

55.8-Acre Industrial Development Opportunity – NWQ Salt Lake City

- Utilities to Sites (1–10 Acres) – Available for Sale or Build-to-Suit
- Site Infrastructure Completion: Summer 2026

NORTHPOINT

INNOVATION PARK

3200 N 2200 W, Salt Lake City, UT



55.8 AC INDUSTRIAL LAND FOR SALE IN NORTHWEST QUADRANT

Zoning & Parcels

- Zoned M-1A Light Industrial
- 1–10 acre parcels available
- Contact brokers for pricing & tours

Strategic Location

- Direct access to I-215 and major freight corridors
- High visibility from I-215
- Strong proximity to Salt Lake City & Davis County labor pools

Site Infrastructure

- Utilities stubbed to sites via interior roadways
- 2200 W widened with new water and sewer lines
- Horizontal improvements delivering summer 2026
- Survey, Geotech, & Phase I reports available



3200 N 2200 W, Salt Lake City, UT 84116

AN IDEAL LOCATION

 **Frontage**

 **5 miles**

 **7 miles**

Salt Lake City
International Airport
7.3 miles | 9 mins

Downtown Salt Lake
9.4 miles | 13 mins

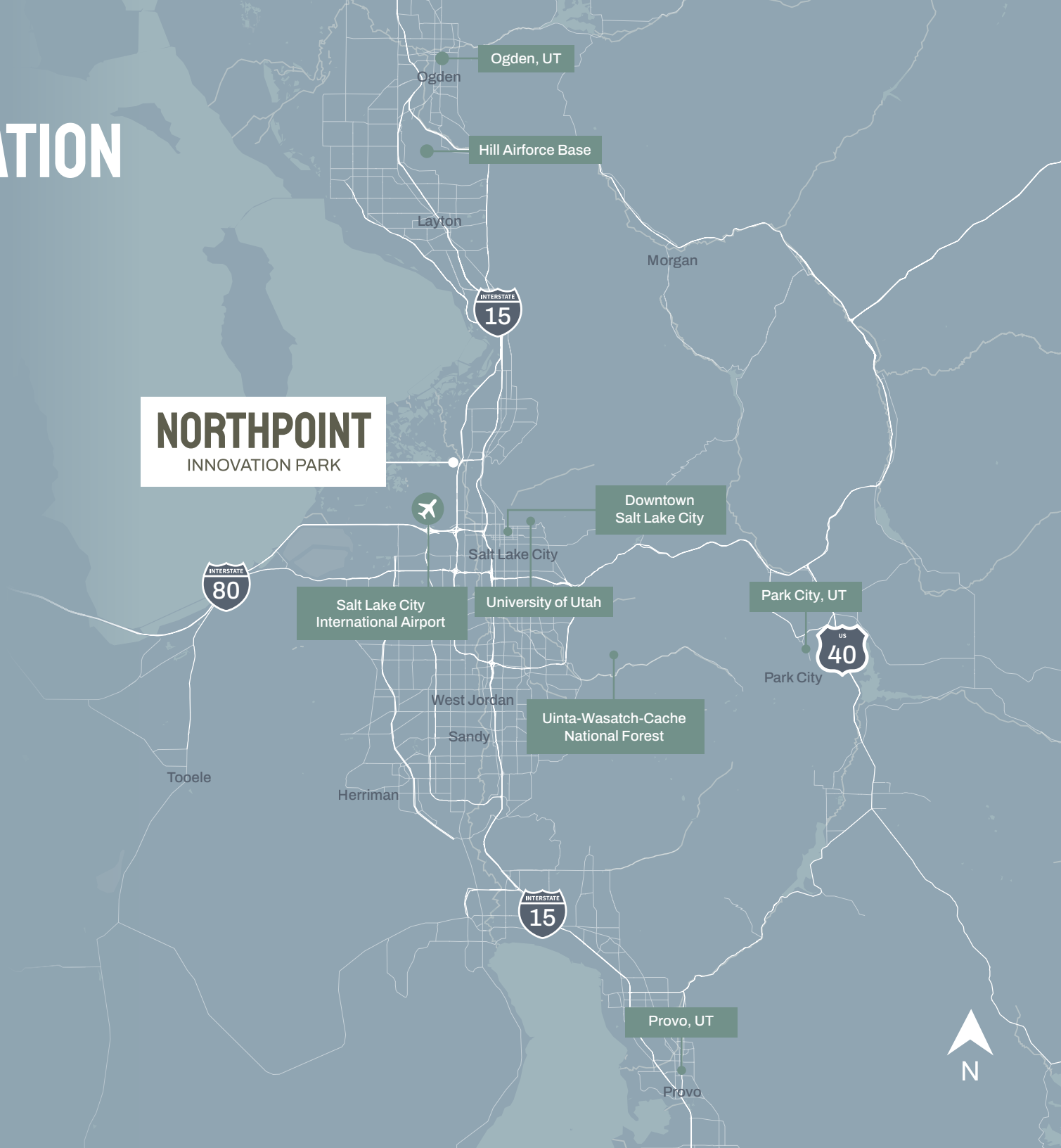
Intermodal Hub
8.6 miles | 14 mins

Hill Air Force Base
25.4 miles | 27 mins

Silicon Slopes
31 miles | 30 mins

Park City
39.4 miles | 44 mins

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KEY ADVANTAGES



Rare industrial land located north east of the Salt Lake International Airport with prestigious corporate neighbors



Direct access to I-15 and I-80 via full service Interchange I-215



Located for local, regional, and super-regional distribution



Twelve (12) minutes from Downtown



Centrally located between Davis and Salt Lake County, and less than 2.5 miles south of Legacy Highway



Easy access to Salt Lake City International Airport Freight Terminal, less than 3 miles west on 2100 North



Manufacturing capable zoning



Access to over 60+ million customers within a day's drive



Best state in mountain region for workforce development with excellent and abundant workforce



Utah's projected growth over next 45 years is 75%, nearly 6 million residents by 2065



1.4 million people live within 20 miles



Median age of 32.9 and \$80,897 median household income

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SALT LAKE CITY THE CROSSROADS OF THE WEST





NORTHPOINT

INNOVATION PARK



LIVING SPACES



SHERWIN-WILLIAMS



Salt Lake City
International Airport



Refining



Refining

Downtown
Salt Lake City

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