

Iowa Strings

4555 North 6800 West, Corinne, UT 84307

ASKING PRICE
\$7,582,053
~\$130,680 per acre

CORINNE INDUSTRIAL LAND

58.02

ACRES

ONE COMBINED OFFERING

50.01 acres

+

8.01 acres

Land | Commercial & Industrial

SITE AREA

58.02 acres

ROAD FRONTAGE

~2,460 ft

on 6800 West

IRRIGATION

55 shares

Bear River Canal Company

Industrial scale. Established neighbors.

A 58.02-acre industrial development opportunity in Corinne, positioned in Northern Utah's growing industrial corridor. The combined two-parcel site offers scale, road frontage and visibility alongside an established industrial neighbor.

01

Industrial neighbors

Directly adjacent to the Procter & Gamble plant and near the Walmart Distribution Center.

02

Zoning & development

Restricted M-G zoning with 13 approved use categories that run with the land under Ordinance #537.

03

Water & energy

55 Bear River Canal Company shares and one West Corinne culinary-water connection convey; buyer to verify the connection's appurtenance and transfer.

42-inch active Ruby Pipeline with interconnect potential, subject to operator and regulatory approval. A 50-foot easement applies.

Offering information: Sept. 15, 2026 Crexi snapshot; listing updated Aug. 6, 2026. Confirm current asking price and terms with the broker.

SITE & LOCATION

2 parcels offered together

PARCEL 1

50.01 acres

04-066-0016

PARCEL 2

8.01 acres

04-066-0017

COMBINED SITE

58.02 acres

ADDRESS

4555 North 6800 West, Corinne, UT 84307

COUNTY

Box Elder County, Utah

ROAD FRONTAGE

Approximately 2,460 feet on 6800 West

OPPORTUNITY ZONE

No

CORINNE / WEST CORINNE

01

Established industrial setting

Directly adjacent to the Procter & Gamble plant and near the Walmart Distribution Center.

02

Road & canal context

6800 West was improved to heavy-vehicle standards during the P&G build-out.

Bear River Canal forms the western boundary.

Acreage and frontage: recorded survey, Dec. 12, 2024; Matt Pretl, PLS #10437995; Job 24-3-296. Frontage is approximate.

Location context: Google Earth exhibits and county staff report. Canal boundary: recorded survey. Road improvements: 2021 county staff report.

ZONING & PERMITTED USES

13 approved use categories

Restricted M-G (General Industrial)

13 approved use categories run with the land under Ordinance #537 and the recorded rezone agreement.

01 Industrial Parks

02 Land Development
(Commercial/Industrial/Mfg)

03 General Contract Construction

04 Masonry/Stonework/Tile/Plastering

05 Roofing & Sheet Metal

06 Water & Well Drilling

07 Real Estate Subdividing/Land Developing

08 Real Estate Operative Construction
Builders

09 Wholesale Machinery/Equipment

10 Wholesale Farm Products

11 Wholesale Hardware/Plumbing/Heating

12 Automobile Repair & Services

13 Chemical & Plastics Mfg - Drug

INDUSTRIAL DEVELOPMENT OPPORTUNITY

Potential applications include manufacturing, distribution, warehousing, logistics, food processing and industrial campus development, subject to the recorded zoning agreement.

A large, versatile land offering for owner-users, developers and investors seeking a position in Northern Utah's expanding industrial market.

Permitted-use categories per the recorded Rezone Agreement, Ordinance #537, Aug. 12, 2021, pages 2-3. Proposed uses remain subject to the agreement and its conditions.

UTILITIES & INVESTMENT

Infrastructure for industrial users

01

Power

Rocky Mountain Power has lines in the area, per the 2021 county staff report. Buyer to verify will-serve.

02

Natural gas & pipeline easement

A 42-inch active interstate natural-gas transmission line (Ruby Pipeline) crosses the site. Interconnect potential for energy-intensive users is subject to operator and regulatory approval. A 50-foot Ruby Pipeline easement crosses the northeast portion of the property.

03

Irrigation shares

55 shares of Bear River Canal Company assessable common stock convey with the offering.

04

Culinary water

One West Corinne culinary-water connection conveys. Buyer to verify appurtenance and transfer with West Corinne Water Company.

05

Stormwater

Stormwater must be managed on-site, per the 2021 county staff report.

ENERGY & DATA POTENTIAL

Potential natural-gas, energy and data-location opportunity for energy-intensive users, subject to operator and regulatory approval for pipeline interconnection.

Buyer to conduct independent due diligence. Contact G. Norman George for the survey, zoning agreement, title and water documents.

Utilities and stormwater: 2021 county staff report. Water records: May 2022. Ruby Pipeline easement: Entry 292320, recorded June 21, 2010; title exception 12 and recorded survey.

Listing created and activated July 9, 2024; updated Aug. 6, 2026.