

7200 WESTLAND

NWQ OF SALT LAKE



±37 ACRES FOR SALE

1850 S. 7200 W.
MAGNA, UT 84044

±37 ACRES IN THE NWQ OF SALT LAKE

PROPERTY HIGHLIGHTS

- Acreage: ±37.0
- APN: 14-16-400-002
- Zoning: M-1
(Manufacturing Zone – Flex)
- Located in the UIPA (Utah Inland Port Authority) Jurisdictional Area
- Excellent access to Highway 201 and Mountain View Corridor
- 10 Minutes to Salt Lake City International Airport
- **Potential for Tempo Road relocation**
- **Extensive off site cost available at request**

CONTACT:

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MAJOR OCCUPIERS

DRIVE TIMES	
	5 Minutes
	7 Minutes
	8 Minutes
	10 Minutes
	12 Minutes
	12 Minutes

7200 WESTLAND NWQ OF SALT LAKE



ZONING DEFINITION

M-1 (MANUFACTURING ZONE – FLEX)

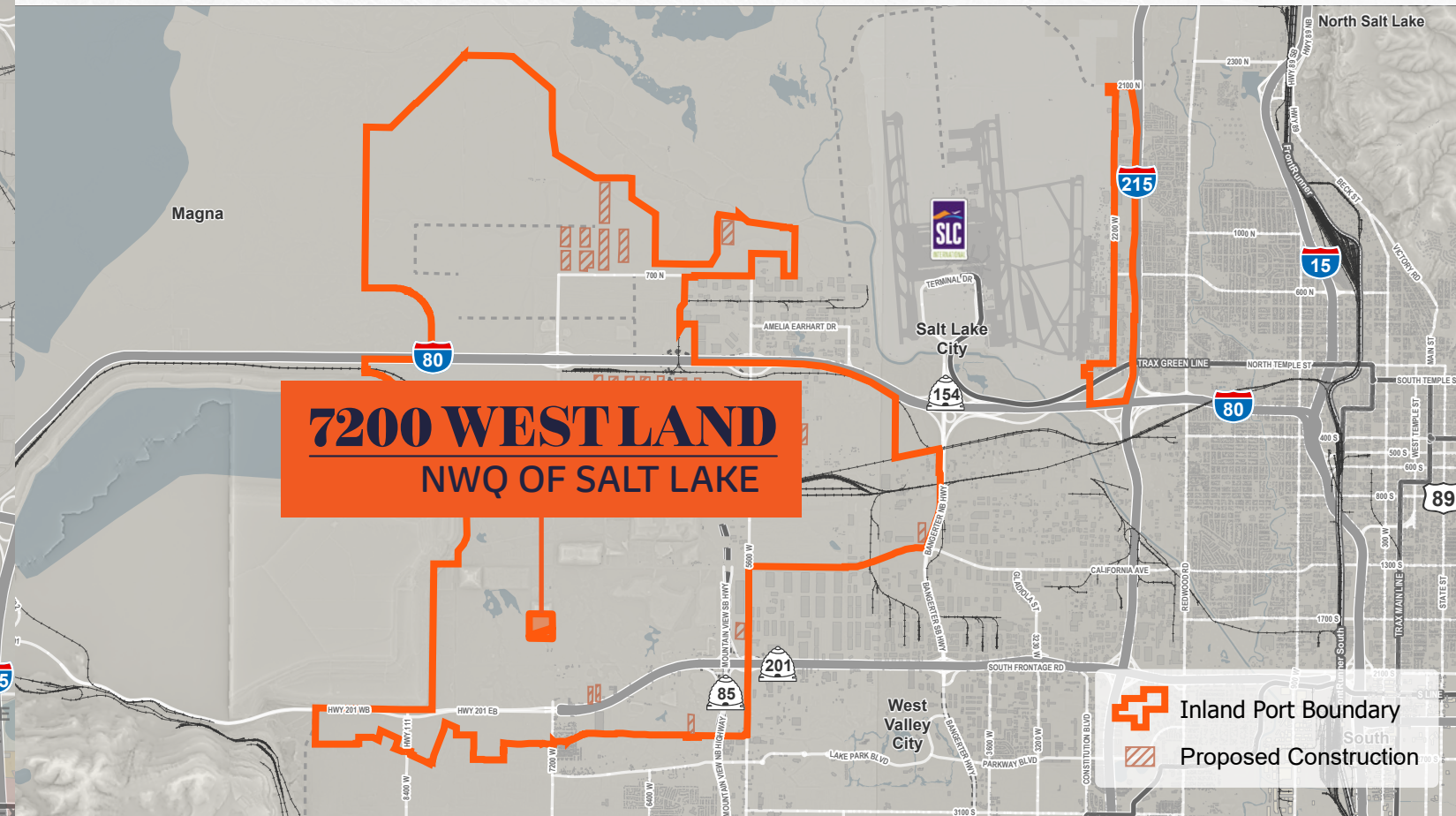
The M-1 Zone is intended to provide a flexible mix of industrial uses, including light manufacturing, warehousing, wholesale, and accessory uses that contribute to employee wellbeing and quality development.



INLAND PORT AUTHORITY

The current Utah Inland Port jurisdictional area is made up of approximately 16,000 acres in Salt Lake County. The establishment of a Port Authority generates jobs within the region, enhances the statuses for ports of entry and Foreign Trade Zones (FTZ), and improves service and competition among transportation providers. Forty percent of the nation's GDP flows through Utah from western ports, and having a Port Authority give Utah great access to the market, particularly for exports. The UIPA touts our location in a way that will benefit businesses and communities in regions across the state through improved market access, sustainable and efficient cargo handling, and unmatched global connections.

Sites located within the Inland Port jurisdictional area are, as a matter of course, are located within a Foreign Trade Zone (FTZ). By locating or expanding your company's operations into a FTZ you may be able to defer any applicable customs duty and federal excise taxes until the merchandise leaves the zone to be consumed in the U.S. Additional benefits of FTZ status include: no time constraints on storage, satisfying exportation requirements, increasing security and lower insurance costs, potentially avoiding supply chain delays, reducing dutiable tariff on imported parts when assembled in finished products, consolidating customs reports, and reducing fees with direct delivery and weekly entry.



WHY UTAH?

As a whole, the State of Utah is known for its dynamic economic climate, well-run state government, young, highly-educated work force and business friendly environment. Since 2010, Forbes has consistently ranked the state as one of the top five “Best States for Business.” Utah features low costs of doing business, countless economic incentives, relatively affordable real estate costs, low wages, competitive corporate income and sales tax and affordable health care insurance.

DEMOGRAPHICS

The State of Utah has a population of 3.46 million. Approximately 2.7 million (77% of the population) lives along the Wasatch Front, a four-county geographic area surrounding Salt Lake City. The state has the ninth-fastest growing population in the country, which is also the youngest. Major universities in the Greater Salt Lake area include Brigham Young University, Utah Valley University, Salt Lake Community College, Westminster College, Eagle Gate College, Broadview University and The University of Utah.

3.46M

Population

#1

Fastest Growing Population (2010-2023)

77%

of State’s Population (2.57M) Live in Greater Salt Lake Region

91%

Have a High School Diploma, 70% have College Experience, 37% Have a Bachelor’s Degree

31.4

Median Age (Lowest in the Nation)

2.9%

Unemployment Rate (BLS, May 2024)

WHY INVEST IN UTAH



#1 ECONOMIC OUTLOOK
(Rich States, Poor States, 2024)



#1 BEST STATE FOR SOCIAL MOBILITY
(Archbridge Institute, 2024)



#1 BEST STATE TO START A BUSINESS
(WalletHub, 2024)



#2 BEST STATE ECONOMY
(WalletHub, 2024)



#4 BEST-PERFORMING SMALL CITIES: ST. GEORGE
(Milken Institute, 2024)



2 MOST FINANCIALLY LITERATE STATE
(WalletHub, 2023)



#1 BEST STATE OVERALL
(U.S. News, 2024)



#1 TOP JOB MARKET
(WSI/Moody Analytics, 2024)



#4, #5 BEST-PERFORMING LARGE CITIES: SALT LAKE CITY, PROVO
(Milken Institute, 2024)



AAA CREDIT RATING
(Fitch Ratings, 2024)

ECONOMIC OVERVIEW

Since 2010, Forbes has consistently ranked Utah as one of the top five “Best States for Business.” The state benefits from light regulation and energy costs that are 23% below the national average. Employment expanded 3.1% year-over-year, making the state the national leader for job growth. Utah has been a tech destination for years, with companies such as eBay, Oracle, Microsoft, Twitter, Facebook and Amazon building up a heavy presence in the state as a low-cost alternative to California. Today, there are over 7,000 tech and life sciences companies located in Utah. Venture capital firms invested \$1.1 billion in Utah in 2019—more than three times the average investment over the past four years. From the end of the great recession in 2009, venture capital investment in Utah companies has grown by 500%, nearly double the national growth rate. The number of deals per year has also more than doubled in the same time period.

Utah’s economic performance is impressive on many levels and speaks to the State’s ability to compete in global markets and attract new business. Companies that have recently expanded within or entered Utah include Adobe, Ebay, Amazon, Goldman Sachs, Fidelity and Twitter. This tenant migration has had a notable impact on the region’s unemployment rate, which at 2.4% (February 2023) is the fourth-lowest rate in the U.S.

LIFESTYLE

Both the state of Utah and Salt Lake City have been cited by virtually every prestigious publication as one of the top destinations in the nation to live, work and play. Life in Utah offers an ideal mix: job opportunities, low cost of living, low crime rates, affordable higher education, top-notch health care, and cultural diversity. Best of all, Salt Lake City offers a side-by-side mix of outdoor recreation and urban entertainment. *Outside* magazine ranked Salt Lake City as one of the “Best Place to Live” in 2014. *Outside* also named Salt Lake City among America’s “10 Best Big Cities for Active Families” for its commitment to open space, smart solutions to sprawl and gridlock, can-do community spirit, and an active embrace for an adventurous life.



Salt Lake Ranked Best Place to Live & Park City Ranked Best Town Ever
Outside Magazine



Salt Lake Ranked One of the Healthiest Metro Areas
Atlantic Cities Magazine



15 World-Class Ski Resorts



#1 Hiking City - Salt Lake City
National Geographic Adventure



5 National Parks



#1 State for Future Livability
Gallup Wellbeing



More Than 9 Million Acres of National Forest



43 State Parks

TOP EMPLOYERS IN UTAH



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6,573 ADT



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NEWMARK

 **MOUNTAIN WEST**

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