

DIRECTORS ROW MANUFACTURING

3070 West Director Row | Salt Lake City, Utah



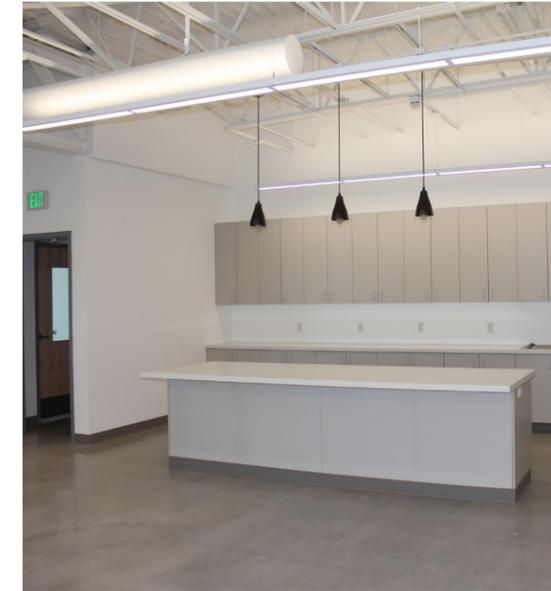
DIRECTORS ROW MANUFACTURING OVERVIEW

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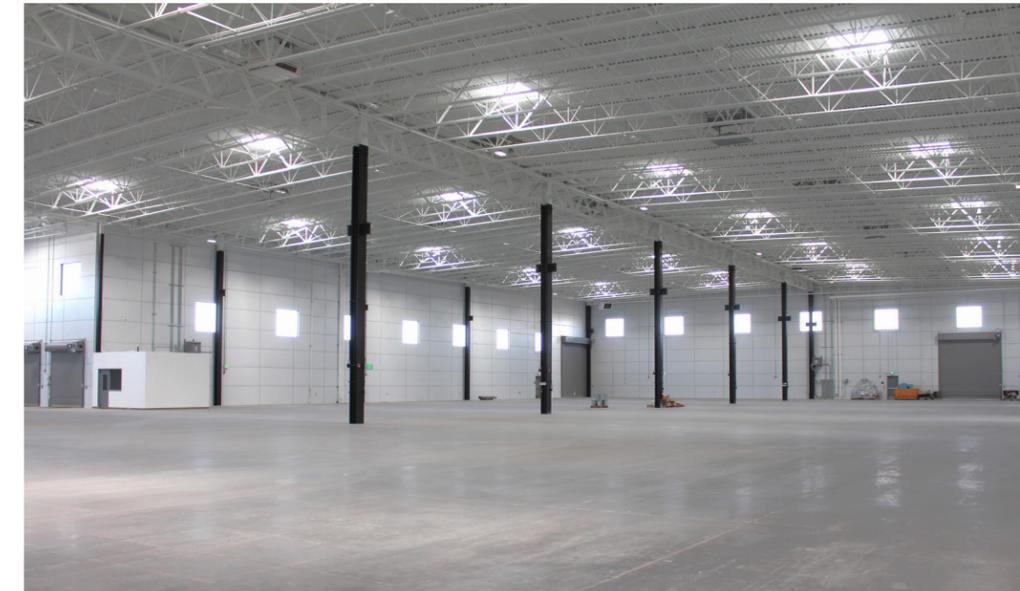


FACILITY OVERVIEW

This recently completed, Class A manufacturing warehouse is a perfect solution for its first occupants. The fully equipped, move-in-ready facility features a two-story office buildout, employee kitchen and locker rooms, conference rooms, and a welcoming foyer. Designed for heavy industrial use, the space includes 8" reinforced floors, clerestory windows, and columns pre-engineered for rail crane installation. The property also offers secure employee parking, a fenced yard, temperature controller warehouse/manufacturing area, motion-sensor LED lighting throughout, and floor drains in both the shop and warehouse. Built to support up to 774 employees, this facility is designed for efficient manufacturing and logistics operations.

HIGHLIGHTS

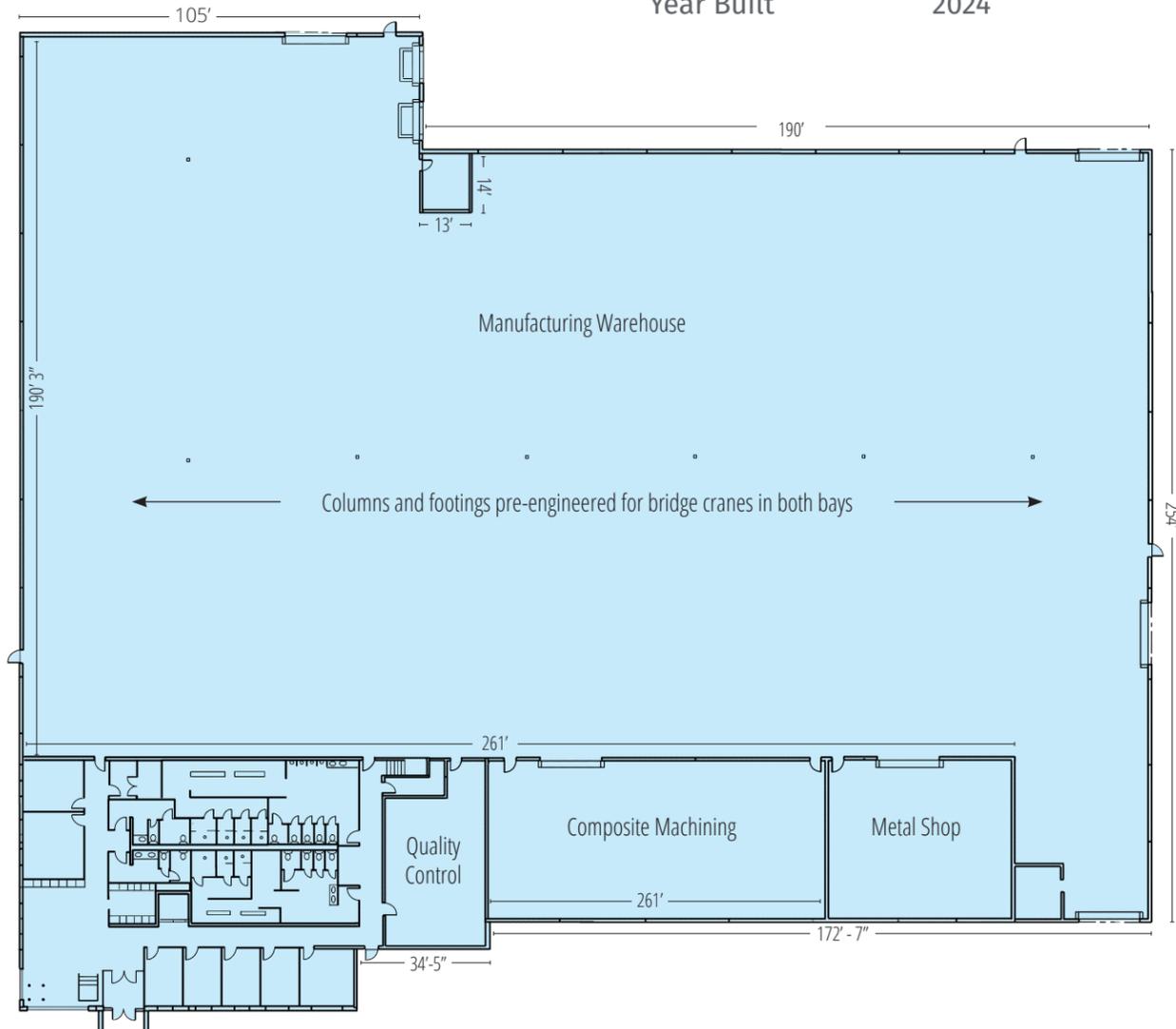
- 8" reinforced floors
- Secure employee parking
- Clerestory windows
- Backup redundant power
- HVAC in office area
- Evaporative cooling in warehouse and manufacturing area
- Heated warehouse/manufacturing area
- Columns ready for crane installation
- Modern office design
- Designed for up to 774 employees
- All-on motion sensor LED lights
- 5 min from SLC International Airport



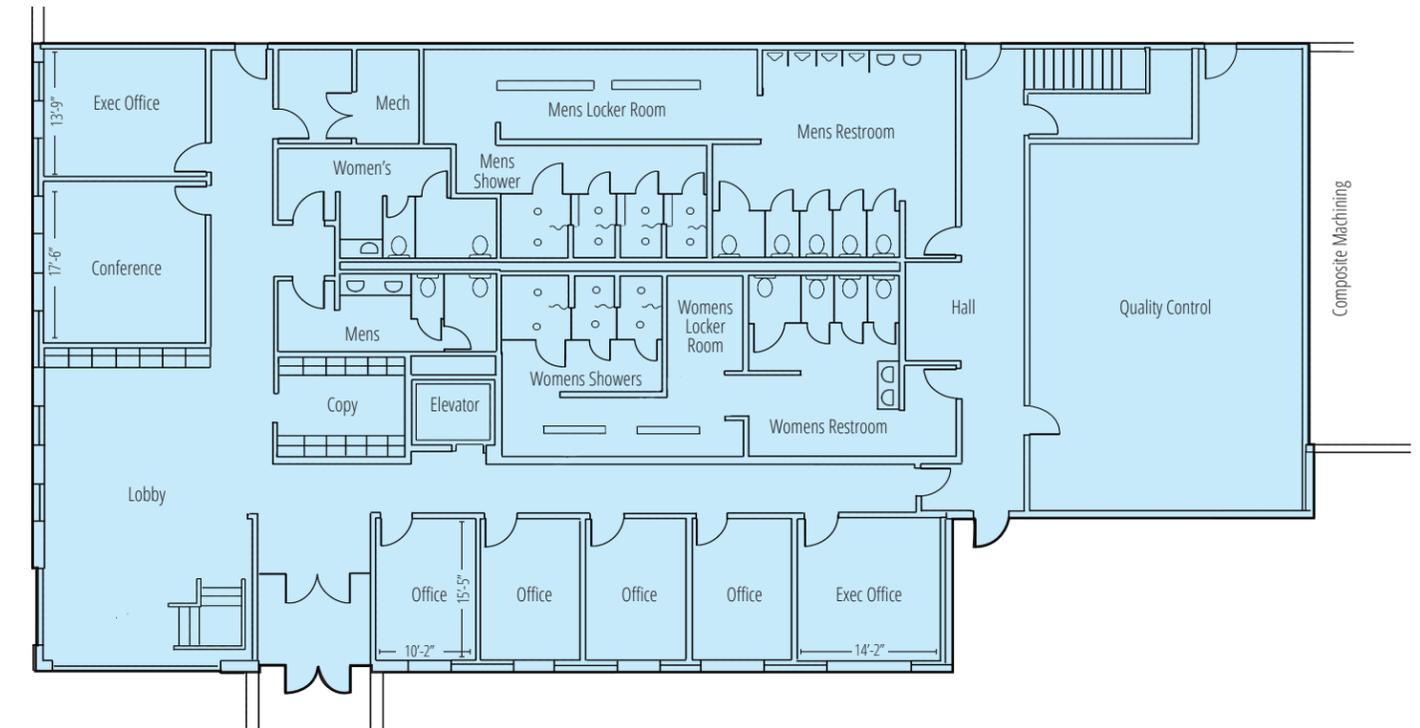
DIRECTORS ROW MANUFACTURING FLOORPLANS

BUILDING SPECS

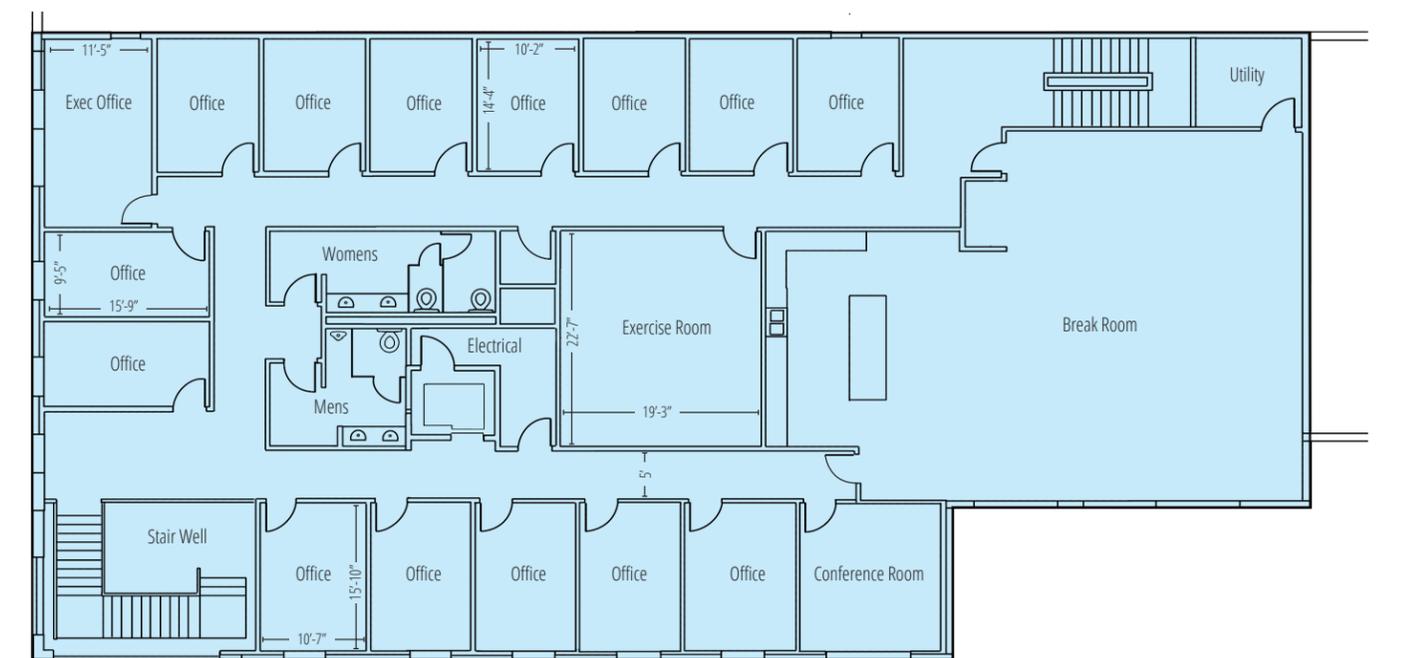
Building Size	70,160 SF
Warehouse	59,660 SF
Office	10,500 SF
Acres	4.06
Column Spacing	44' x 78'
Clear Height	36'
Dock Doors	2
Ground Level	4
Parking Stalls	110
Power	2600Amps/480V/3Phase
Year Built	2024



FIRST FLOOR



SECOND FLOOR

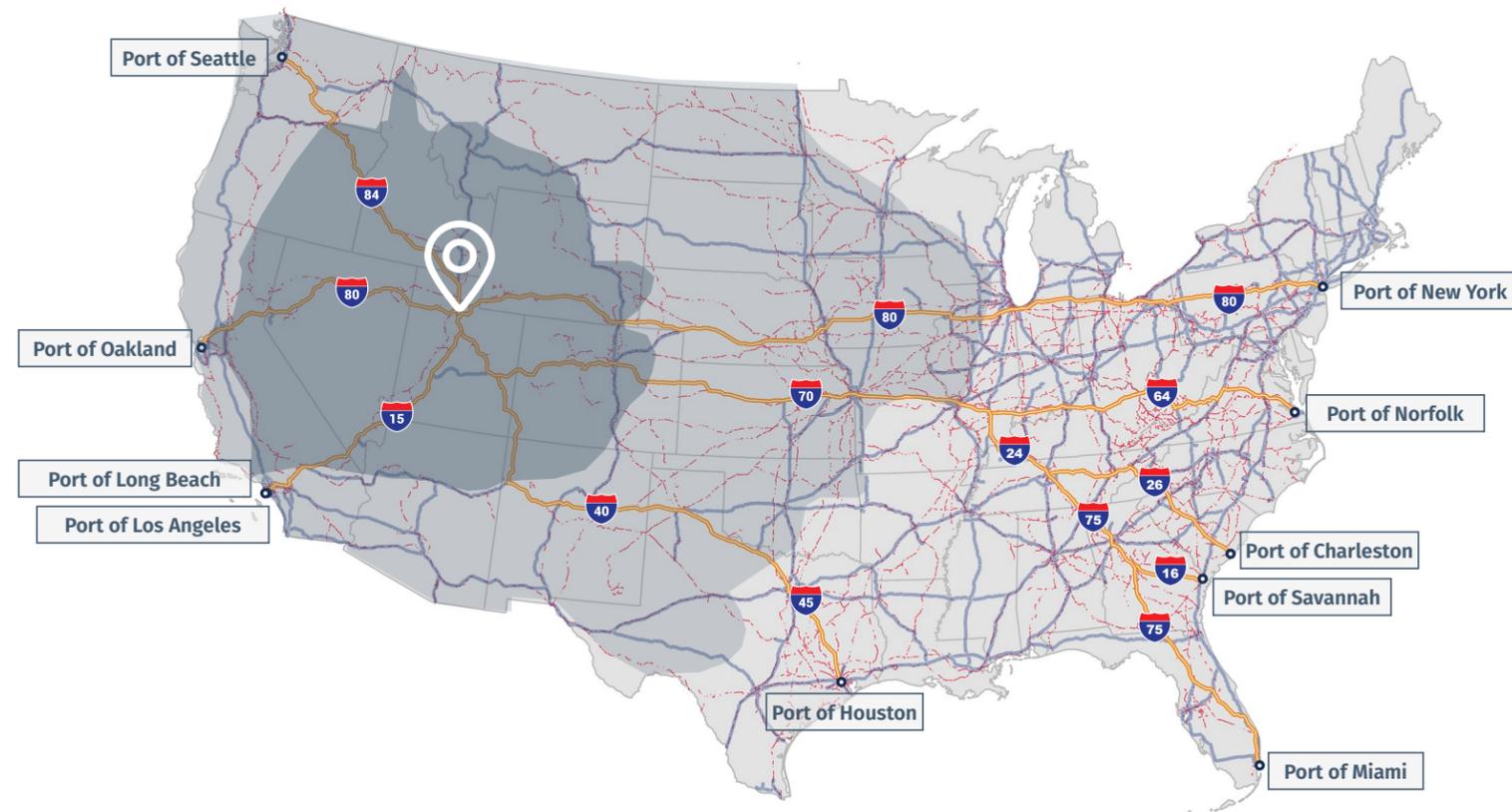




NATIONAL DRIVE TIMES

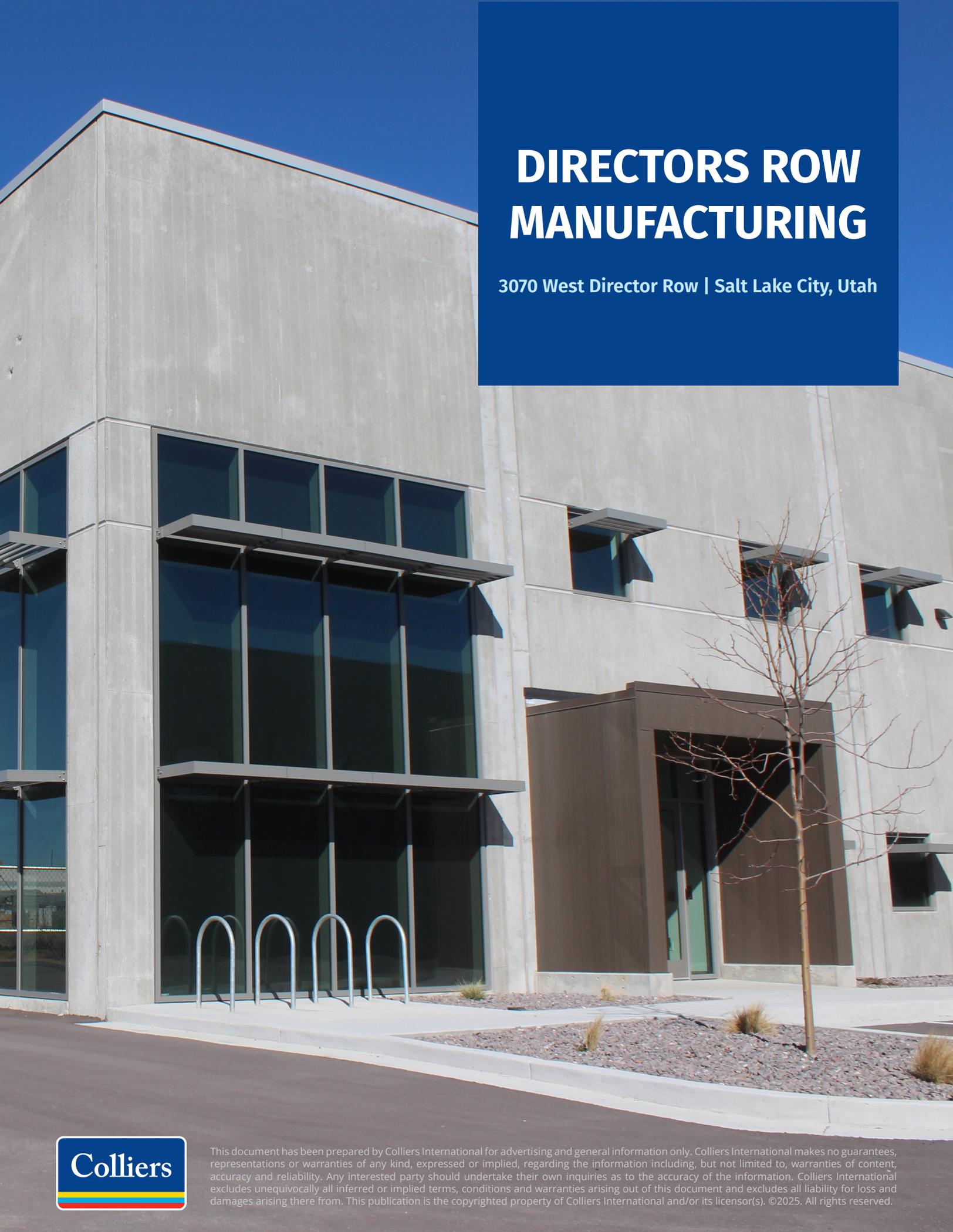
65 MPH

Albuquerque, NM	545 miles	8.5 hours	Oklahoma City, OK	1,028 miles	16 hours
Boise, ID	394 miles	6 hours	Phoenix, AZ	613 miles	9.5 hours
Dallas, TX	1,192 miles	18.5 hours	Portland, OR	816 miles	12.5 hours
Denver, CO	469 miles	7.5 hours	San Francisco, CA	704 miles	11 hours
Kansas City, MO	1,102 miles	17 hours	Seattle, WA	895 miles	14 hours
Las Vegas, NV	374 miles	6 hours			
Los Angeles, CA	642 miles	10 hours			



LEGEND

- U.S. heavy railways
- 11-hour trucking zone (approx.)
- 22-hour trucking zone (approx.)
- 10 largest U.S. ports
- Routes to ports
- U.S. freeways



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