



ALPINE SUPPLY BUILDING

3311 W Parkway Blvd • West Valley City, Utah 84119

FIRST TIME EVER OFFERED FOR SALE SINCE ORIGINAL CONSTRUCTION



12,760 SF BUILDING

ON APPROX. 0.78-ACRE / 33,977-SF SITE

\$2,900,000

ASKING PRICE

24' CLEAR

Warehouse Height

14' DOCK

Dock Door Height

1999

Year Built

~26

Parking

MFG.

Zoning

THE OPPORTUNITY

Rare ownership opportunity. First time offered for sale since the building was constructed in 1999. The property's long operating history as Alpine Supply is a meaningful indicator of its utility as an established business location.

Right-sized flexibility. At 12,760 SF on approximately 0.78 acres, the property offers enough scale for substantial warehouse and operating functions without the footprint of a large logistics facility.

PROPERTY HIGHLIGHTS

- 24' clear warehouse height
- 14' dock door height
- Loading dock
- Multiple office areas
- Kitchen / break room
- Manufacturing zoning
- Approx. 26 parking spaces
- Small fenced yard
- Steel roof

IDEAL USER PROFILE

Owner-users • Distribution • Light manufacturing • Contractors • Service businesses • Wholesale/showroom • Customer-facing industrial operations

LOCATION

Approx. 2 minutes to a Highway 201 entrance/exit • Established West Valley industrial corridor

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Property information is believed reliable but is not guaranteed. Buyer should independently verify building measurements, clear heights, zoning, permitted uses, parking, loading, utilities and all other property characteristics.

WHY THIS LOCATION — WHY THIS PRODUCT

An established West Valley City industrial corridor with continued investment and strong demand for functional space.



THE MARKET CASE

Industrial vacancy is moving lower. Colliers reported Salt Lake County industrial direct vacancy of **4.79% in Q2 2026**, down from 5.46% one year earlier. The report also states that tenant demand continued to outpace new availability and that **premium locations and flex product continued to command above-average rents**.

Absorption is strengthening. Colliers reported that industrial absorption climbed 39% in Q2 2026. CBRE likewise reported 2.8 million square feet of net absorption over the six months through Q2 and a second consecutive quarterly decline in vacancy.

REGIONAL CONNECTIVITY

I-15 • I-215 • I-80 • SR-201

~2 minutes to a Highway 201 entrance/exit

Efficient access to the broader Salt Lake Valley and regional distribution network.

WEST VALLEY CITY MOMENTUM

West Valley City reports **7+ million SF of industrial space** and more than **\$336 million in annual capital investment**. The City continues to attract manufacturing, trade, transportation and other employment uses.

CORRIDOR INVESTMENT

West Valley City reported a \$7 million capital investment in the nearby 3.95-acre Next Step Microflex Park at 3747 W Parkway Blvd, illustrating continued investment along the Parkway corridor. Current marketing for that project targets light-industrial, trade, storage and e-commerce users—an indicator of continued demand for flexible industrial product along Parkway.

CONTACT

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Sources: Colliers, Salt Lake County Industrial Market Report, Q2 2026; CBRE, Salt Lake City Industrial Figures, Q2 2026; West Valley City Economic Development & RDA; West Valley City planning/economic-development materials; current property marketing data. Market observations are for marketing context only and are not a guarantee of future performance.