Light Poles in Parking Lot
- Storm Drains in Parking Lot
- Location: Located in Murray, the property offers a central Salt Lake County location with convenient access to I-15 Freeway, strong surrounding commercial activity, and a functional industrial/automotive layout

Main Building

- Main Building: 20,345 SF
- Power: 480 V / 3-Phase / 4-Wire Power (Amp TBD)
- Five (5) Grade Level Doors
 - Two (2) Automatic 14' x 12'
 - Three (3) Automatic 12' x 12'
- Restrooms: Four (4)
- Clear Height: 15'
- Warehouse Drains
- Shop Sink in Warehouse
- Washer/Dryer in Warehouse
- Drinking Fountains
- Power Drops Throughout Warehouse
- Heating: Radiant Heat
- Cooling: Swamp Cooler in Warehouse
- Office HVAC

- LED Lighting Throughout
- Fire Sprinklers
- R54 Insulation
- Equipment: Two (2) Paint Booths & One (1) Paint Mix Room

Small Building

- Small Building: 2,603 SF
- Building Dimensions: 38' x 68.5'
- Power: 150 Amp / 220V Power
- Two (2) Grade Level Doors
 - Two (2) Manual 10' x 10'
- Clear Height: 11'

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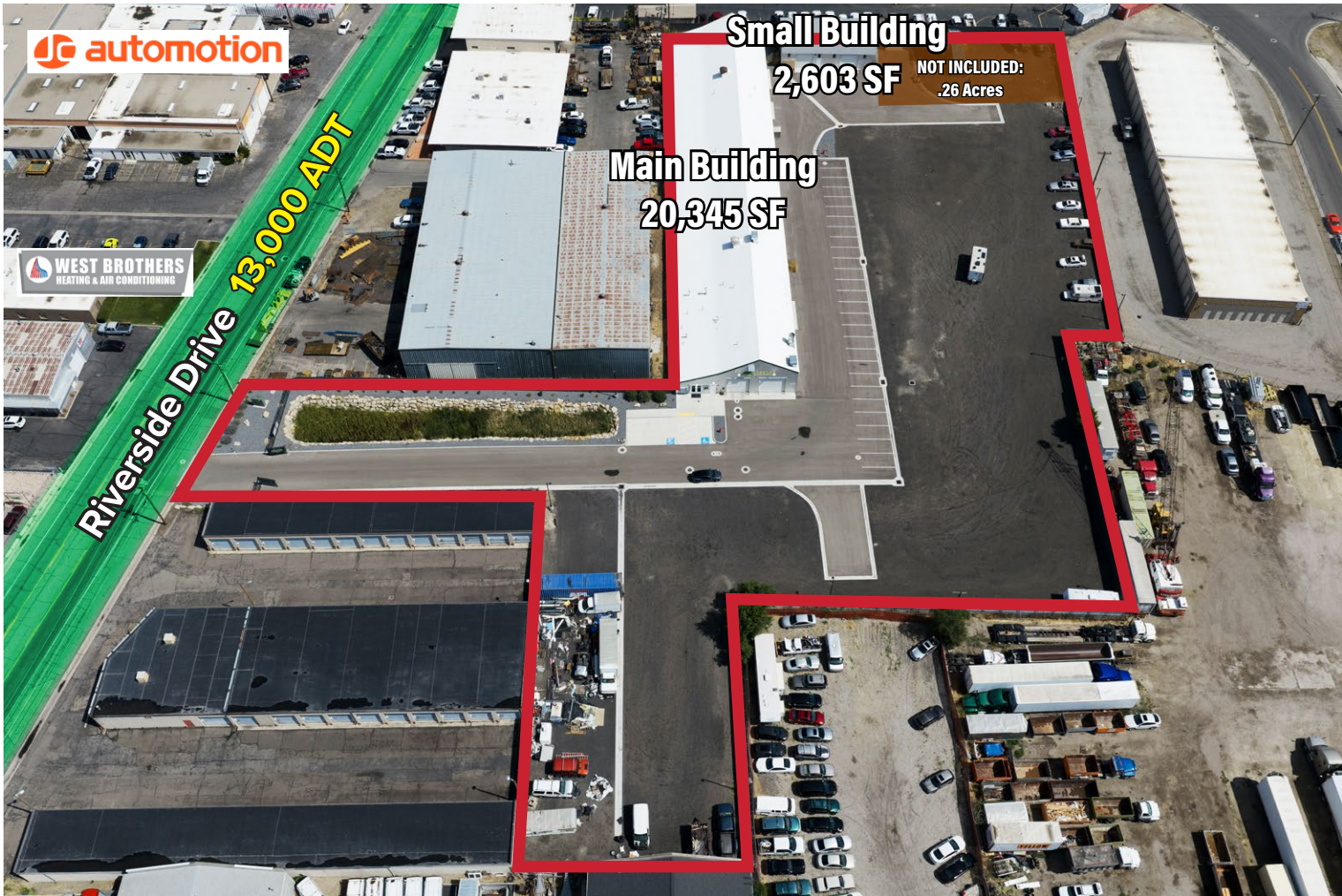
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