

# Salt Lake City Manufacturing Facility

**FOR LEASE**



**FULLY SECURED  
YARD SPACE**



**EXISTING MANUFACTURING,  
LIFE SCIENCE AND  
FOOD PROCESSING  
INFRASTRUCTURE**





**90,087 SF**  
**For Lease**

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*Exclusively marketed by:*

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THE PROTECTION GROUP

90,087 SF AVAILABLE

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

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SLADE LOGISTICS



1730 South



MCKESSON

IMS STEEL COMPANY



490 West



201



2100 South



Bangerter Highway

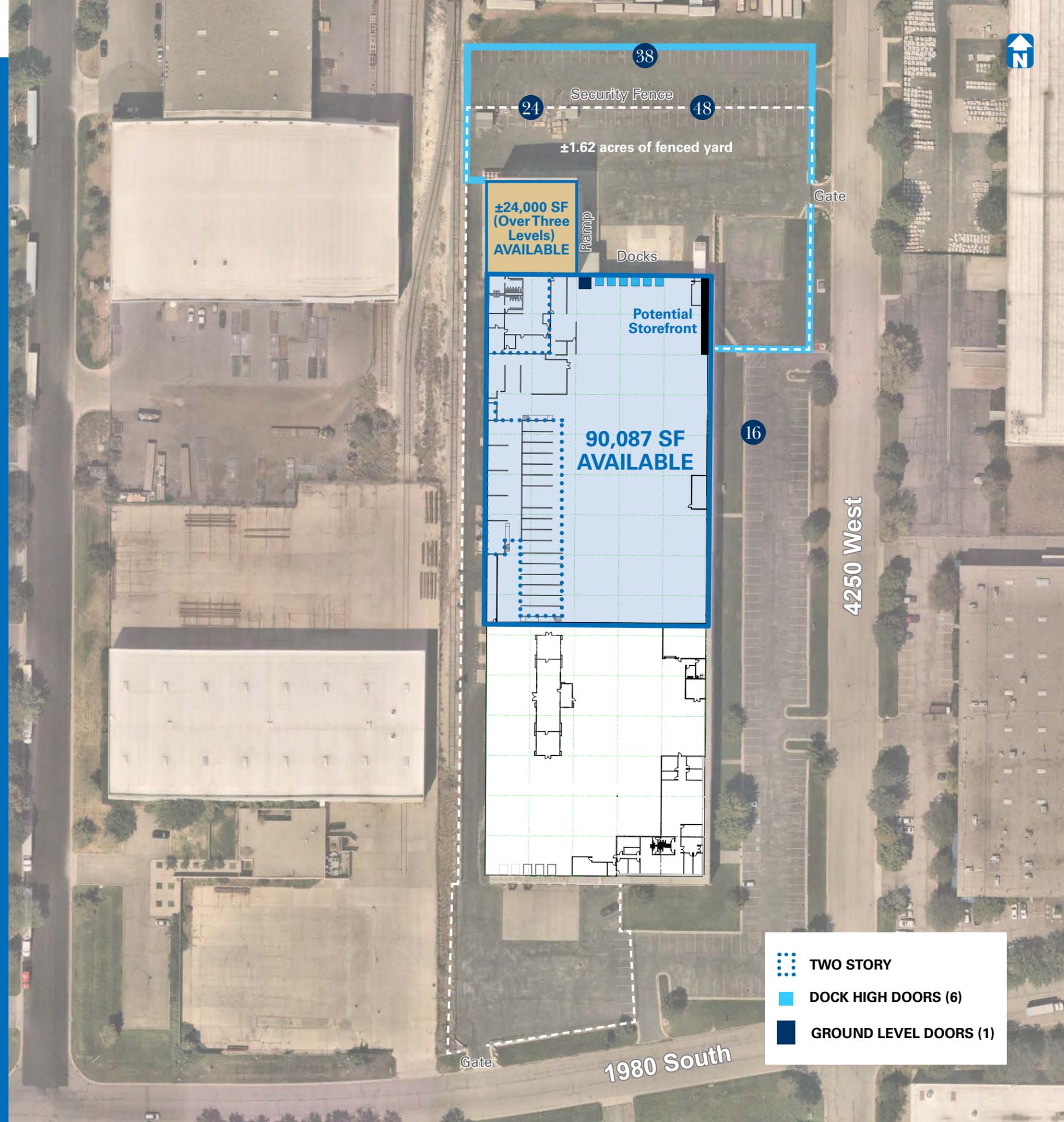
4250 West



# For Lease

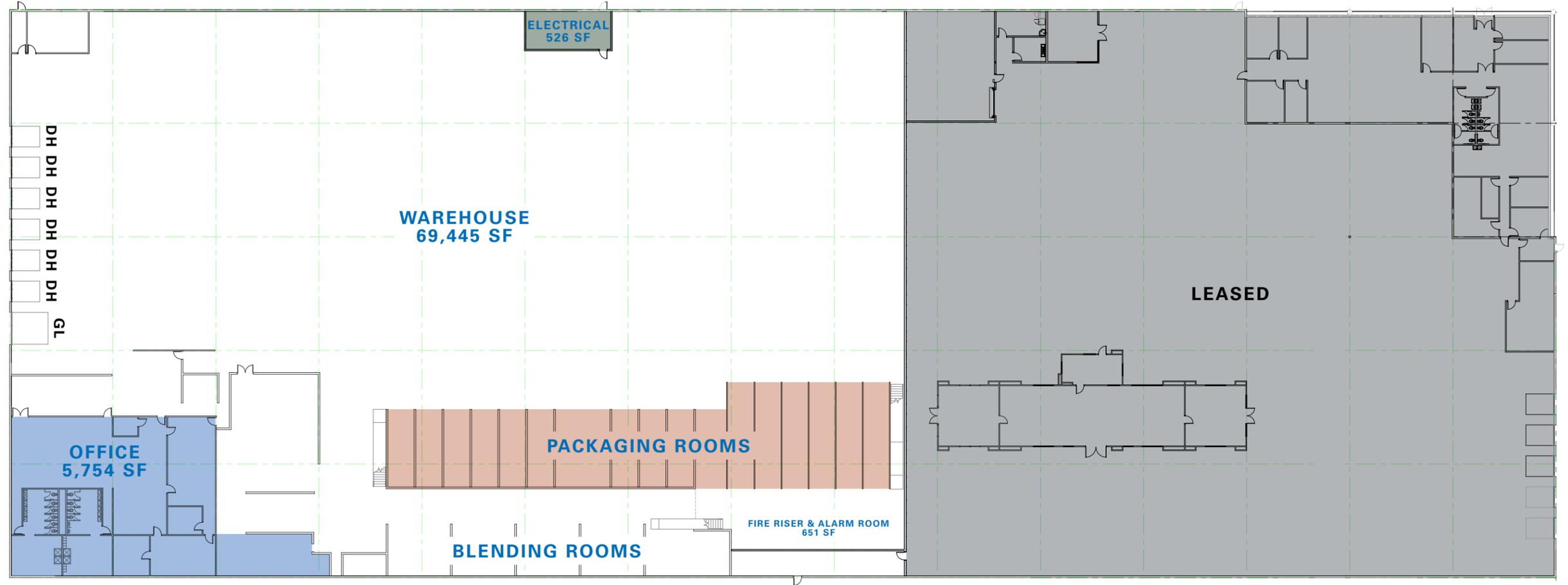
## PROPERTY HIGHLIGHTS

- 90,087 total square feet
  - 69,445 warehouse SF
  - 9,569 office SF
  - 11,073 second level mezzanine SF
- Additional 8,000- 24,000 SF SF space also available for potential office, storage, production, etc.
- 27.5'-32.5' clear height
- 40' x 44' column spacing
- Six (6) dock high loading doors (8'x10')
- One (1) ground level loading door (12'x16')
- Existing manufacturing, life science and food processing infrastructure
- 4,375 amps / 480/277v / 3-phase power supply
- Existing back-up generator
- ESFR fire suppression
- High efficiency warehouse lighting
- Fully fenced truck court
- Security lighting
- ±1.62 acres of fenced yard
- 126 auto parking stalls

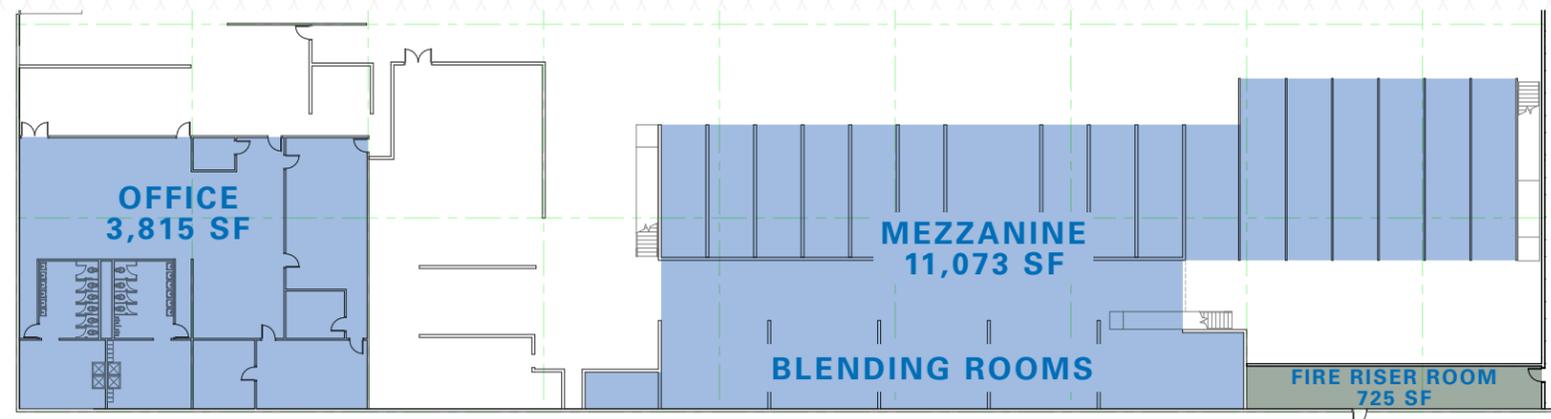


-  TWO STORY
-  DOCK HIGH DOORS (6)
-  GROUND LEVEL DOORS (1)

MAIN LEVEL FLOOR PLAN

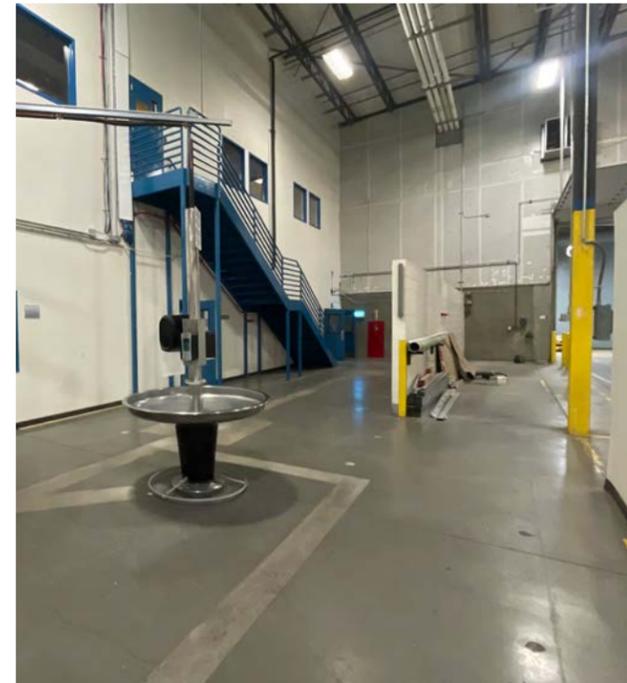


SECOND LEVEL



SALT LAKE CITY MANUFACTURING FACILITY

INTERIOR PHOTOS



# Unparalleled Access

## Bangerter Highway

2 Minutes



3 Minutes



4 Minutes

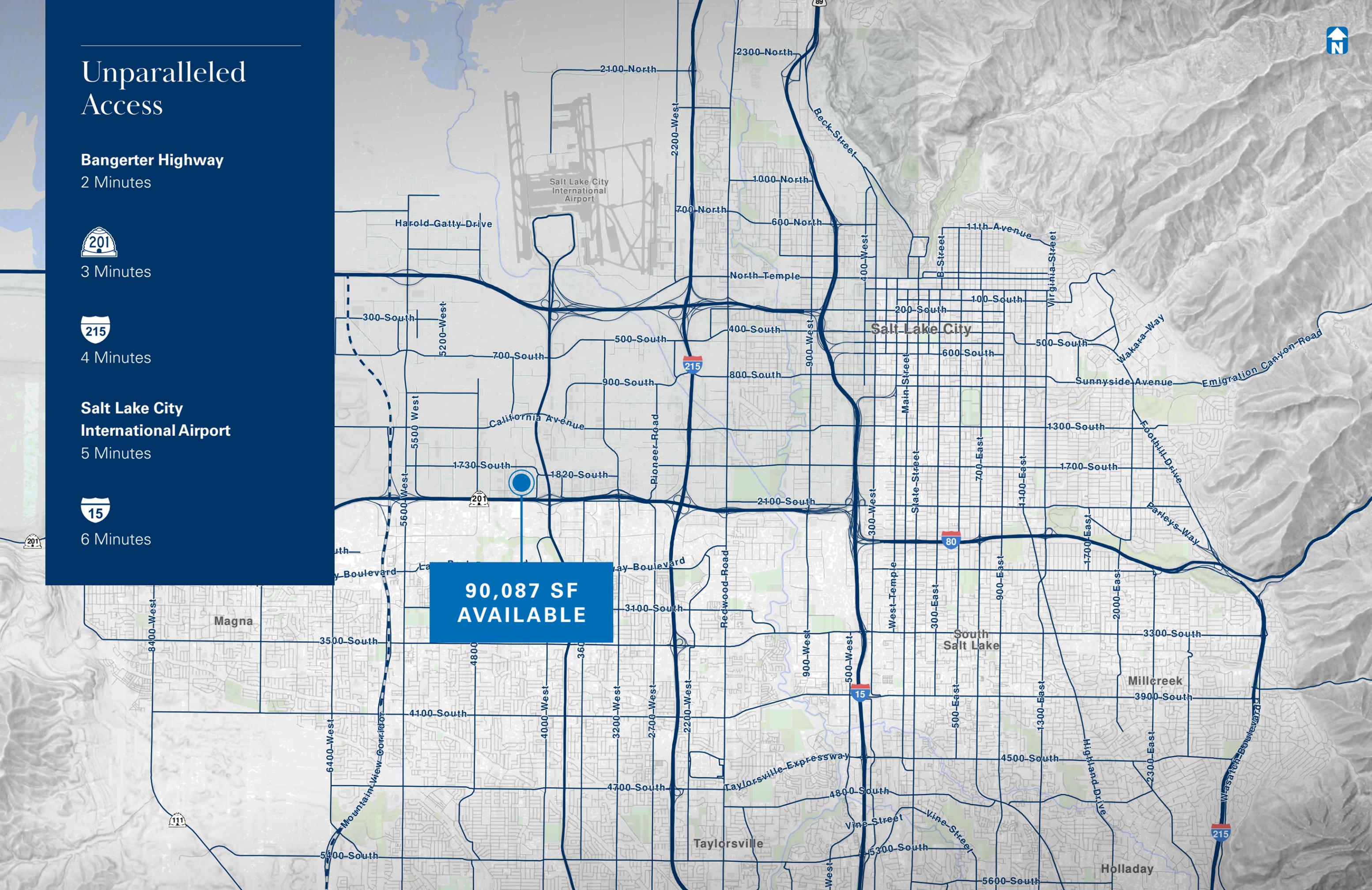
## Salt Lake City International Airport

5 Minutes



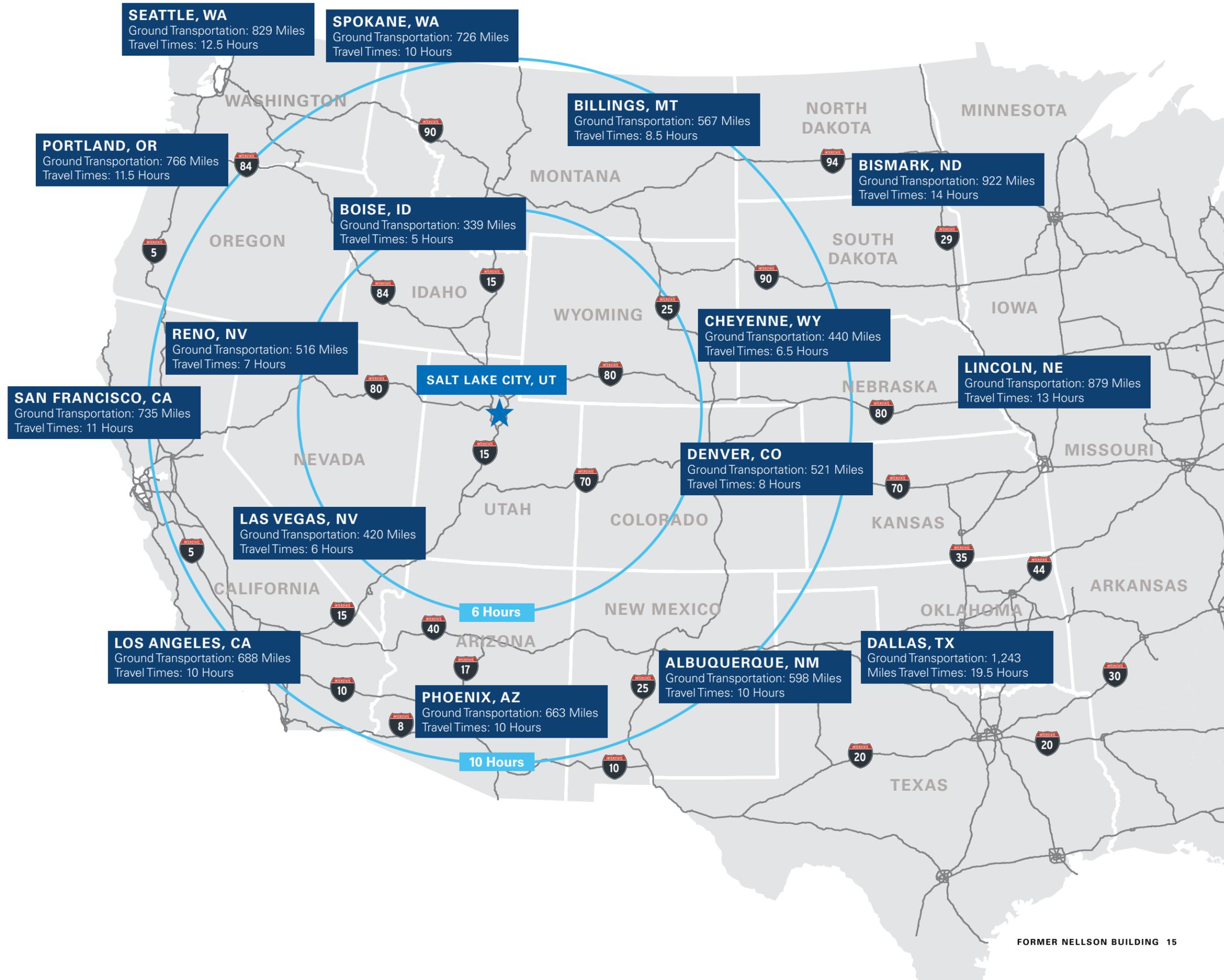
6 Minutes

**90,087 SF AVAILABLE**



# Commercial Drive Times

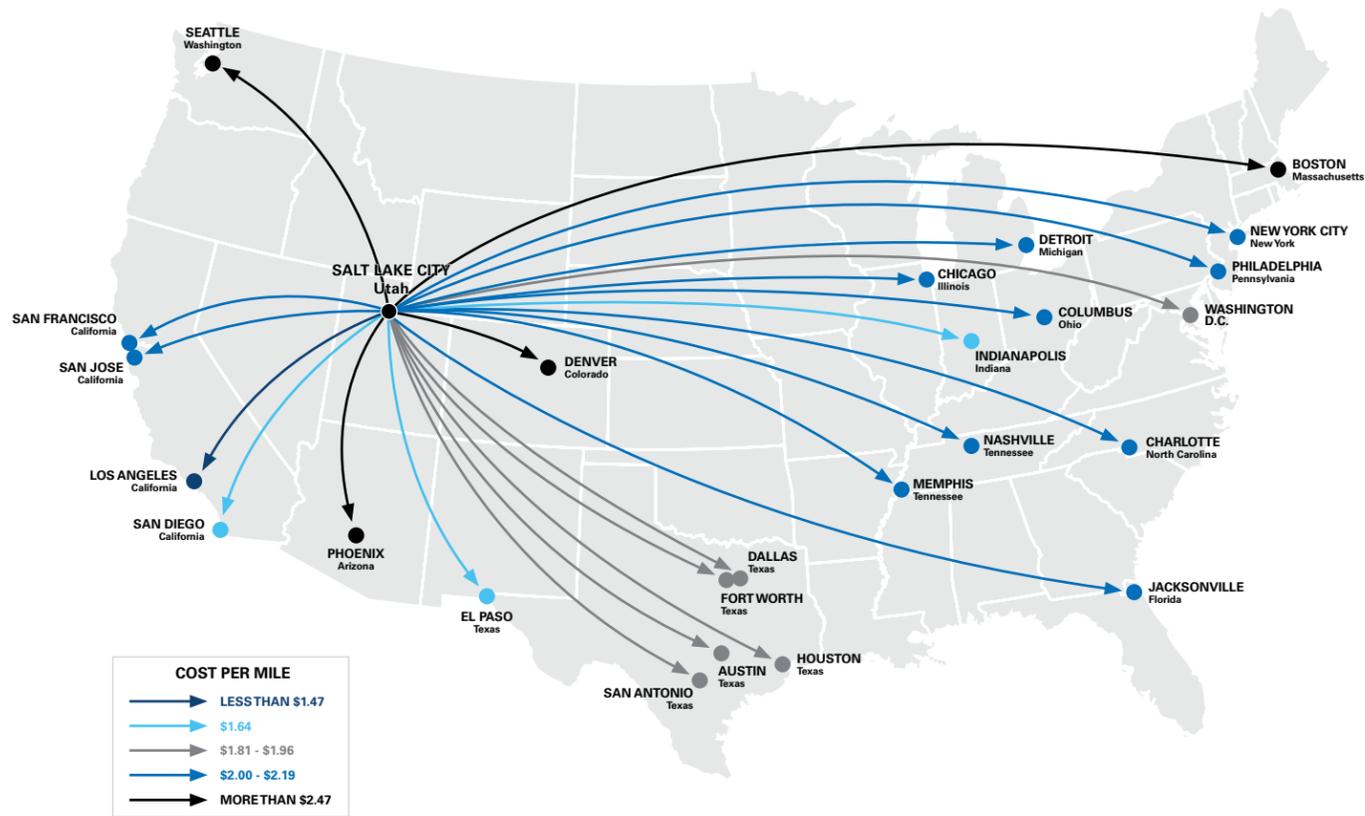
Utah is known as the “Crossroads of the West” for its excellent connectivity to the entire nation. Salt Lake City, specifically, benefits from a favorable geographic location that provides easy access to primary commercial hubs across the country. This connectivity has helped establish the region as 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.



**SALT LAKE CITY MANUFACTURING FACILITY**

## Outbound Truck Freight Costs per Mile

FROM SALT LAKE CITY, UTAH  
JAN 2025

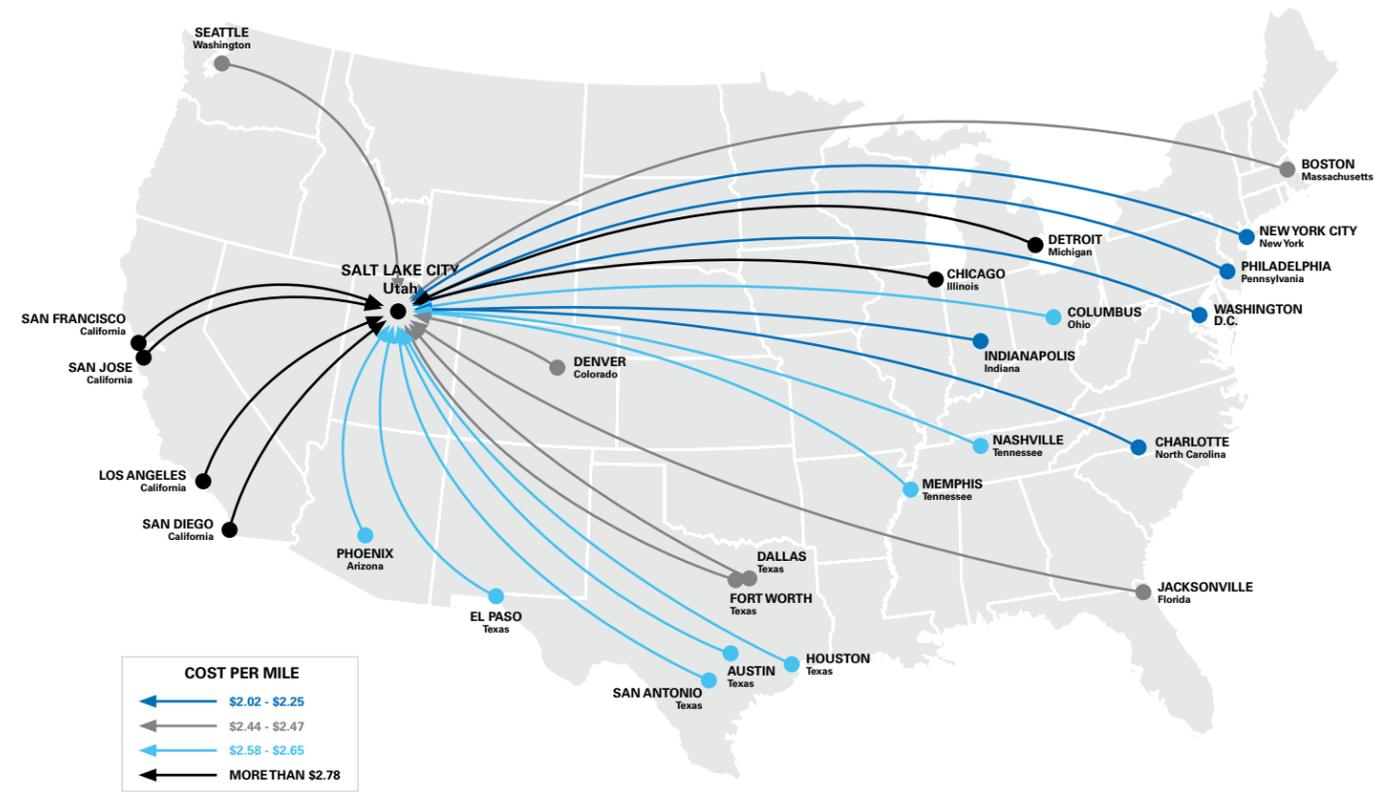


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Source: Trimble Transportation (<https://transportation.trimble.com/products/truckloadrate>)

## Inbound Truck Freight Costs per Mile

TO SALT LAKE CITY, UTAH  
JAN 2025



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