PEAK COLLECTIVE

REAL ESTATE

COMMERCIAL | INVESTMENT | DEVELOPMENT

4656 SOUTH

CHERRY ST

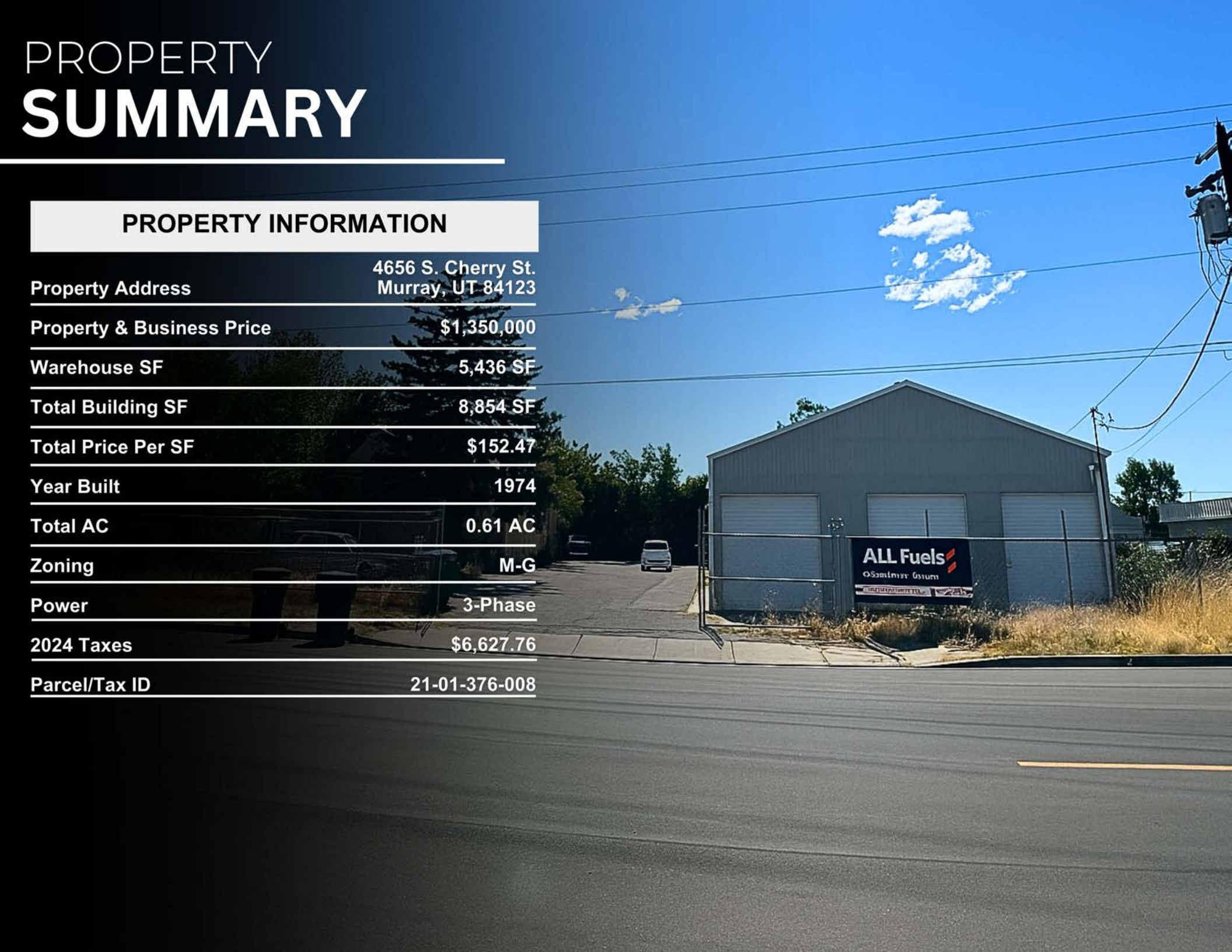
MURRAY, UT

LIGHT INDUSTRIAL VALUE-ADD OPPORTUNITY WITH 8,854 SF BUILDING SPACE

PROPERTY SUMMARY

PROPERTY INFORMATION

Property Address	4656 S. Cherry St. Murray, UT 84123
Property & Business Price	$1,350,000
Warehouse SF	5,436 SF
Total Building SF	8,854 SF
Total Price Per SF	$152.47
Year Built	1974
Total AC	0.61 AC
Zoning	M-G
Power	3-Phase
2024 Taxes	$6,627.76
Parcel/Tax ID	21-01-376-008



PROPERTY OVERVIEW

Peak Collective Real Estate presents a prime owner/user or value-add opportunity just minutes from I-15.

The 5,436 SF warehouse includes seven bays with 10-foot overhead doors, and one with 3-phase power, ideal for automotive or light industrial uses.

A 2,500 SF, 3-bedroom, 1-bath home offers potential owner-user living or conversion to office space.

A separate 918 SF garage/storage building adds flexibility for tools, equipment, or additional operations.

One bay is currently being leased for $800/Mo until October 2025.

Great potential for value-add uses such as auto repair, light manufacturing, storage, or multi-bay rentals.

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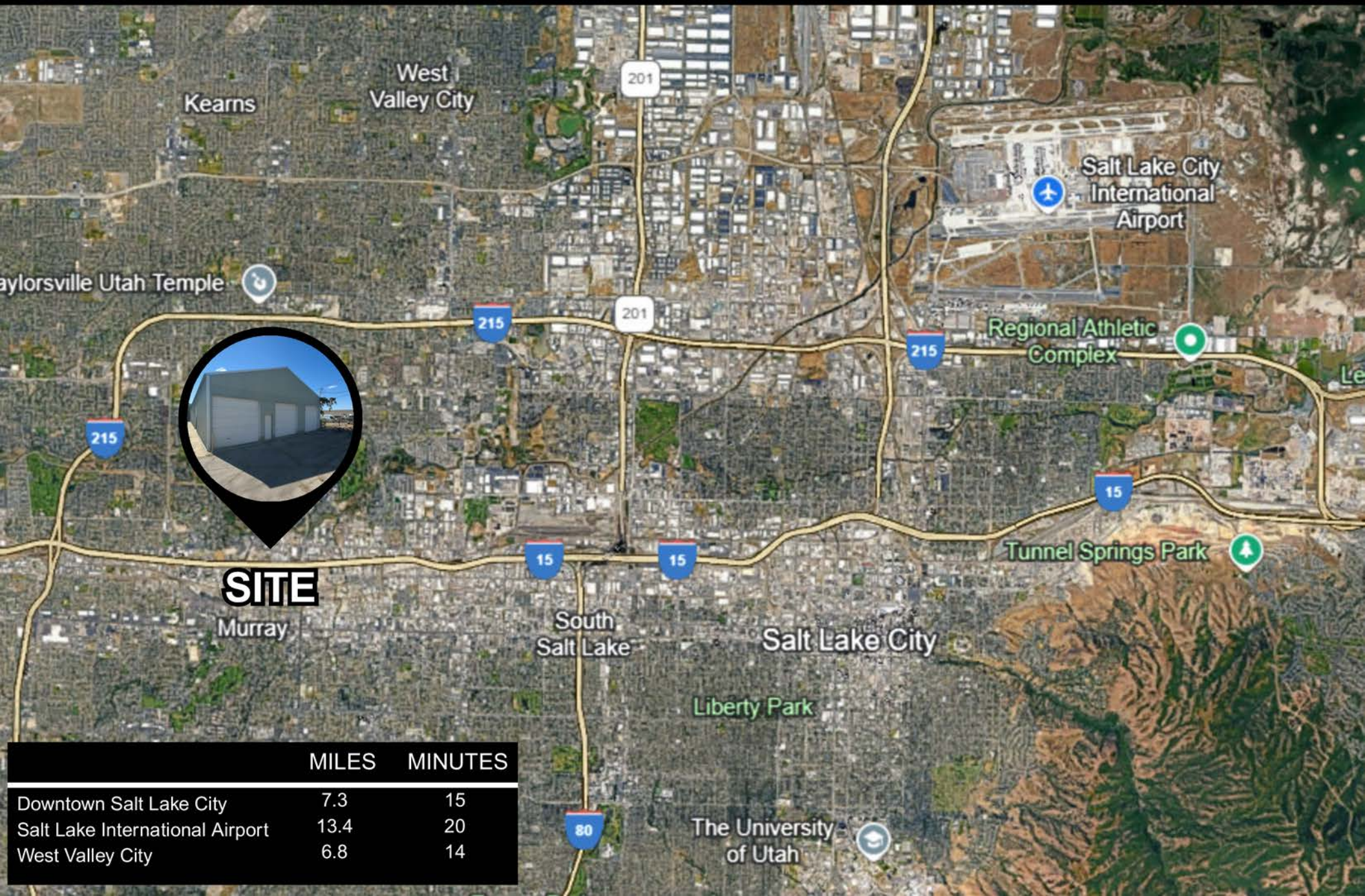


	MILES	MINUTES
Downtown Salt Lake City	7.3	15
Salt Lake International Airport	13.4	20
West Valley City	6.8	14

M-G ZONING PERMITTED USE

- Single-family dwelling, attached to nonresidential.
- Canned and preservative fruits and vegetables (except 2131, 2138).
- Cereal preparation.
- Blending and preparing flour.
- Corn oil, starch and syrup.
- Bakery products.
- Confectionery and related products.
- Bottling and canning soft drinks and carbonated waters.
- Fountain flavors.
- Flavor extracts and syrups.
- Food preparations (except 2194).
- Textile mill products (except 2296).
- Apparel and other finished products made from fabrics, leather, etc. (except 2361).
- Furniture and fixtures.
- Printing, publishing, and allied industries.
- Flat glass.
- Glass and glassware.
- Pottery and related products (except 3255).
- Metal working machinery and equipment.
- Office machines, small.
- Service industry machines.
- Miscellaneous machinery.
- Professional, scientific, and controlling instruments: photographic and optical goods, watches and clocks.
- Miscellaneous manufacturing (except 3993).
- Railroads, rapid rail transit (except 4113, 4114, 4115, 4116, 4123).
- Motor vehicle transportation (except 4214, 4222).
- Automobile parking.
- Communications.
- Utilities (except 4812, 4813, 4822, 4823, 4850).
- Miscellaneous transportation, communications, and utilities (except 4910).
- Wholesale trade (except 5123, 5129, 5156, 5157, 5191, 5192, 5193).
- Building materials, hardware, farm equipment, and supplies.
- General merchandise.
- Food sales.
- Tires, batteries, and accessories.
- Automotive, marine accessories.
- Apparel and accessories.
- Furniture, home furnishings, and equipment.
- Eating places.
- Miscellaneous retail trade (except 5920, 5935, 5938, 5981).
- Medical cannabis pharmacy.
- Finance, insurance, and real estate services (except 6112, 6123, 6124, 6141).
- Personal services (except 6256, 6294, 6295).
- Business services (except 6372).
- Repair services.
- Professional services (except 6513, 6516).
- Contract construction services.
- Governmental services (except 6740, 6750, 6770).
- Educational services.
- Miscellaneous service organizations.
- Resource production - agricultural (except 8140, 8150, 8160).
- Cannabis production establishments.
- Egg processing (does not include egg production).
- Veterinarian services.
- Animal hospital services.
- Pet grooming.
- Other animal husbandry services.
- Other agricultural related amenities.

M-G ZONING CONDITIONAL USE

- Supervised youth group home.
- Retirement homes.
- Hotels.
- Motels.
- Meatpacking (slaughtering done at another site).
- Sausages and other prepared meat products.
- Poultry and small game packing.
- Dairy products.
- Flour and other grain mill products.
- Preparation of feed for animals and fowl.
- Rice milling.
- Sugar, beet and cane.
- Malt liquors and extracts (including beer and near beer).
- Malt, barley, rye, wheat, and corn byproducts. (Includes whiskey, bourbon, rye, scotch and corn liquors.)
- Wine, brandy, and brandy spirits.
- Distilling, rectifying, and blending liquors, except brandy.
- Leather tanning and finishing.
- Millwork, veneer, plywood products, prefabricated wood products.
- Wooden containers.
- Other lumber and wood products.
- Converted paper and paperboard products.
- Paperboard containers and boxes.
- Chemical products excluding use no. 2834, radiopharmaceutical manufacturing.
- Tires and inner tubes.
- Rubber footwear.
- Miscellaneous plastic products.
- Other fabricated rubber products.
- Cement, hydraulic.
- Structural clay products.
- Statuary and factory made art goods of clay.
- Concrete, gypsum, and plaster products.
- Cut stone and stone products.
- Nonferrous foundries (small items only).
- Small arms (parts only. No manufacturing of finished firearms on site).
- Aircraft parts other than engines.
- Motor vehicle parts and accessories.
- Motorcycles, bicycles and parts.
- Fabricated metal products.
- Railroad terminals (passenger).
- Railroad terminals (freight).
- Railroad terminals (passenger and freight) (includes ticket office at terminal).
- Railroad equipment and maintenance yards.
- Rapid transit maintenance yards.
- Bus garaging and equipment maintenance.
- Motor freight garaging and maintenance.
- Heliport (pad only).
- Electric generation plants - conventional.
- Electric generation plants - nuclear energy.
- Central garbage grinding and composting plants.
- Solid waste disposal company office.
- Solid waste transfer station.

Continued on next page...

M-G ZONING CONDITIONAL USE

- Other solid waste disposal, NEC. Limited to recycling and recycling sorting (including breaking up, sorting, wholesale distribution of scrap and waste such as metal, paper, etc. Excludes dismantling of objects for purposes of selling secondhand parts).
- Pipeline right-of-way.
- Industrial chemicals.
- Other drugs, chemicals and allied products.
- Metals and minerals.
- Petroleum bulk stations.
- Motor vehicles.
- Gasoline service stations.
- Marine craft and accessories.
- Aircraft and accessories.
- New and used house trailers, campers, and recreational vehicles.
- Motorcycles, motor scooters.
- Drinking places - alcoholic beverages.
- Liquor, package (State store).
- Fuel wood, coal.
- Check cashing.
- Pawnbrokers.
- Bail bonds.
- Locker clubs.
- Escort services.
- Tattooing.
- Reiki business (or other similar business/establishment).
- Detoxification center.
- Fairgrounds and amusement parks.
- Amusements.
- Sport activities.
- Gymnasiums, athletic clubs, body building studios.
- Archery range (indoor only).
- Pistol and rifle range (indoor only).
- Recreation.
- Indoor farming. Includes crops grown wholly indoors for commercial distribution to other locations and/or retail sale on site.
- Grist milling services.
- Animal kennels.

MARKET **ANALYSIS**

Located in Salt Lake County with one of Utah's lowest city tax rates, Murray offers favorable operating costs and local control benefits. The presence of major employers—like Intermountain Medical Center—along with strong municipal services make it attractive to industrial and service-sector businesses.

Businesses seeking efficient access to I-15, TRAX/FrontRunner transit, and SLC Airport find Murray well-positioned. The regional demand for light industrial space continues to grow, especially for firms needing distribution, fabrication, or small-scale production space.

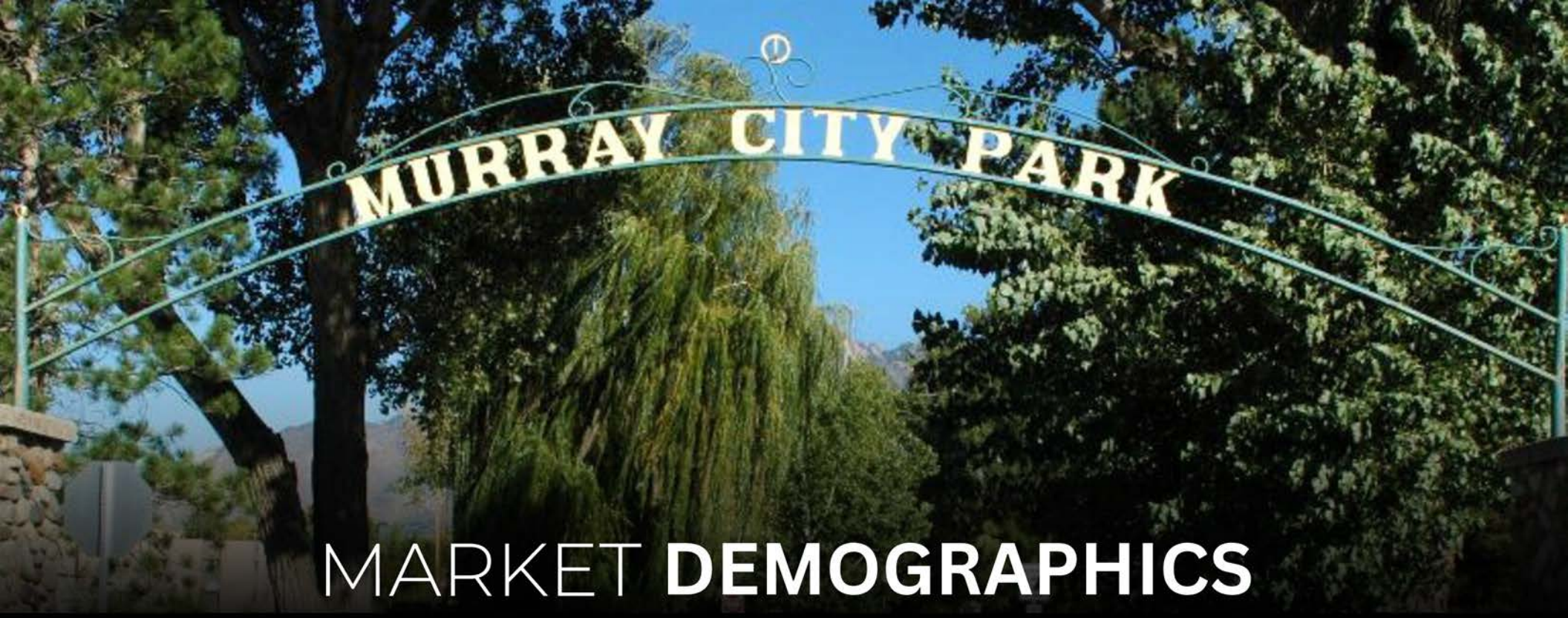
With modest new industrial deliveries in early 2025 and vacancy rates under 8% across Salt Lake County, there's downward pressure on availability—boosting leverage for landlords and property value.

Light industrial buildings in this market offer flexibility for owner-operators or investors seeking value-add repositioning. Given the competition for space and limited supply, properties that can be adapted for specialized uses (e.g. light manufacturing, tenant bays, automotive/repair) present strong upside.

RECENT SALES
COMPARABLES

SUBJECT PROPERTY						
	4656 S. CHERRY ST. MURRAY, UT	8,854 SF	ON MARKET	OWNER/USER OR INVESTMENT	$1,350,000	$152.47/SF

PHOTO	ADDRESS	BUILDING SF	SALE DATE	TYPE	SALE PRICE	PRICE PER SF
	2775 S MAIN STREET SALT LAKE CITY, UT	4,012 SF	9/27/2024	INVESTMENT	$1,199,000	$298.85/SF
	2350 S WEST TEMPLE SALT LAKE CITY, UT	7,928 SF	9/30/2024	INVESTMENT	$2,600,000	$327.95/SF
	596 W BILLINIS ROAD SALT LAKE CITY, UT	4,992 SF	8/30/2024	INVESTMENT	$1,686,000	$337.74/SF
	333 HOPE AVENUE SALT LAKE CITY, UT	5,029 SF	2/2024	INVESTMENT	$1,355,000	$269.44/SF
	AVERAGES	**5,490.25 SF**		INVESTMENT	**$1,710,000**	**$308.50**



MARKET **DEMOGRAPHICS**

Murray, Utah, is a well-established community within Salt Lake County, known for its central location and strong demographic fundamentals. With a population of just under 50,000 residents, Murray offers a balanced mix of suburban stability and urban accessibility. Unlike many of Utah's younger, rapidly growing suburbs, Murray's population skews slightly older, with a median age of about 38 years—indicating a more mature and settled resident base. This trend is reflected in the average household size, which tends to be smaller than the state average, suggesting a larger share of empty nesters, professionals, and smaller families.

SUMMARY	2 Mile Radius	5 Mile Radius	10 Mile Radius
Population	61,588	349,642	986,249
2029 Population Projection	62,078	353,513	998,963
Total Households	25,278	131,357	347,130
Avg Household Income	$96,510	$101,470	$104,624
Median Age	38.5	37.2	35.6
Total Consumer Spending	$858.6M	$4.7B	$12.7B

EXTERIOR PHOTOS

EXTERIOR PHOTOS

EXTERIOR PHOTOS

INTERIOR PHOTOS

INTERIOR PHOTOS

INTERIOR PHOTOS

INTERIOR PHOTOS

MURRAY, UTAH

Murray, Utah offers a rare blend of central convenience, small-city charm, and economic vitality that makes it one of the most appealing communities in the Salt Lake Valley.

Its strategic location along I-15 provides easy access to downtown Salt Lake City, major employment centers, and regional transportation hubs, making it ideal for both residents and businesses.
Known for its excellent municipal services, strong sense of community, and established neighborhoods, Murray combines the comfort of a suburban lifestyle with the benefits of urban connectivity.

The city's diverse retail offerings, healthcare facilities—including the Intermountain Medical Center—and proximity to schools, parks, and transit make it a highly livable and accessible destination for families, professionals, and entrepreneurs alike.

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