

Parkland Industrial

MOVE-IN READY

±42,096 SF AVAILABLE FOR LEASE



NEWMARK


GREENLAW
PARTNERS

565 W. Parkland Dr.
Sandy, UT 84070

DOWNTOWN
SALT LAKE CITY

THE
UNIVERSITY
OF UTAH

FASHION
PLACE

PRIME FREEWAY EXPOSURE

PROPERTY FEATURES

- State-of-the-art class A industrial facility
- Brand new construction
- Move-in ready
- ±42,096 Total Available SF
- Office BTS
- 1,200A / 480/277V / 3P
- 14 long trailer stalls

Exclusively marketed by:

Lucas M. Burbank
Executive Managing Director
t 801-578-5522
lucas.burbank@nmrk.com

Kyle Roberts, CCIM, SIOR, CSCMP
Vice Chairman
Industrial & Logistics / Capital Markets
t 801-578-5525
kyle.roberts@nmrk.com

Kelsie Akiyama
Senior Associate
t 801-578-5504
kelsie.akiyama@nmrk.com

OSHA®
SPECTRUM
PLASTICS GROUP
A DuPont Business

42,096 SF
AVAILABLE



MAVERIK

15

450 West

100 West

9000 South



**JOHN
PARAS**

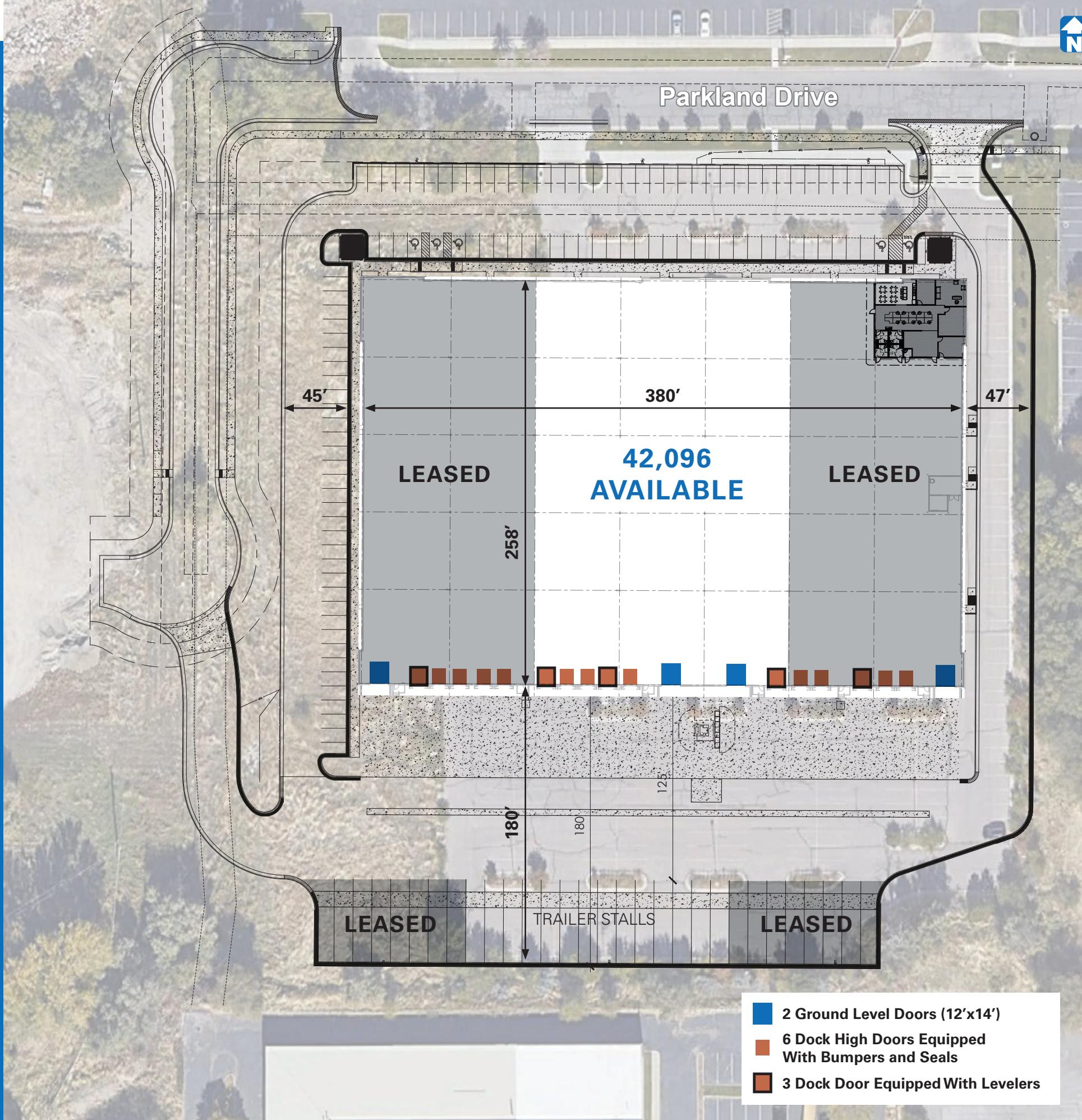
Giant
CARPET ONE FLOOR & HOME

MAVERIK

For Lease

PROPERTY HIGHLIGHTS

- 42,096 square feet available
- Office BTS
- 258' building depth
- 32' clear height
- 49'x54' column spacing
- Six (6) dock high loading doors equipped with bumpers and seals (9'x10')
 - Three (3) equipped 40,000# mechanical levelers
- Two (2) ground level loading doors (12'x14')
- 125' truck court depth
- ESFR fire suppression
- 1,200A / 480/277V / 3P
- Concrete tilt construction
- 6" reinforced concrete slab
- 48 auto parking stalls
- 14 long trailer stalls

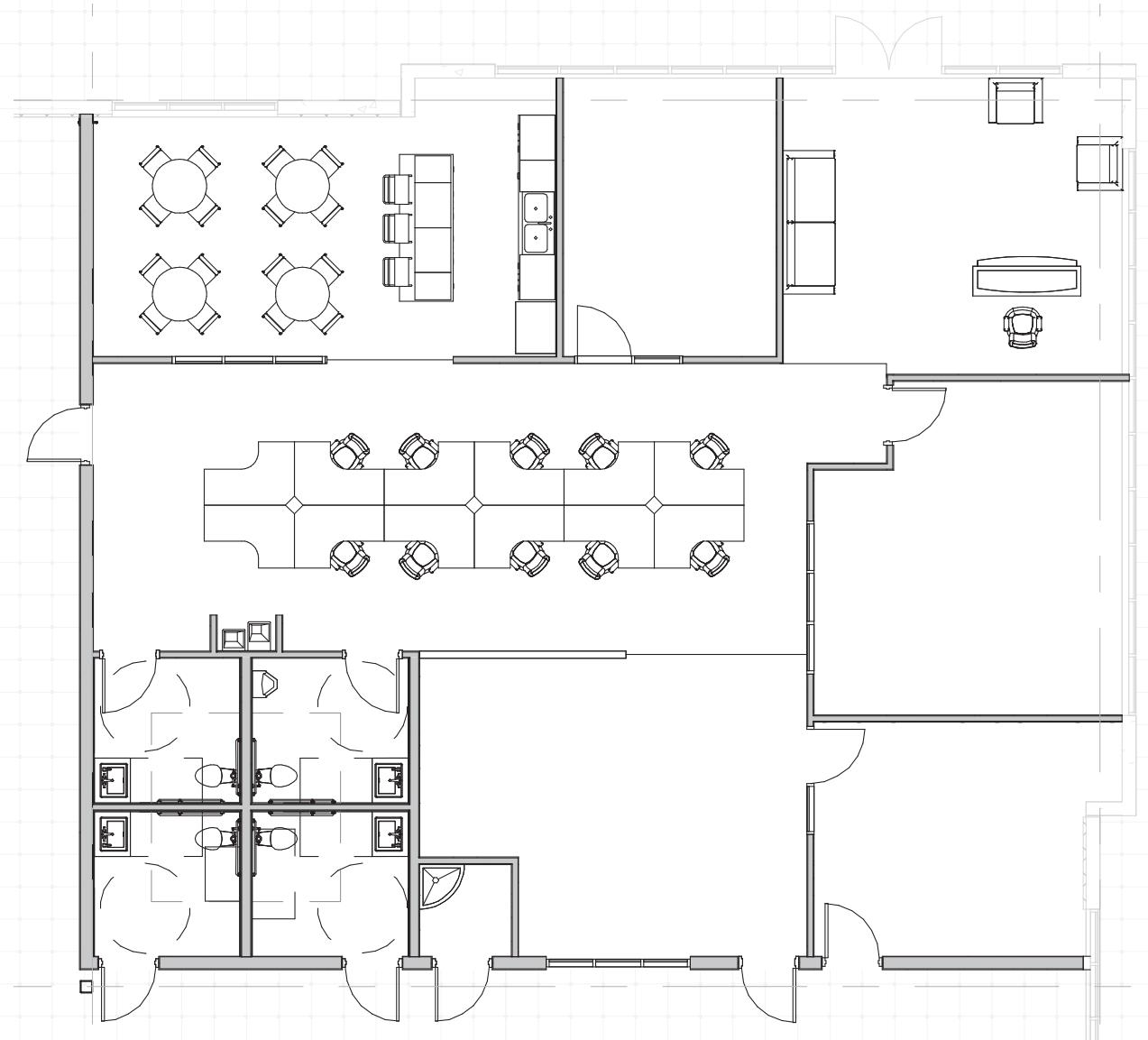


Potential Divisibility

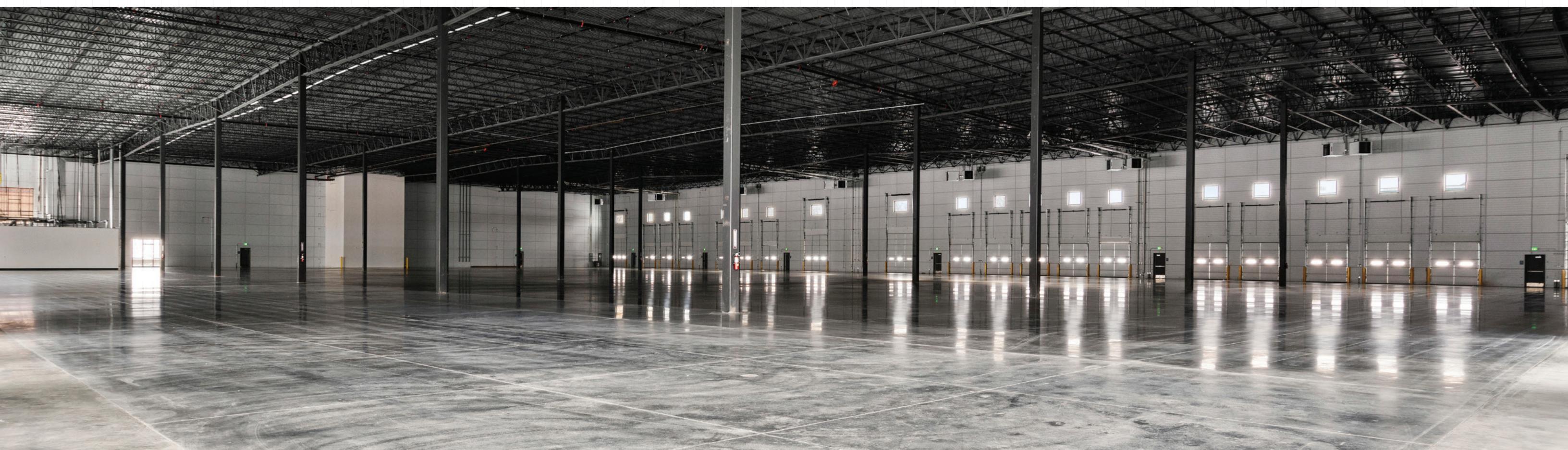
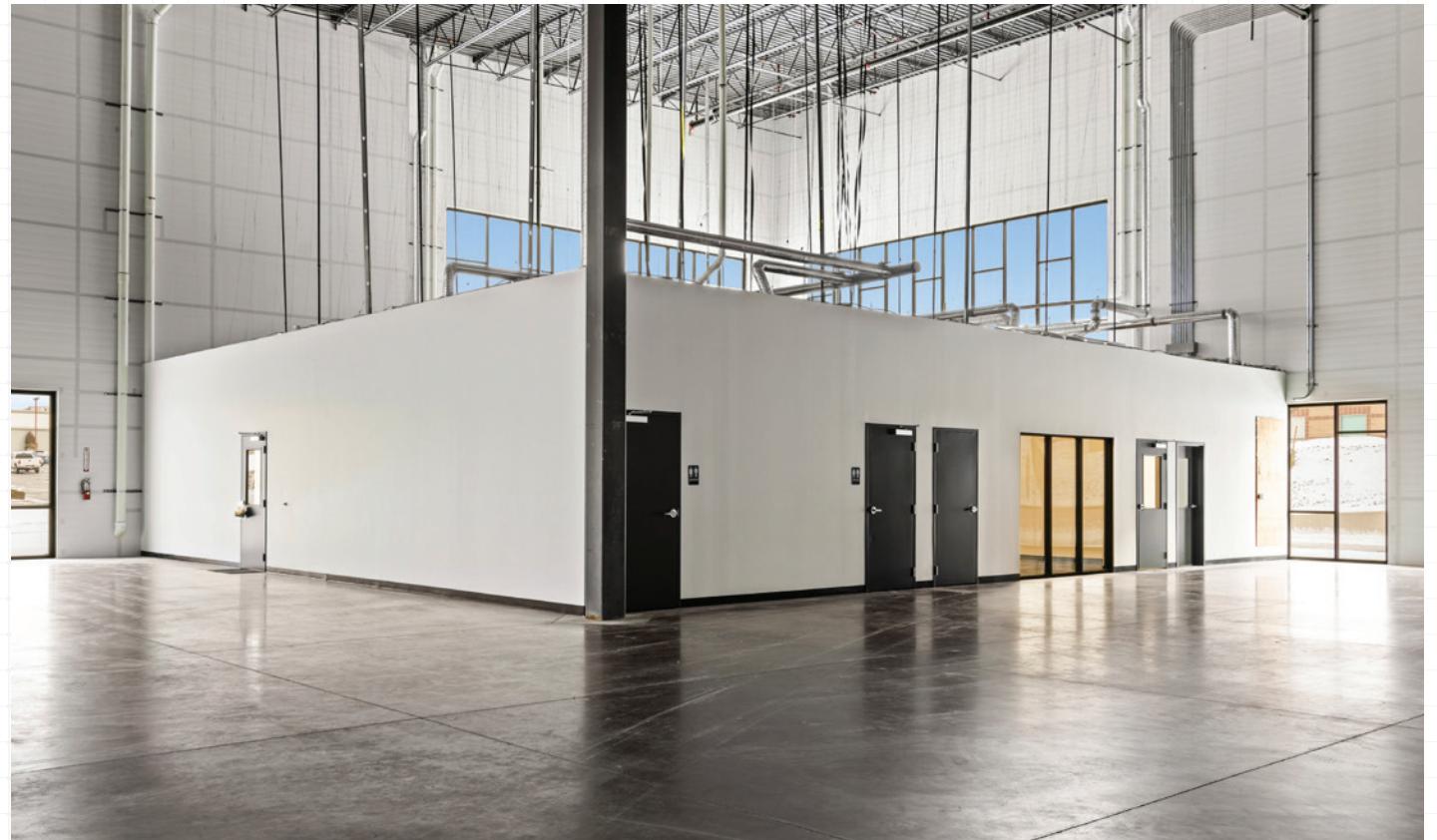


- 2 Ground Level Doors (12'x14')
- 6 Dock High Doors Equipped With Bumpers and Seals
- 3 Dock Door Equipped With Levelers

Potential Office Plan



PARKLAND INDUSTRIAL



Unparalleled Access

15

3 Minutes

215

8 Minutes

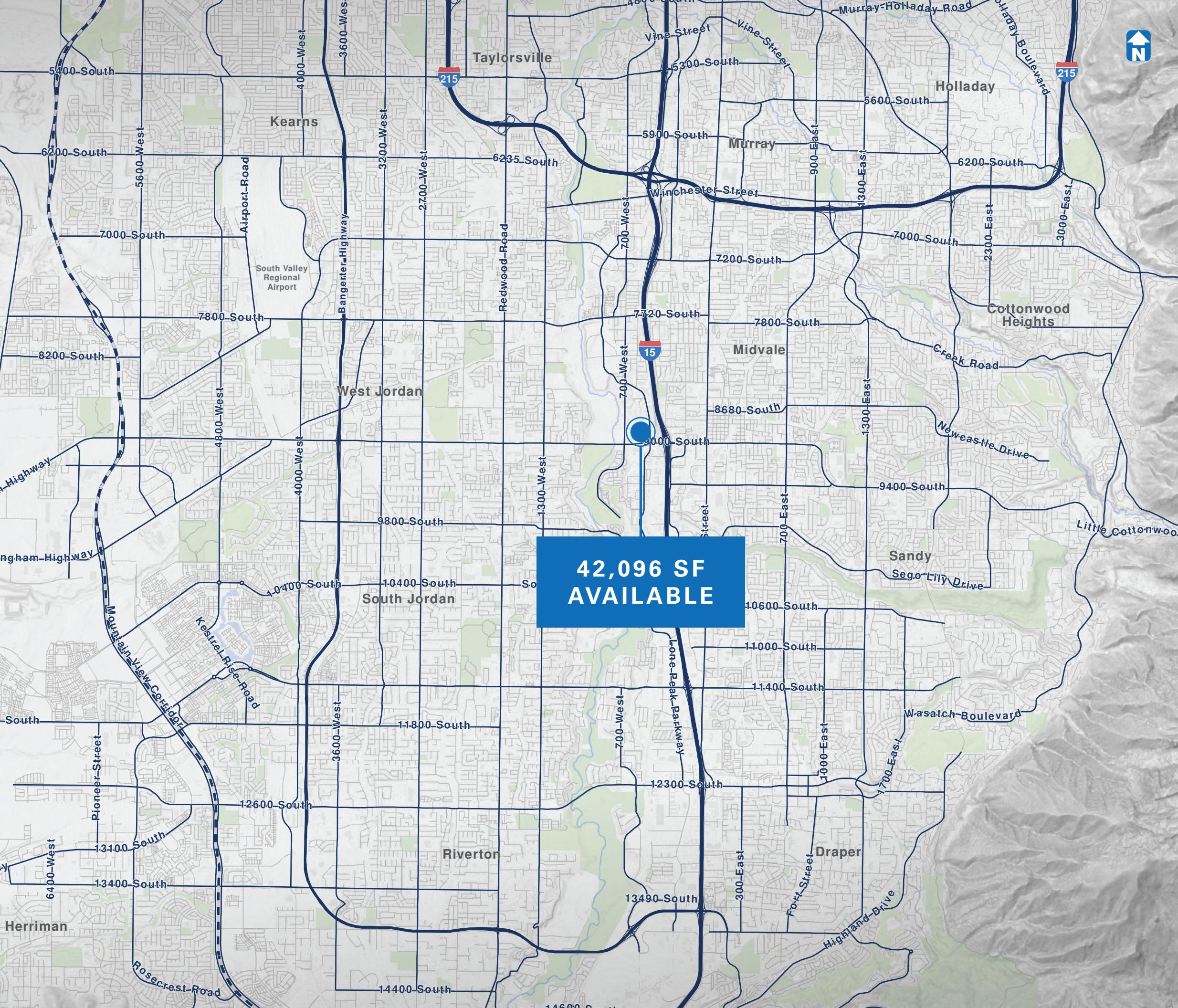
Downtown Salt Lake City

21 Minutes

Salt Lake City International Airport

23 Minutes

**42,096 SF
AVAILABLE**



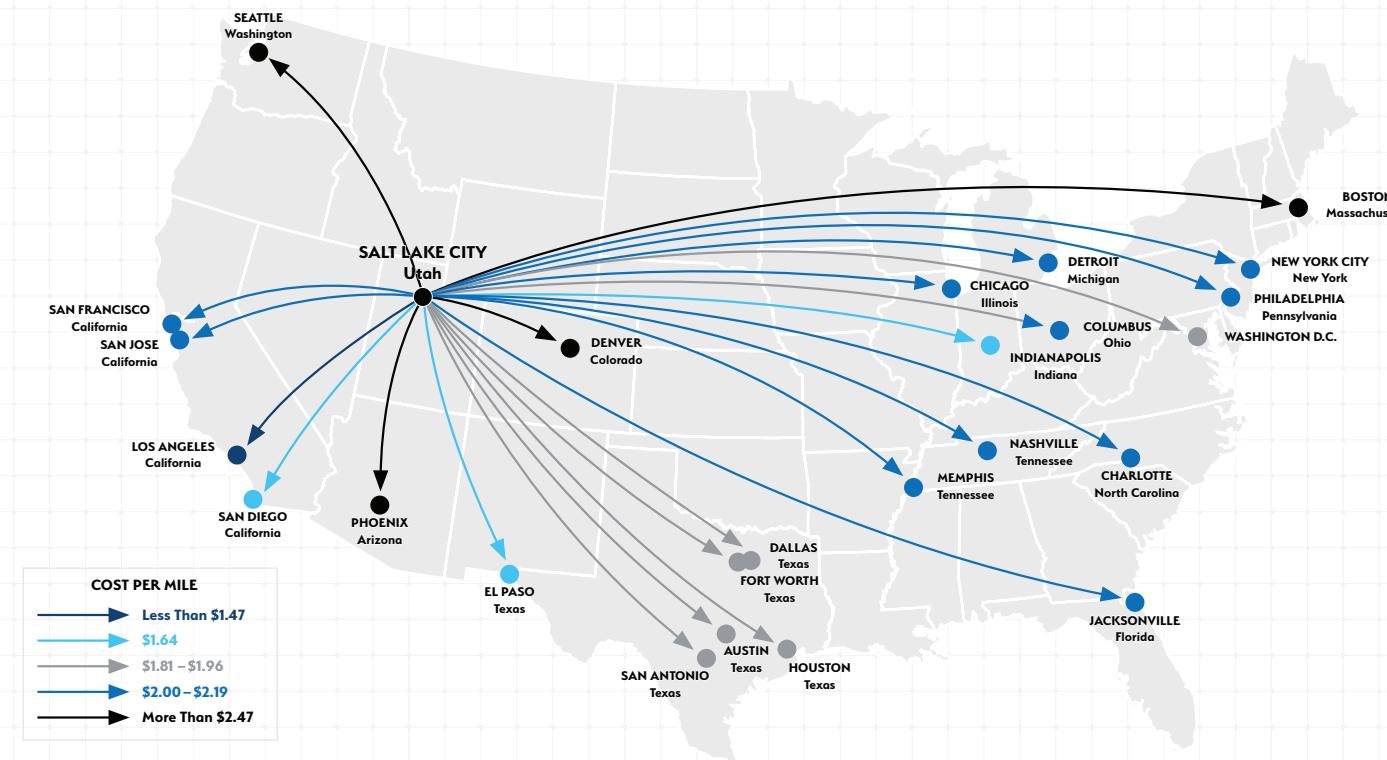
Commercial Drive Times

Utah is known as the "Crossroads of the West" for its excellent connectivity to the entire nation. Salt Lake City, specifically, benefits from a favorable geographic location that provides easy access to primary commercial hubs across the country. This connectivity has helped establish the region as a global marketplace for its ability to facilitate an efficient flow of goods through its vast transportation networks. All major metros in the Western Region, and many major metros in the Mid-West, are within a 24-hour drive time.



Outbound Truck Freight Costs per Mile

FROM SALT LAKE CITY, UTAH
JAN 2025

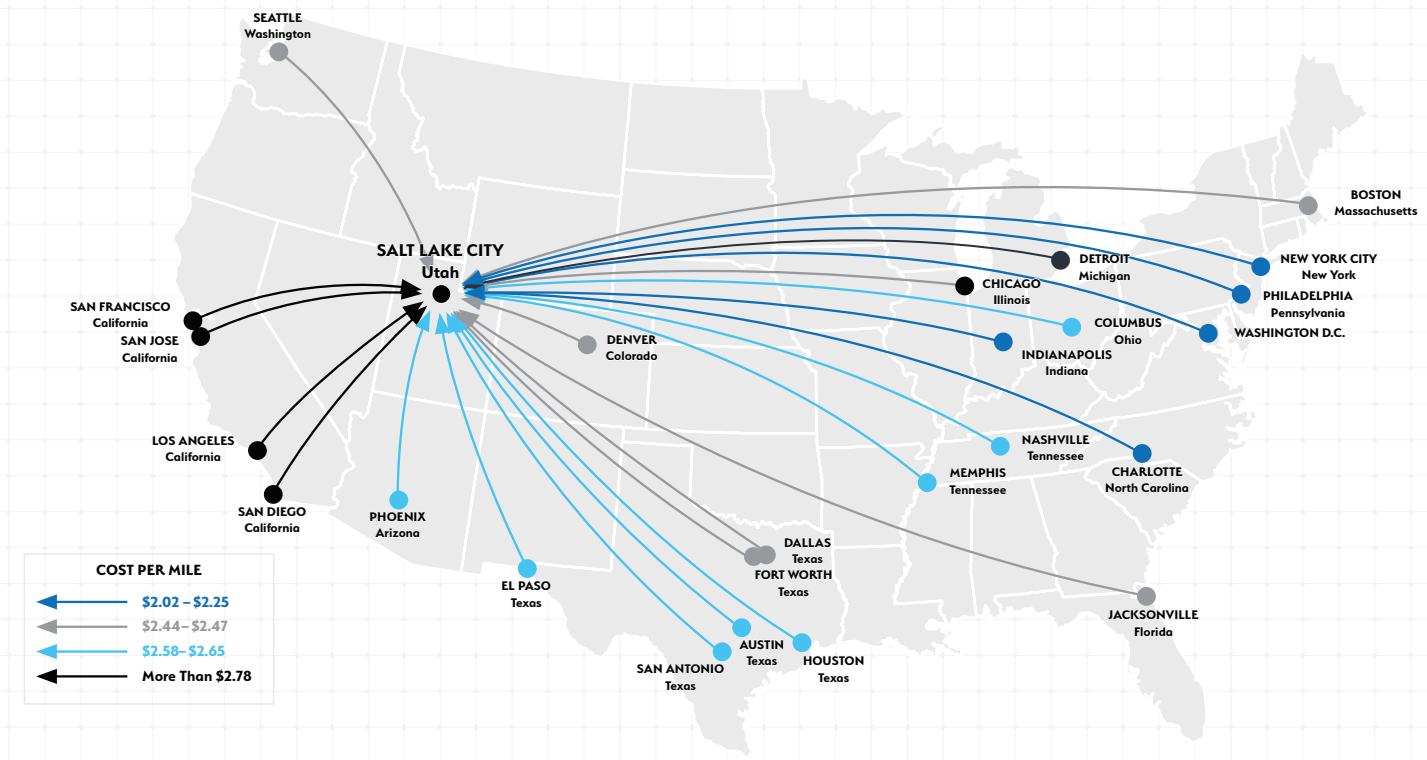


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Source: Trimble Transportation (<https://transportation.trimble.com/products/truckloadrate>)

Inbound Truck Freight Costs per Mile

TO SALT LAKE CITY, UTAH
JAN 2025



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PARTNERS

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