

17th Street | Lot 3

1600 S. 824 W., Marriott-Slaterville, UT 84401

ASKING PRICE

\$1,998,525

Sept. 15, 2026 broker account export

THE OFFERING

Industrial building lot

A recorded industrial lot within 17th Street Industrial Park, a 13-lot subdivision in Marriott-Slaterville near the I-15 / 12th Street on-ramp. The park is positioned for manufacturing, warehouse and distribution users, subject to current zoning, utilities, access and development requirements.

RECORDED AREA

3.059 acres

RECORDED SQUARE FEET

133,241 SF

APN

APN 12-308-0003

SITE & TRANSACTION

Lot-specific record

BROKER FRONTAGE

Approximately 157 feet

BROKER SIDE DIMENSION

Approximately 296 feet

BROKER REAR DIMENSION

Approximately 625 feet

GROUND LEASE

No

OPPORTUNITY ZONE

No

Recorded acreage and square feet are independently stated on the plat; gross area is not a net buildable-area representation.

SITE & DUE DILIGENCE

Site, access and development considerations

EASEMENT / CONSTRAINT 1

The recorded plat depicts irrigation/trail easements along the north and inset eastern portions of the lot.

EASEMENT / CONSTRAINT 2

A 10-foot public utility easement is depicted along street frontage.

ACCESS

Broker marketing places the park near the I-15 / 12th Street on-ramp. Verify route and travel distance.

DEVELOPMENT
CONSIDERATIONS

Recorded areas are gross lot areas, not net buildable area. Confirm current zoning, proposed use, utilities and capacity, access, easements, drainage, fees, civil status and other development requirements for the selected lot.

RECORDED PLAT NOTES

The recorded plat prints M-1 yard notes of 25 feet front, 15 feet side, 20 feet for a street-facing corner side, and 15 feet rear. It also prints a Zone X flood note based on FEMA panel 49057C0407F effective November 30, 2023. Confirm current City requirements and current FEMA information; these plat notes are not a current code or flood determination.

Review the recorded plat, title, current zoning, utilities, access, drainage, fees and civil requirements for the proposed plan.