

17th Street | Lot 7

920 W. 1600 S., Marriott/Slaterville, UT 84401

ASKING PRICE

\$704,790

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 recorded plat notes M-1, while city-linked mapping reviewed in September 2026 indicates agricultural zoning on part of Lot 7; confirm current zoning boundaries and requirements for the proposed use.

RECORDED AREA

1.089 acres

RECORDED SQUARE FEET

47,354 SF

APN

APN 12-308-0007

SITE & TRANSACTION

Lot-specific record

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 a 12-foot irrigation and trail easement inside Lot 7 along the Lot 6 boundary.

EASEMENT / CONSTRAINT 2

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

ZONING EVIDENCE

The recorded plat notes M-1. City-linked mapping reviewed September 14, 2026 also indicates agricultural zoning on part of the parcel. Confirm current zoning boundaries and requirements for the proposed use with Marriott-Slaterville City.

CORRIDOR UPDATE

A March 2026 City update reported the 1700 South sewer project complete, a Bona Vista water line nearing completion, and road reconstruction anticipated. This dated update does not confirm utility service, capacity, accepted access, or current project status for Lot 7.

ACCESS

The plat shows curved frontage on 1600 South with the park roadway connecting toward 925 West and 17th Street. Broker marketing places the park near the I-15 / 12th Street on-ramp; verify route and travel distance. Confirm accepted access and development requirements.

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.