

FLEX INDUSTRIAL · FOOD MANUFACTURING · WEST VALLEY CITY, UT

7095 W 3500 S

West Valley City, Utah 84128

- For Sale
- Zoning M
- 3-Phase Power
- UDAF Approved
- Loading Dock

ASKING PRICE

\$2,250,000

TOTAL BUILDING SF

12,750 SF

OFFERING TYPE

For Sale

PROPERTY OVERVIEW

Few spaces do this much. UDAF-approved commercial kitchen, 17' warehouse, office suites, loading dock, and full break room — all in one building. Food brands, co-packers, e-commerce, light industrial. If you need it, it's here.

PROPERTY DETAILS

SALE PRICE	\$2,250,000
TOTAL BUILDING	12,750 SF
WAREHOUSE 17' Clear Height	5,000 SF
OFFICE SPACE	4,500 SF
LOT SIZE	0.46 AC
POWER	3-Phase
ZONING Industrial	M
YEAR BUILT Class C	1976
EST. ANNUAL TAXES	\$18,712

INTERIOR GALLERY



Commercial Kitchen

Warehouse

Office Suite

UDAF-Approved Kitchen

17' Clear Height

Loading Dock

3-Phase Power

12,750 Total SF

12 Parking Spaces

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UDAF-Approved Commercial Kitchen



Warehouse — 17' Clear Height



Office Suite — Open Plan

INVESTMENT HIGHLIGHTS

UDAF-Approved Commercial Kitchen

Food-grade production space — fully built out, inspected, and ready for immediate use. No buildout time or cost. Ideal for food brands, ghost kitchens, caterers, or co-packers.

Functional Warehouse + Loading

17' clear height, 3-phase power, and grade-level loading dock — built for efficient receiving, storage, and distribution operations.

Rare Flex Configuration

12,750 SF spanning two stories — warehouse, commercial kitchen, office, break room, and loading dock under one roof. Adaptable for food production, e-commerce, or light industrial.

Turnkey Office Environment

Finished office space with hardwood floors, modern lighting, and multiple private offices — move-in ready on day one.