

- MOVE IN READY
- FULLY SECURED SITE
- SPEC OFFICE COMPLETE

2215

LOGISTICS CENTER

2215 S. 7200 W.
West Valley City, UT



NEWMARK

Bailard

2215 LOGISTICS CENTER

Crafted with precision, 2215 Logistics Center is optimally tailored to cater to the needs of local and regional manufacturing as well as distribution companies. The project provides convenient access to the highly coveted freight corridor by connecting to I-80, 5600 West, Mountain View Corridor, and California Avenue. This prime position offers the dual benefits of avoiding traffic congestion and ensuring smooth access to various major multimodal freight transportation options.

Situated in Utah's Northwest Quadrant, the area boasts a workforce that is both youthful and seasoned, with over 80% of employees either in their prime working age or transitioning into it. The percentage of workers nearing retirement is minimal. The locality comprises diverse households, with some featuring two industrious members, while others include younger workers with a high school diploma or some college education, often earning incomes below the average.

155K

AVAILABLE SF

1,854

SPEC
OFFICE SF

1,600

AMPS

38

TRAILER
STALLS

Exclusively Marketed By:

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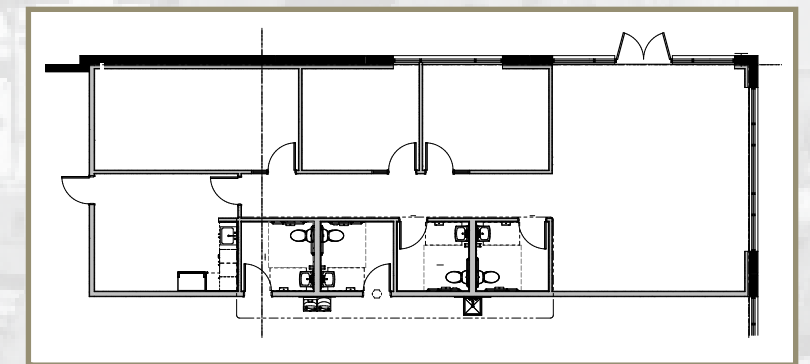
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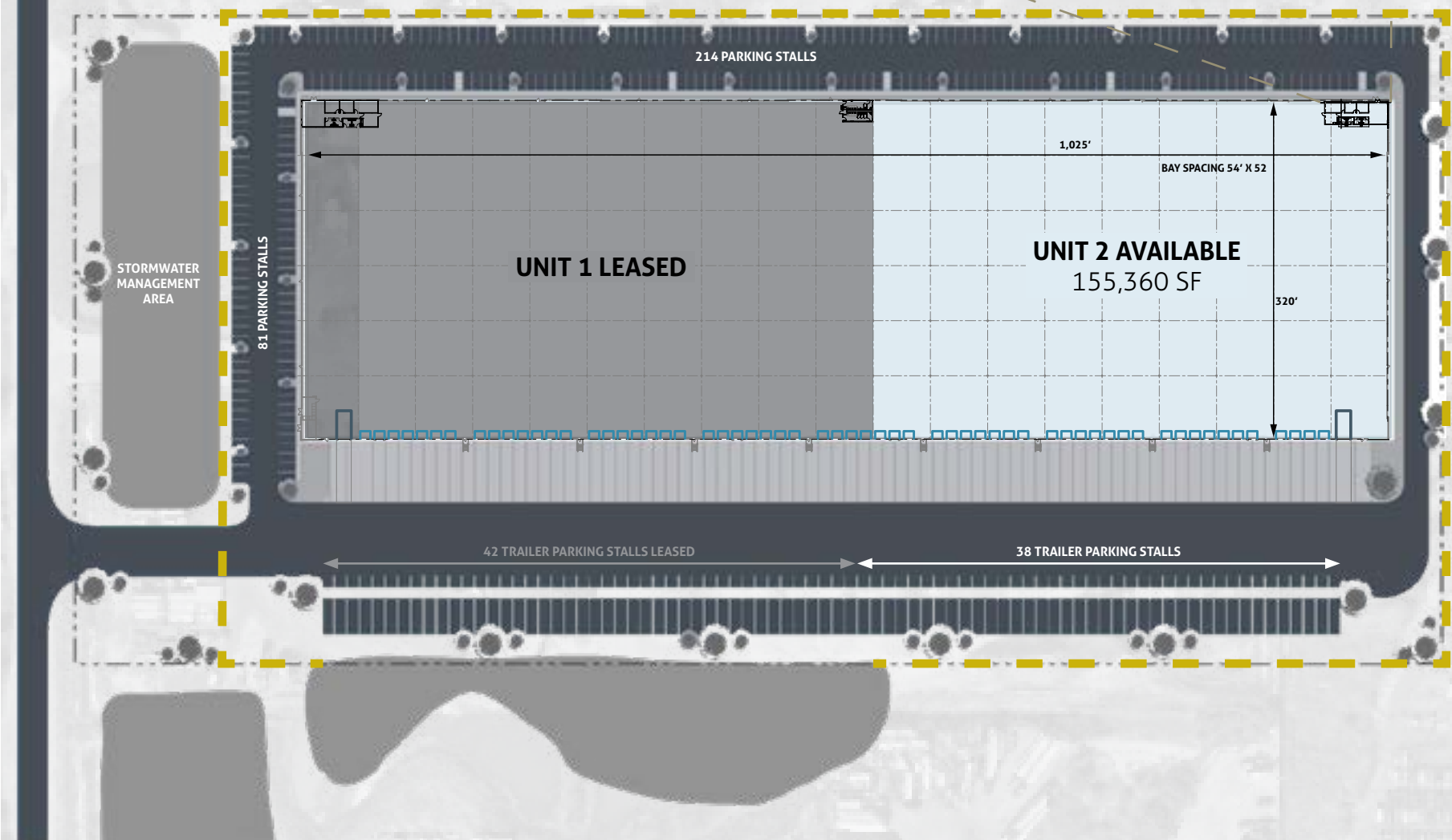
Property Highlights

- 155,360 Square Feet Available
 - 1,854 office SF
 - 153,539 warehouse SF
- 36' Clear Height
- 320' Building Depth
- 1,025' Building Width
- 54' x 52' Column Spacing
- ESFR Fire Suppression
- 1,600A / 277/480V / 3P Power
- 7" Reinforced Concrete Slab
- 60 Mil TPO, R-30 Roof with 20-Year Warranty
- 185' Truck Court
- 38 Trailer Parking Stalls
- 134 Auto Parking Stalls
- Fully Secured Site

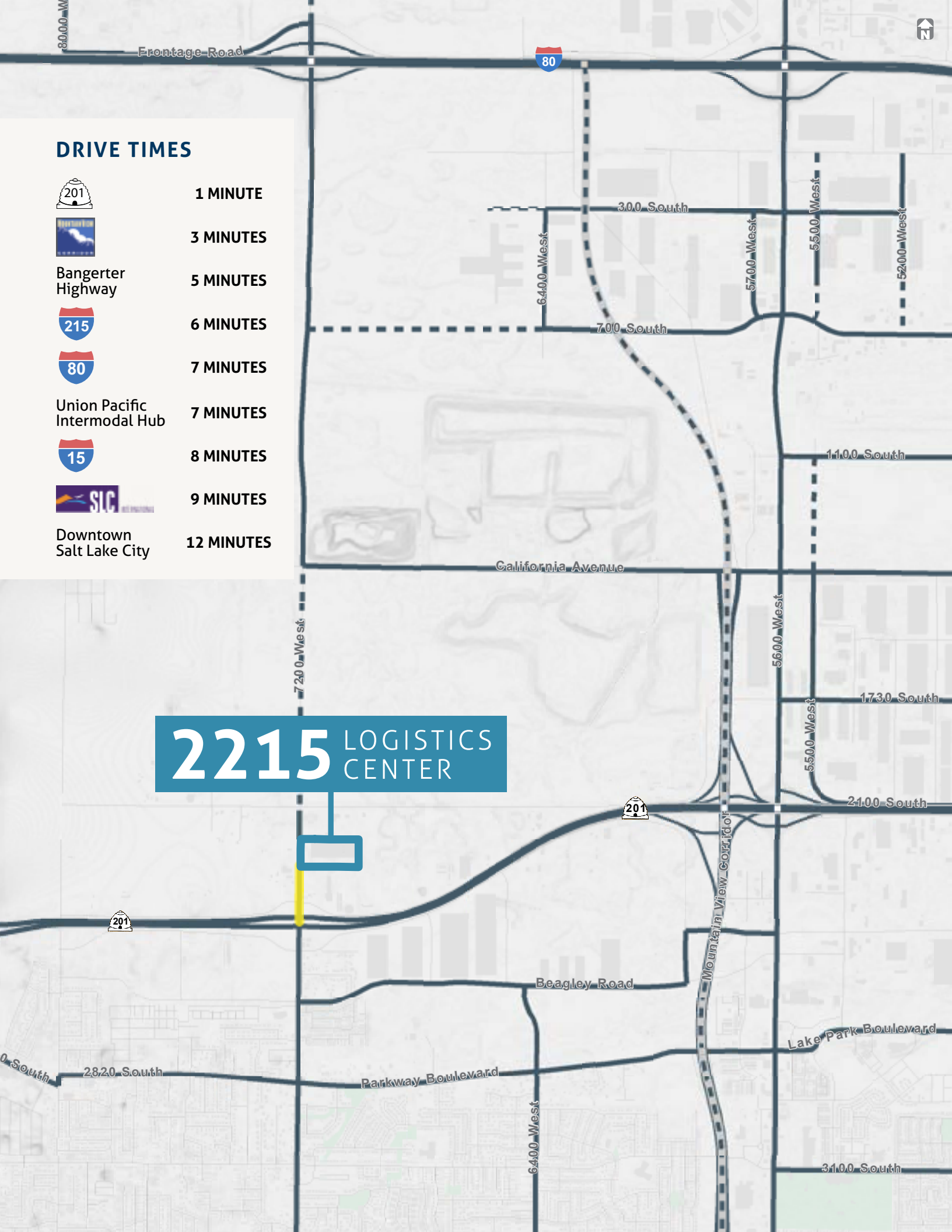
-  28 Dock High Loading Doors
-  1 Ground Level Loading Doors
-  Site Secured With Fencing



SPEC OFFICE



Conceptual Demising Plan



Interior Loading



East Storefront



Break Room

WHAT CAN YOU EXPECT FROM YOUR TALENT BASE?

Utah’s Northwest Quadrant offers significant opportunities for companies who distribute physical products to access a wide spectrum of talent. The labor pool is largely made up of individuals who are either aging into the workforce or already in prime working age (ages 16-54). The area is comprised of a wide array of households; some of these have two hardworking individuals in the family, others have young workers who have a high school diploma or some college education and whose income is lower than average.

WHAT TYPES OF PEOPLE LIVE AND WORK IN THE AREA

20% FAMILY LANDSCAPES - Successful young families in their first homes

- Prosperous married-couple families, residing in suburban or semi-rural areas with a low vacancy rate
- Do-it-yourself types who work on home improvement projects as well as their lawns and gardens
- Two workers in the family, contributing to the second-highest labor force participation rate, as well as low unemployment

20% SPROUTING EXPLORERS - Young homeowners with families

- Multilingual and multi-generational households with children who represent second-, third-, or fourth-generation Hispanic families
- Neighborhoods feature single-family, owner-occupied homes built at city’s edge, primarily built after 1980
- Hardworking and optimistic, most residents aged 25 years or older have a high school diploma, some college education or a college diploma

15% MIDDLE GROUND - Millennials in the middle/working class

- Willing to commute to their jobs, they work hard and budget well to support their urban lifestyles
- Bright, young, educated working professionals located primarily in urban outskirts of large metropolitan areas
- Median household income and net worth are below average

10% GEN X URBAN - Gen X in middle age

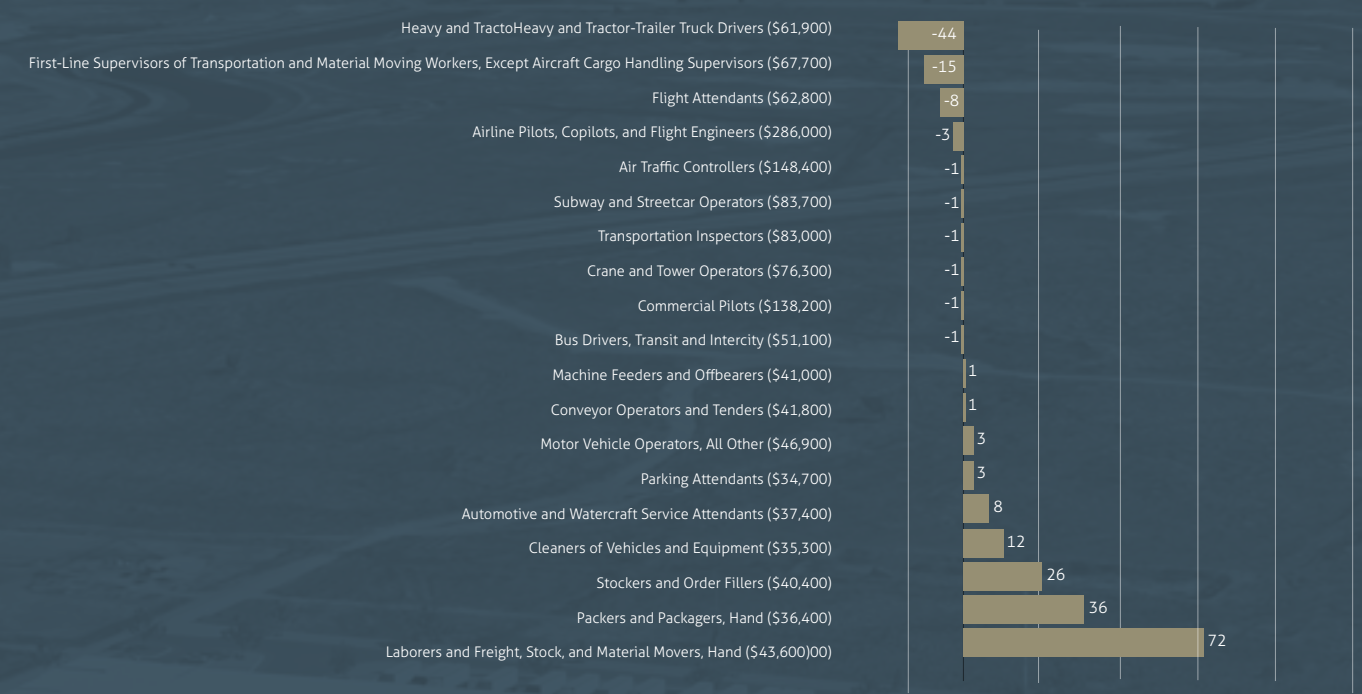
- Individuals who still live in the suburbs they grew up in and work in government, health care or manufacturing
- Couple or Single-Parent households without children
- A workforce that is primarily white collar, with a higher concentration of skilled workers in manufacturing, retail trade and healthcare

Sources: Tapestry Segmentation – ESRI Catchment Area - American Community Service - Journey to Work Survey - 2019-2024 - Based on commute time

WHAT DOES THE FUTURE HOLD FOR TALENT IN THE AREA?

This chart shows the forecasted difference between supply and demand for individuals with specific roles within the Transportation and Material Moving occupation per year over the next 10 years. A negative number represents a deficit in workers and a positive number represents a surplus of individuals. The chart shows an anticipated excess of individuals trained to fill typical warehouse associate roles i.e. material movers, order packers and fillers. We also see a projected shortage of truck drivers and supervisors of warehouse associates.

ANNUAL GAP PER YEAR OVER 10 YEARS

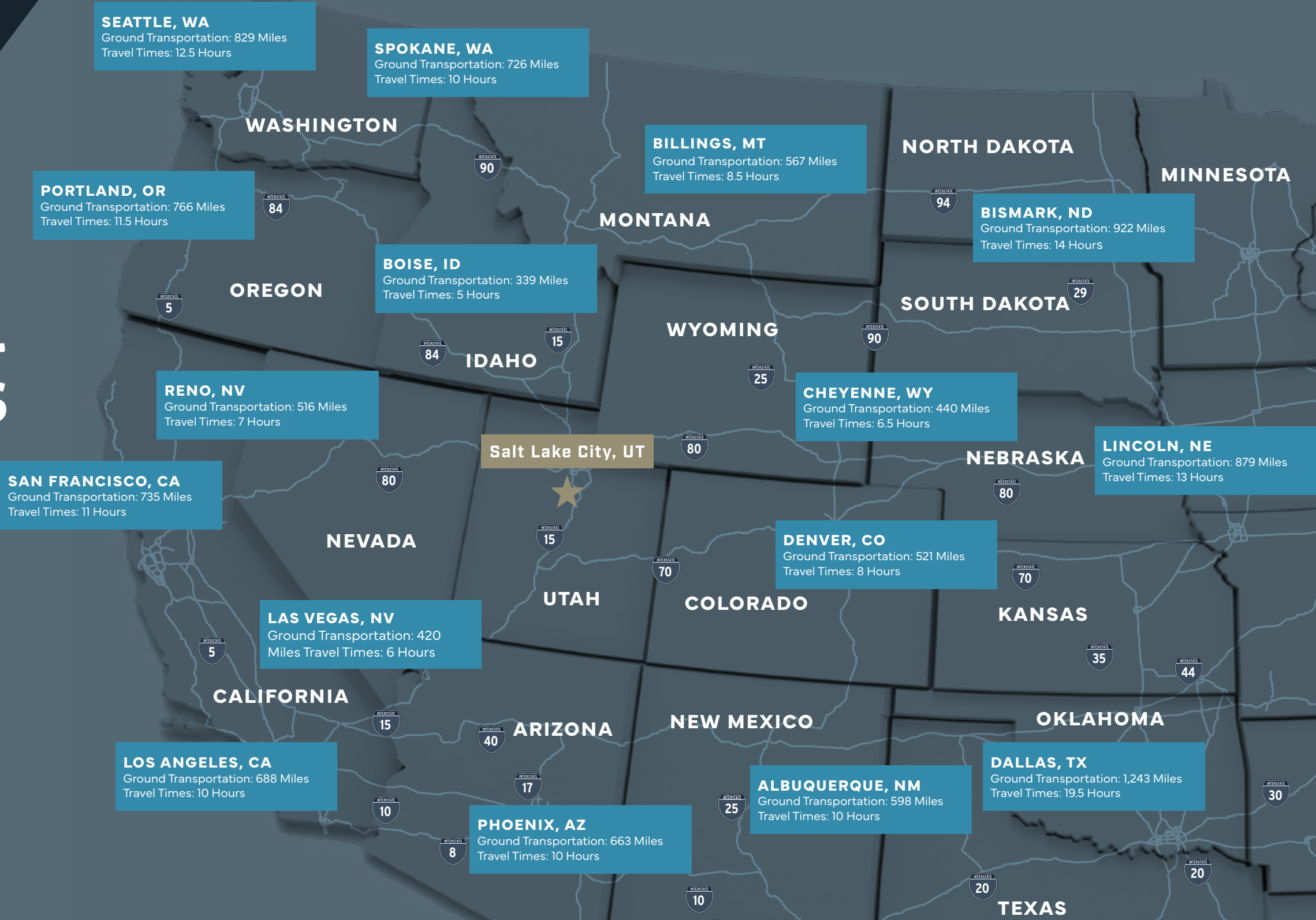


POSTSECONDARY PROGRAMS LINKED TO TRANSPORTATION & MATERIAL MOVING OCCUPATIONS

Institution	Program	Distance From Site (Miles)	Degrees Conferred
Brigham Young University	Logistics, Materials and Supply Chain Management	38	78
Mountainland Technical College	Truck and Bus Driver/Commercial Vehicle Operator and Instructor	34	51
Salt Lake Community College	Truck and Bus Driver/Commercial Vehicle Operator and Instructor	5	124
Tooele Technical College	Truck and Bus Driver/Commercial Vehicle Operator and Instructor	38	129
Weber State University	Logistics, Materials and Supply Chain Management	50	22

Commercial Drive Times

Utah is renowned as the “Crossroads of the West” due to its exceptional connectivity to the entire nation. Salt Lake City, in particular, enjoys the advantages of a favorable geographic location, offering easy access to key commercial hubs across the country. This connectivity has positioned the region as a global marketplace, renowned for its ability to facilitate an efficient flow of goods through extensive transportation networks. All major metropolitan areas in the Western Region, along with many significant metros in the Midwest, are within a 24-hour drive.



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