



SKY VISTA

126TH SOUTH

12711 S. OLD LIBERTY WAY
12722 S. 4000 W.
RIVERTON, UT

NEWMARK
MOUNTAIN WEST



Available for Lease

PROPERTY HIGHLIGHTS

A Four Building Class A Flex Park

Building 1: Space Available

Building 2: Space Available

Buildings 3&4: Under Construction - Shell will be delivered June 2026

- **Building 1:** 12711 S. Old Liberty Wy.
 - 34,497 SF Available
 - Divisible to 11,499 SF
 - Rear load facility
 - Clear height: 28'
- **Building 2:** 12722 S. 4000 W.
 - 76,635 SF Available
 - Divisible to 10,862 SF
 - Rear load facility
 - Clear height: 32'
- **Building 3:** 12733 S. 4000 W.
 - 58,302 SF available
 - Clear height: 32'
 - Rear load facility
- **Building 4:** 12633 S. 4000 W.
 - 34,994 SF available
 - Clear height: 24'
 - Auto parking: 72 stalls

PARK FEATURES

Great South Valley Location

- Located at the nexus of Bangerter Highway and 12600 South
- Bangerter Highway frontage
- Close proximity to workforce
- Easy access to Mountain View Corridor, Bangerter Highway and I-15
- Ideal location between Bangerter Highway and Mountain View Corridor
- Mountain View Corridor under construction to connect directly to California Avenue in Salt Lake's northwest quadrant
- Zoning: PCC – Planned Commercial

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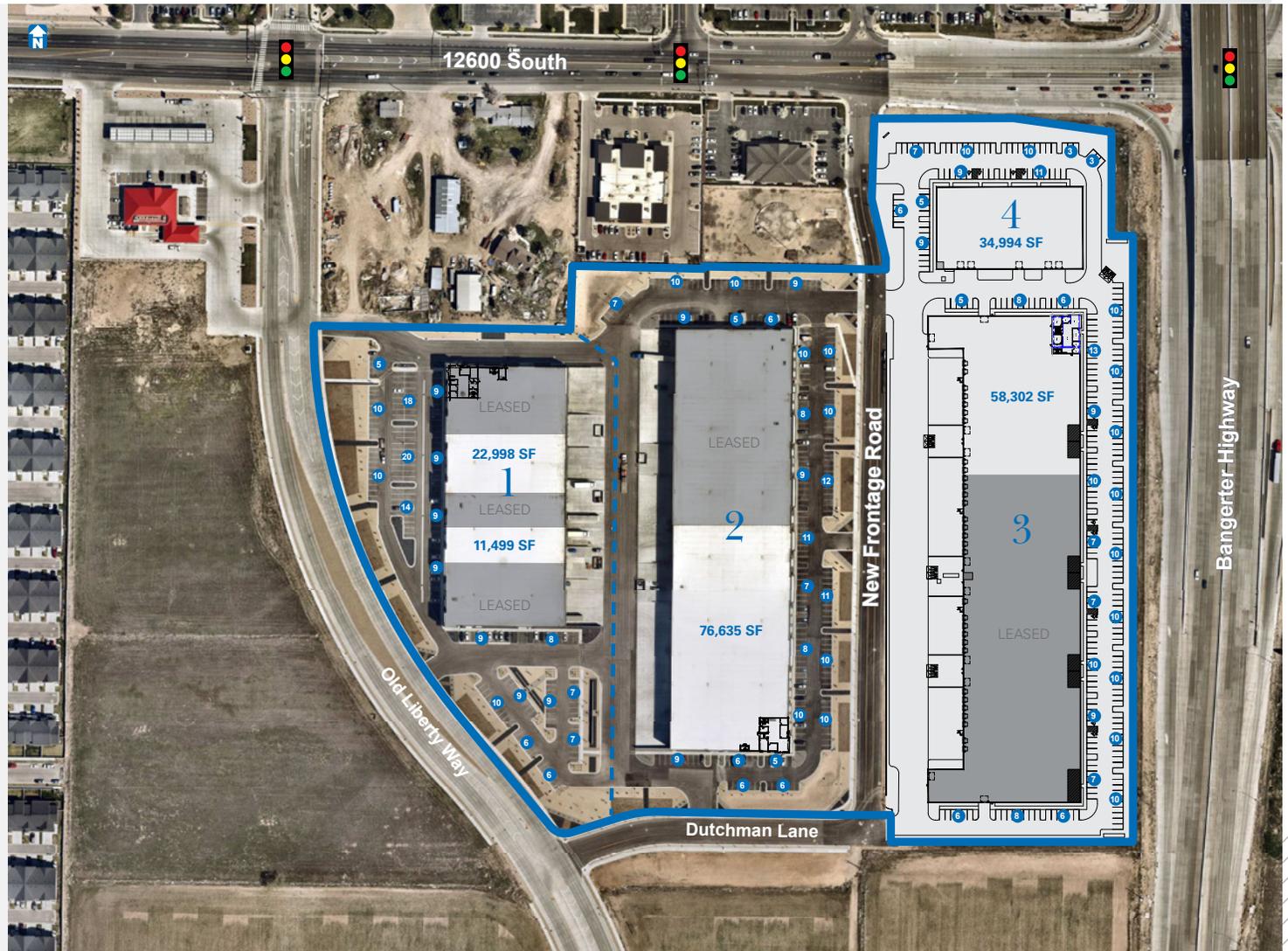
SKY VISTA @ 126TH

1 **Building 1**
12711 S. Old Liberty Wy.
34,497 Available
Divisible to 11,499 SF
Clear Height: 28'

2 **Building 2**
12722 S. 4000 W.
76,635 SF Available
Divisible to 10,862 SF
Rear load facility
Clear height: 32'

3 **Building 3**
12733 S. 4000 W.
58,302 SF Available
Clear Height: 32'
Under Construction
Shell to be delivered
June 2026

4 **Building 4**
12633 S. 4000 W.
34,994 SF Available
Clear Height: 24'
Under Construction
Shell to be delivered
June 2026



SKY VISTA @ 126TH

**Building 1 12733 S. 4000 W.
Riverton, UT 84096**

Building 1:

- 2,200 Amps / 480 / 277 Volt Available

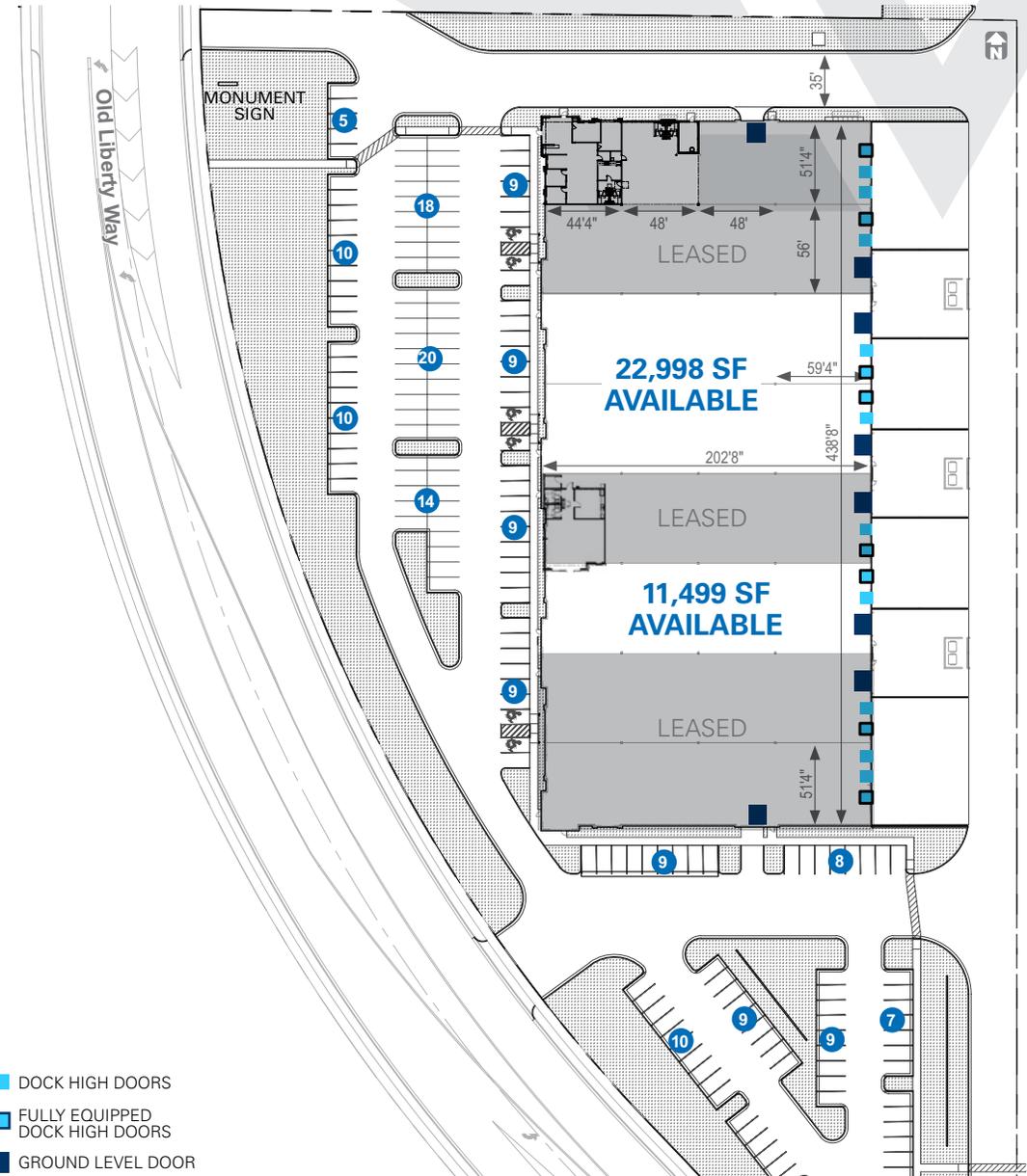
SUITE 300-400

- 22,998 Total SF
- Estimated Ready for Occupancy 5/1/2026
- Four (4) 9' x 10' Dock High Doors with bumpers
 - Two (2) Dock High doors equipped with bumpers, hydraulic levelers, and seals
- Two (2) 14' x 16' Ground Level Door
- 28' Clear Height
- 56' x 48' Column Spacing
- 59'4" Staging Area Column Spacing
- ESFR Fire Suppression System
- 6" concrete floor slab 3,500 PSI
- Immediate Bangerter Highway Access
- High-profile South Valley Industrial Park
- Many surrounding amenities

SUITE 600

- 11,499 Total SF
- Two (2) 9'x10' Dock High Doors with bumpers
 - One (1) Dock High Door equipped with bumpers, hydraulic levelers, and seals
- 28' Clear Height
- 56' x 48' Column Spacing
- 59'4" Staging Area Column Spacing
- ESFR Fire Suppression System
- 6" concrete floor slab 3,500 PSI
- Immediate Bangerter Highway Access
- High-profile South Valley Industrial Park
- Many surrounding amenities

Building 1



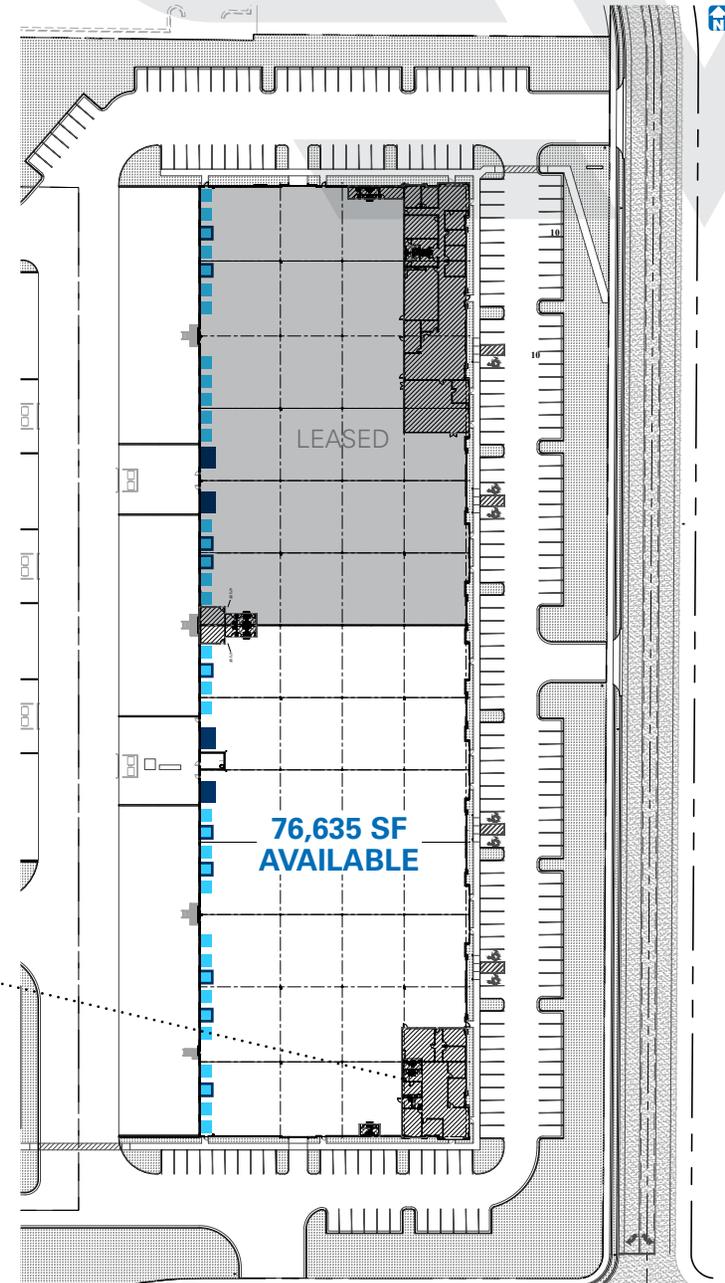
SKY VISTA @ 126TH

**Building 2 12722 S. 4000 W.
Riverton, UT 84096**

Building 2:

- 76,635 SF available
 - 4,231 SF office
 - 473 SF shipping office
- Divisible to 10,862 SF
- Estimated Ready for Occupancy 8/15/2026
- 800 Amps / 480 / 277 Volt Available
- Clear height: 32'
- NFPA-13 ESFR sprinklered
- Sixteen (16) dock high doors with bumpers (9'x10')
 - Five (5) fully equipped with bumpers, seals, and levelers
 - Six (6) equipped with bumpers and seals
- Three (3) ground level doors (14' x 16')
- LED lighting large glass front entryways
- 6" concrete floor slab – 3500 PSI
- Clerestory windows throughout
- Concrete tilt up
- Rear load configuration

Building 2



- DOCK HIGH DOORS
- FULLY EQUIPPED DOCK HIGH DOORS
- GROUND LEVEL DOOR



SKY VISTA @ 126TH

Building 3 - 12733 S. 4000 W.
Riverton, UT 84096

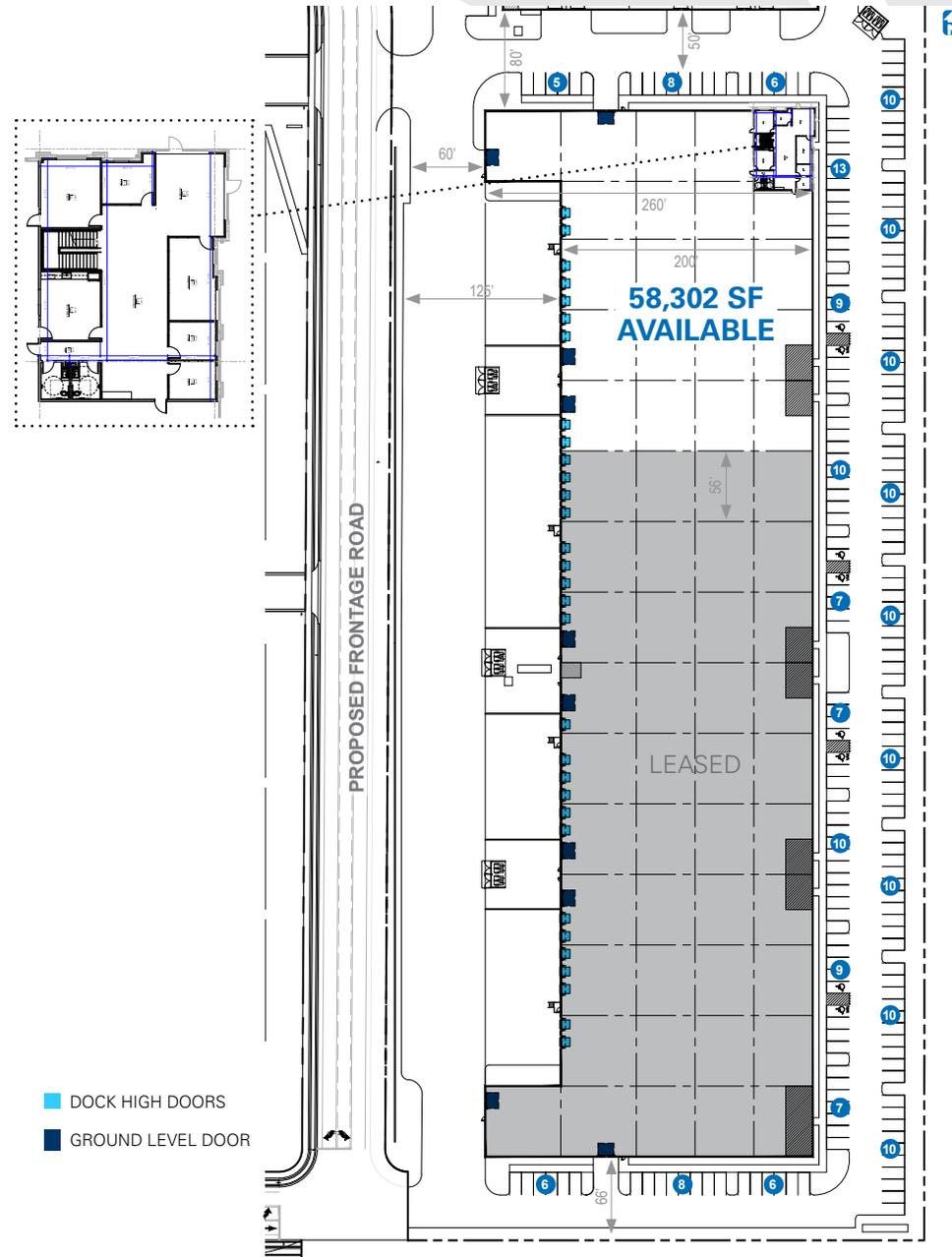
Under Construction

Shell to be delivered June 2026

Building 3:

- 58,302 SF available
 - 3,000 SF office
 - Divisible to 11,328 SF
- 32' clear height
- 200' – 260' building depth
- 125' – 127' truck court depth
- 4,000 Amps / 480 / 277 Volt available
- Nine (9) dock high doors (9'x10')
- Four (4) ground level doors (14'x16')
- Column spacing: 56'x60'
- 6" concrete floor slab – 3,500 PSI
- LED lighting
- 211 auto parking stalls
- Large glass front entryways
- Clerestory windows throughout
- Concrete tilt up
- Rear load configuration

Building 3



SKY VISTA @ 126TH

Building 4 - 12633 S. 4000 W.
Riverton, UT 84096

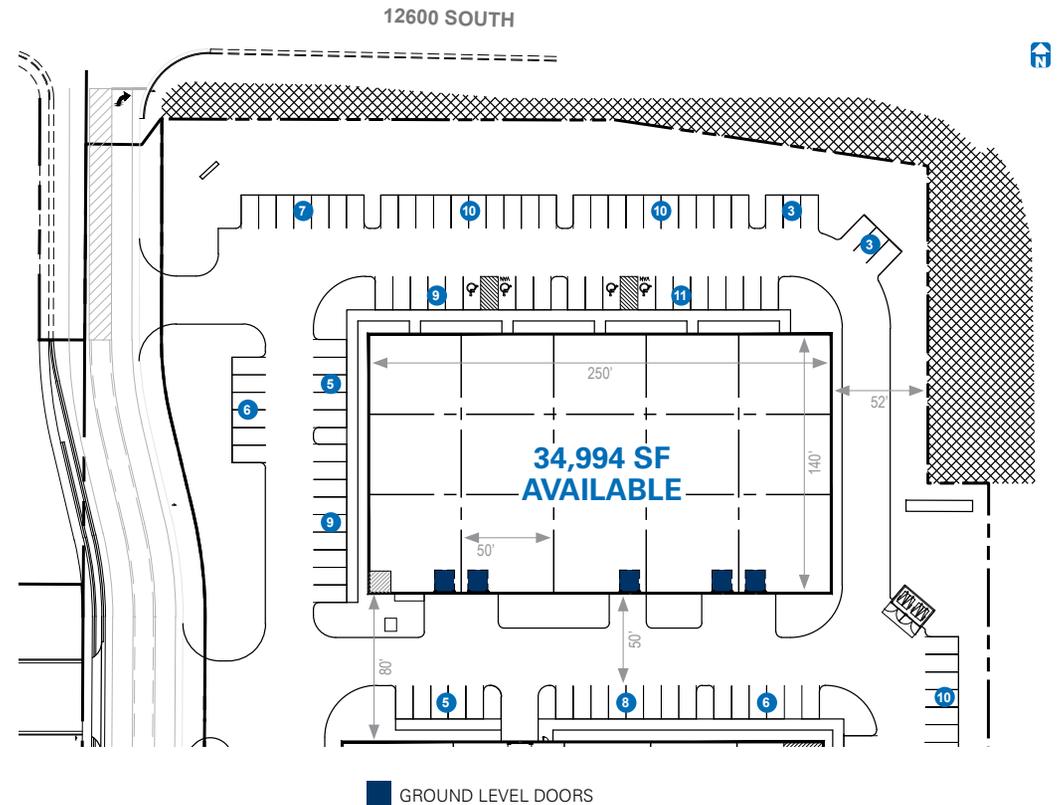
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Shell to be delivered June 2026

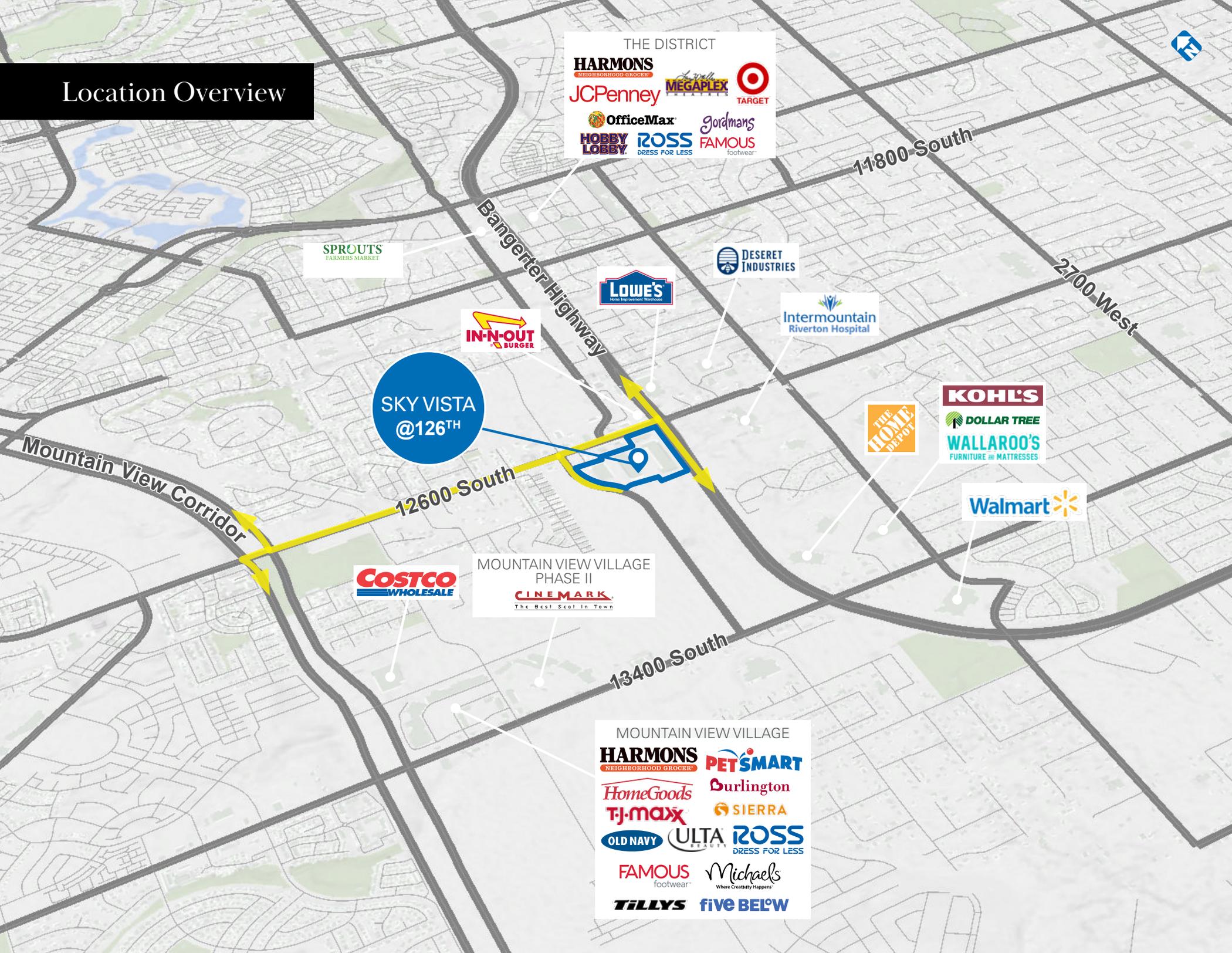
Building 4:

- 34,994 SF available
 - Divisible to 7,032 SF
- 24' clear height
- 140' building depth
- 2,000 Amps / 480 / 277 Volt Available
- Five (5) ground level doors (14'x16')
- Column spacing: 46.6'x50'
- 6" concrete floor slab – 3,500 PSI
- LED lighting
- 72 auto parking stalls
- Large glass front entryways
- Clerestory windows throughout
- Concrete tilt up
- Rear load configuration

Building 4



Location Overview



THE DISTRICT

- HARMONS NEIGHBORHOOD GROCER
- JCPenney
- OfficeMax
- HOBBY LOBBY
- MEGAPLEX
- ROSS DRESS FOR LESS
- Gordmans FAMOUS footwear
- TARGET

SPROUTS FARMERS MARKET

IN-N-OUT BURGER

SKY VISTA @ 126TH

LOWE'S Home Improvement Warehouse

DESERET INDUSTRIES

Intermountain Riverton Hospital

THE HOME DEPOT

KOHL'S
DOLLAR TREE
WALLAROO'S FURNITURE & MATTRESSES

Walmart

COSTCO WHOLESALE

MOUNTAIN VIEW VILLAGE PHASE II
CINEMARK The Best Seat In Town

MOUNTAIN VIEW VILLAGE

- HARMONS NEIGHBORHOOD GROCER
- HomeGoods
- TJ-maxx
- OLD NAVY
- FAMOUS footwear
- TILLYS
- PETSMART
- Burlington
- SIERRA
- ULTA BEAUTY
- ROSS DRESS FOR LESS
- Michaels Where Creativity Happens
- five BELOW

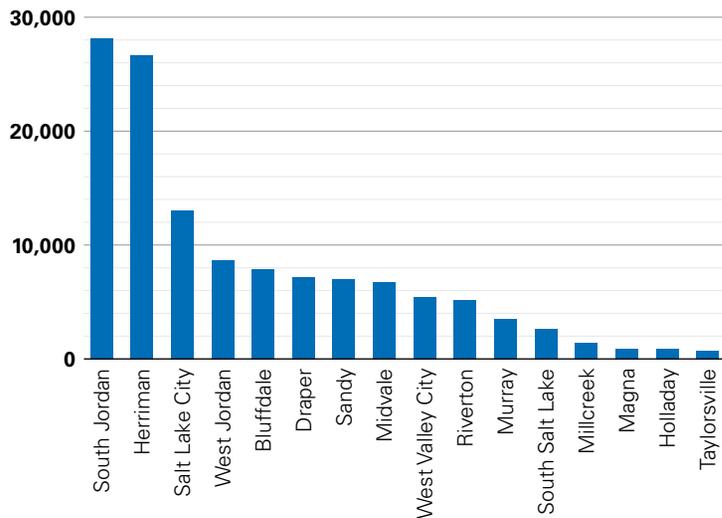
LOCATION HIGHLIGHTS

Southwest Salt Lake County

Southwest Salt Lake County has experienced tremendous economic growth in recent years, primarily in the form of population growth and employment growth, as a plethora of new and established businesses are choosing to setup shop in the area in order to capitalize on the business friendly environment and relatively low cost of doing business.

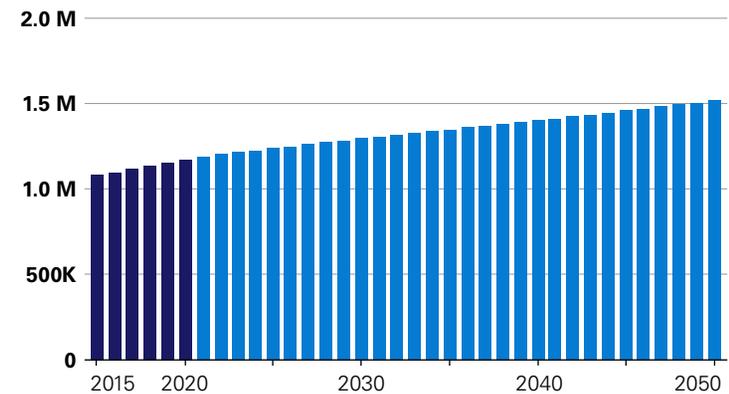
Salt Lake County is rapidly growing, expanding from just over 900,000 to roughly 1.136M residents since 2010. Southwest Salt Lake County is seeing the most increase and overall population is expected to nearly double by 2050, going from 286,000 to over 400,000, while Salt Lake County is expected to increase by only roughly 30% to 1.5M by 2050.

**POPULATION INCREASE
BY CITY 2010 - 2019**



Source: Kem C. Gardner Policy Institute

**SALT LAKE COUNTY
POPULATION PROJECTION**



Source: Kem C. Gardner Policy Institute

Available for Lease

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