



1194 North 6880 West  
Salt Lake City, Utah

# CROSSDOCK DISTRIBUTION FACILITY FOR LEASE

**302,135 SF**





## PROPERTY FEATURES

Welcome to The Quadrant II, a premier industrial property in Salt Lake City, Utah. This state-of-the-art facility offers 302,135 SF of space, combining modern design with strategic location to meet the demands of today's industrial tenants.

### Square Footage Available

302,135 SF

### Dock High Doors

62 (40 fully equipped with staging lights, leveler & weather seals)

### Restrooms

4 sets of restrooms

### Total Building Square Footage

1,067,000 SF

### Grade Doors

3

### Floor Slab

7" Full reinforced

### Zoning

M-1 (light industrial)

### Trailer Court Size

60'

### Sprinklers

ESFR

### Column Spacing

56' x 56', 60' speed bays

### Trailer Parking

78

### Power

3,000 AMP 480/277 volts,  
3 phase

### Clear Height

36'

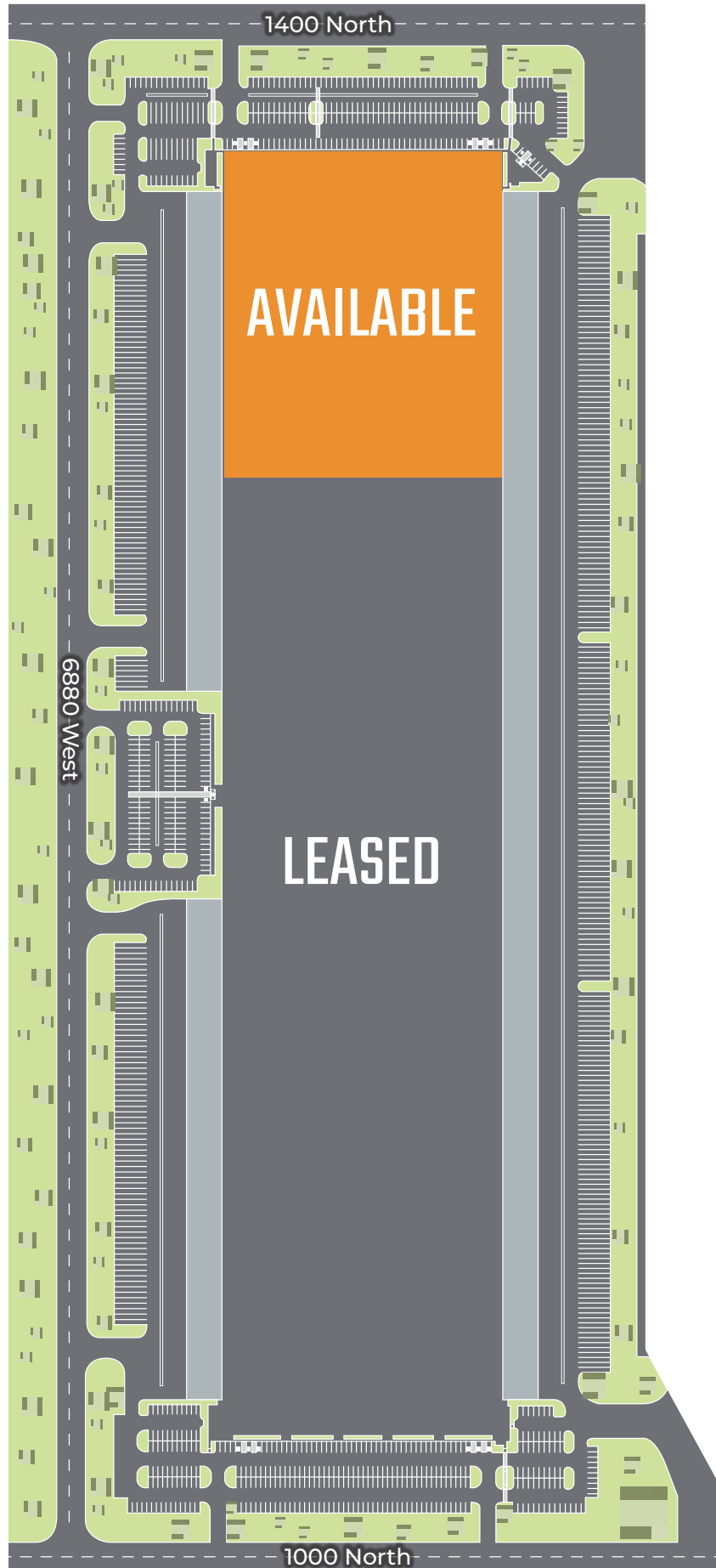
### Car Parking

291 spaces

### Natural Lighting

Skylights and clerestory





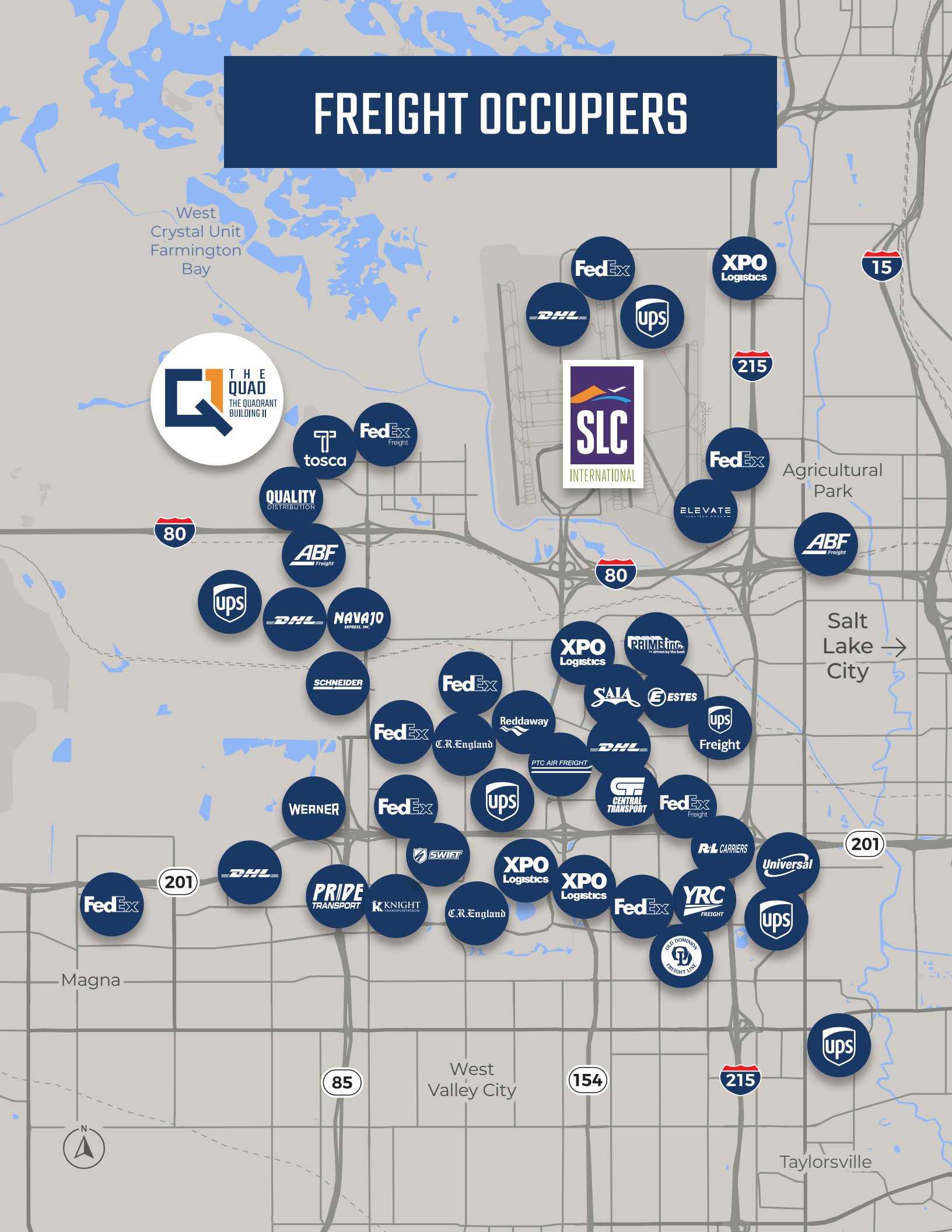
The Quadrant II is strategically positioned for freight and distribution occupiers due to its prime location just off I-80 and only 5 minutes from Salt Lake International Airport. The development offers direct access to major transportation routes and lies within the Utah Inland Port jurisdictional area, making it an ideal hub for regional and global logistics operations.



## REGIONAL CONNECTIONS

Albuquerque, NM	599 MI	9.5 HRS	Phoenix, AZ	700 MI	11 HRS
Billings, MT	552 MI	8.5 HRS	Pocatello, ID	165 MI	2.5 HRS
Boise, ID	345 MI	4.5 HRS	Portland, OR	766 MI	11 HRS
Cheyenne, WY	441 MI	6.5 HRS	San Diego, CA	750 MI	10.5 HRS
Denver, CO	521 MI	7.5 HRS	San Francisco, CA	736 MI	10.5 HRS
Las Vegas, NV	422 MI	6 HRS	San Jose, CA	768 MI	11 HRS
Los Angeles, CA	700 MI	10 HRS	Seattle, WA	840 MI	12 HRS

# FREIGHT OCCUPIERS





# UTAH'S THRIVING ECONOMY & WORKFORCE

## Unemployment Rates

**3.3%** Utah

**4.2%** U.S.

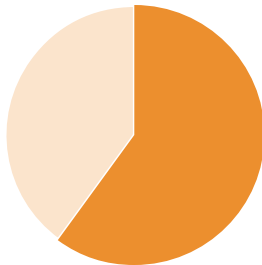
## Job Growth Rates

**2.3%** Utah

**1.5%** U.S.

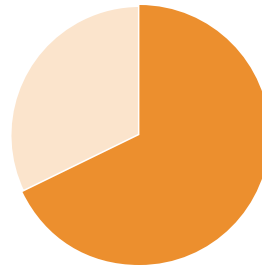
## Percent of Major Industry Groups Adding Jobs

**60%**



## Labor Force Participation Rate

**68.5%**



## Major Headquarters

**31**

Top private-sector employers

fulfillment  
by **amazon**

**ARUP**  
LABORATORIES

**DELTA**

**DISCOVER**

**Intermountain Health**

**L3 Technologies**

**.vivint**

**Walmart**

**WELLS FARGO**

**ZIONS BANK**



## Population

**342,419**

10 miles

**886,857**

15 miles

## Median Age

**33**



**300**

Daily non-stop flights from Salt Lake City International Airport



**3**

Cross-country interstates: I-70, I-80 and I-15



**Top 5**

West coast ports are within 1-2 days of Utah



**UTA**

**89 Miles**

Regional FrontRunner commuter train connects Provo, Salt Lake City and Ogden



**UTA**

**97K**

Average weekday rides on TRAX light rail



**5G Supply Chain**

Utah Inland Port Authority has established first 5G supply chain network in U.S.

# DRIVE TIMES

I-80	7 min.
I-15	15 min.
Salt Lake City International Airport	12 min.
Downtown Salt Lake City	15 min.
Murray	22 min.
Draper	32 min.
Provo	53 min.
Park City	57 min.

Great Salt Lake

Farmington

SLC  
International

Salt Lake  
City

Murray

Draper

Park  
City

Twin  
Peaks

Mt  
Timpanogos

189

Provo  
Peak

Provo

Utah Lake



5 mi

10 mi

15 mi

20 mi

25 mi

30 mi

35 mi

40 mi





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