



SKY VISTA

1 2 6 T H S O U T H

12711 S. OLD LIBERTY WAY

12722 S. 4000 W.

RIVERTON, UT



NEWMARK
MW MOUNTAIN WEST

Available for Lease

PROPERTY HIGHLIGHTS

A Four Building Class A Flex Park

Building 1: Space Available

Building 2: LEASED

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

- **Building 1:** 12711 S. Old Liberty Wy.
 - 22,998 SF Available
 - Divisible to 11,499 SF
 - Rear load facility
 - Clear height: 28'
- **Building 2:** 12722 S. 4000 W.
 - **FULLY LEASED**
- **Building 3:** 12733 S. 4000 W.
 - 172,720 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

CONTACT OUR AGENTS:

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1 Building 1

12711 S. Old Liberty Wy.
22,998 Available
Divisible to 11,499 SF
Clear Height: 28'

2 Building 2

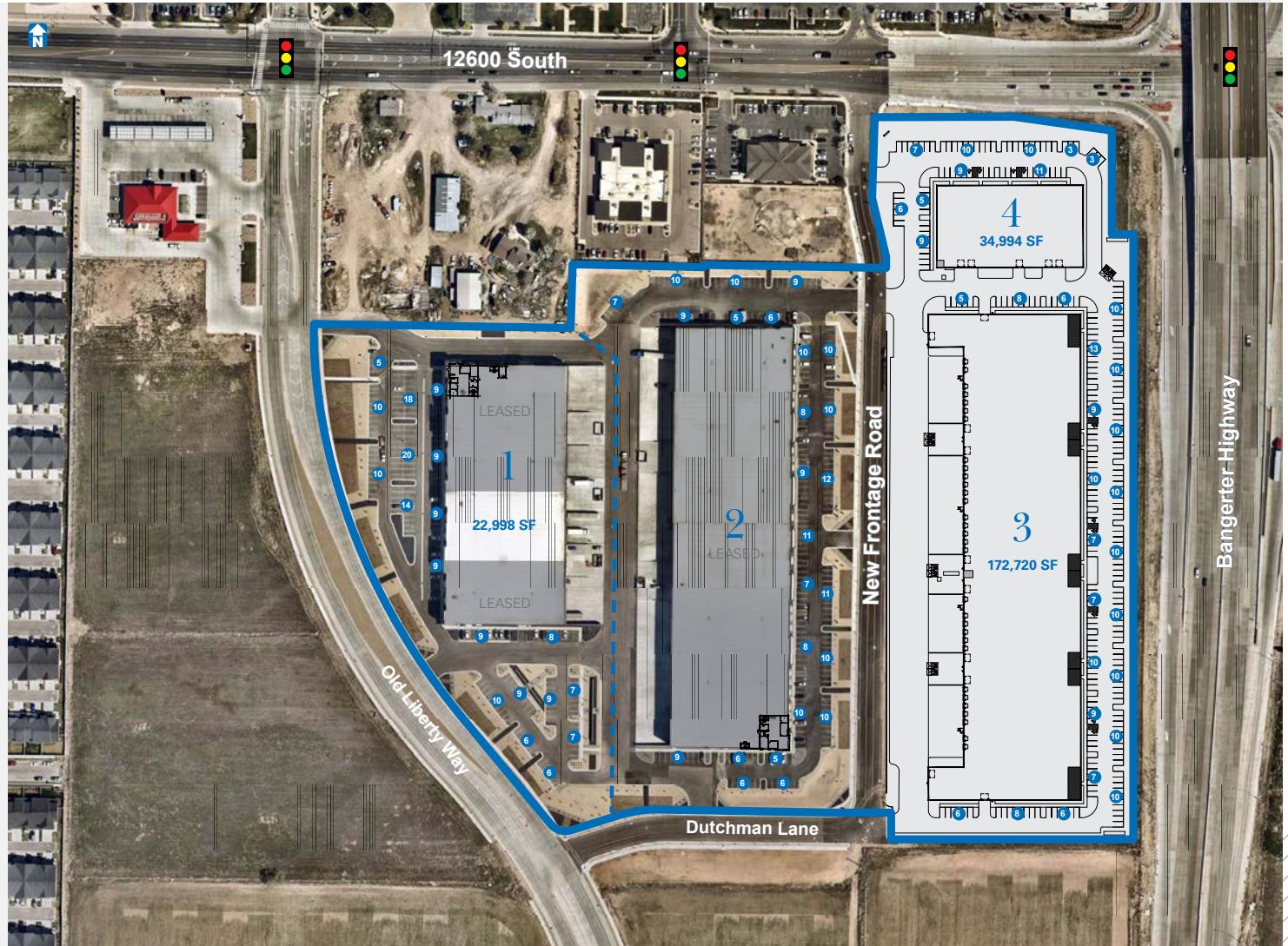
12722 S. 4000 W.
FULLY LEASED

3 Building 3

12733 S. 4000 W.
172,720 SF Available
Clear Height: 32'
Under Construction
Shell to be delivered
March 2026

4 Building 4

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



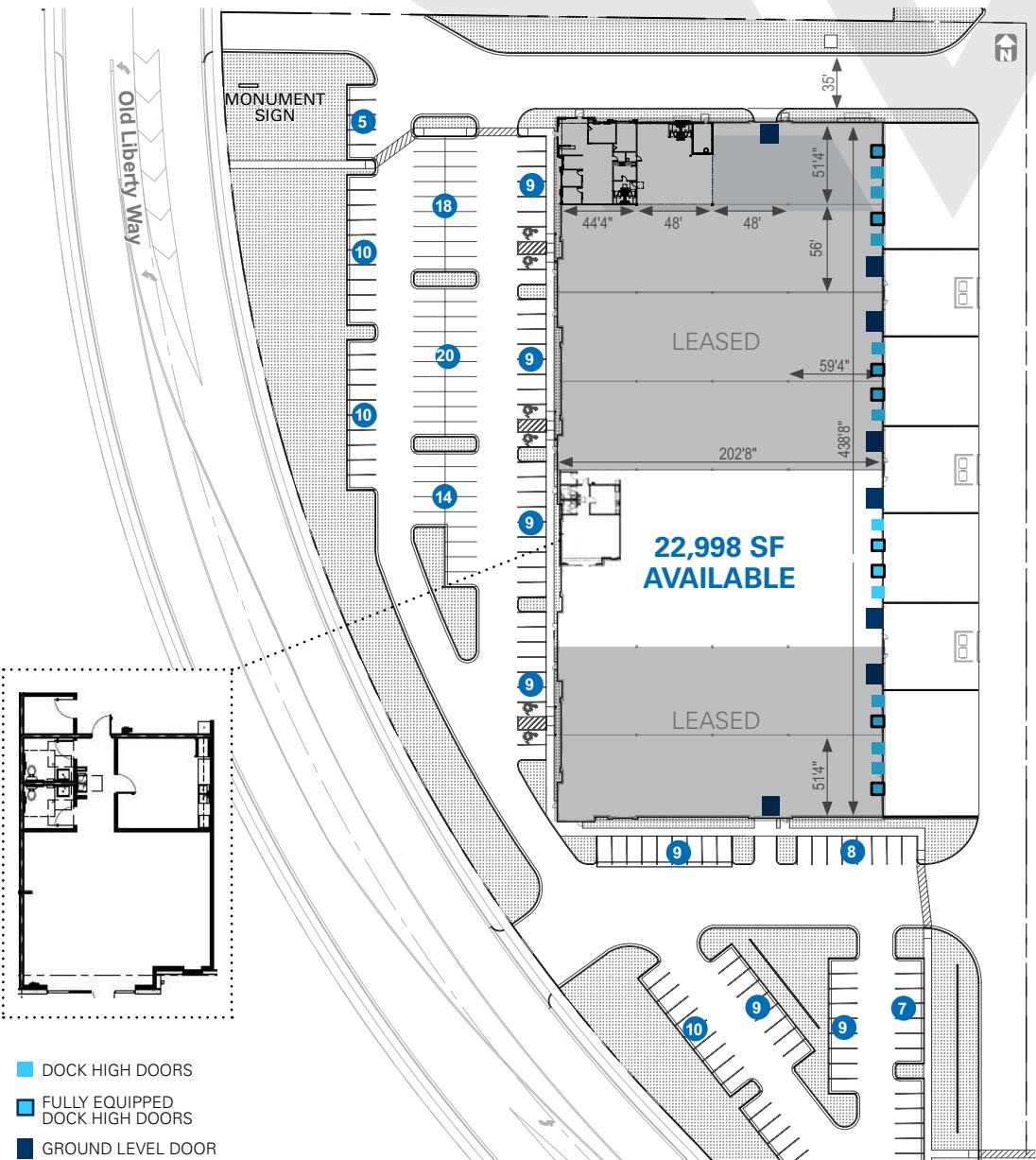
**Building 1 12733 S. 4000 W.
Riverton, UT 84096**

Building 1:

- 22,998 SF available
 - Office SF: 1,217
- Divisible to 11,499 SF
- Clear height: 28'
- Fully Furnished
- Warehouse Low Voltage Drops
- Four (4) dock high doors (9'x10')
- All equipped with bumpers
- Two (2) doors fully equipped with bumpers, seals, and levelers (1 pit leveler and 1 edge of dock)
- Two (2) ground level doors (14'x16')
- 1,100 A / 480/277 V / 3P
- 6" concrete floor slab 3,500 PSI
- NFPA-13 ESFR fire suppression
- LED lighting
- Large glass front entryways
- Clerestory windows throughout
- Concrete tilt up
- Rear load configuration



Building 1



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

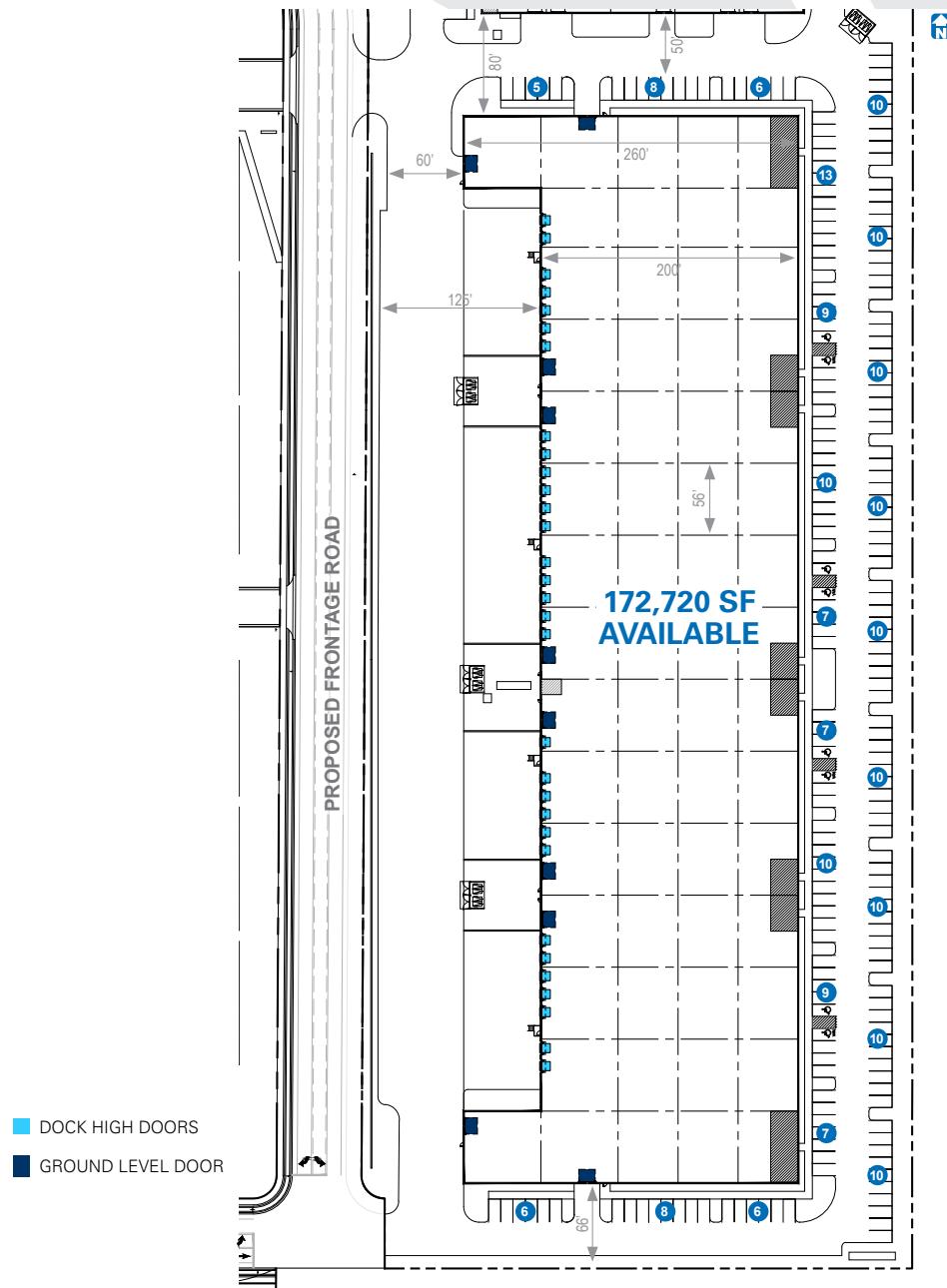
**Under Construction
Shell to be delivered March 2026**

Building 3:

- 172,720 SF available
- 32' clear height
- 200' – 260' building depth
- 125' – 127' truck court depth
- Thirty-two (32) dock high doors (9'x10')
- Eight (8) 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



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

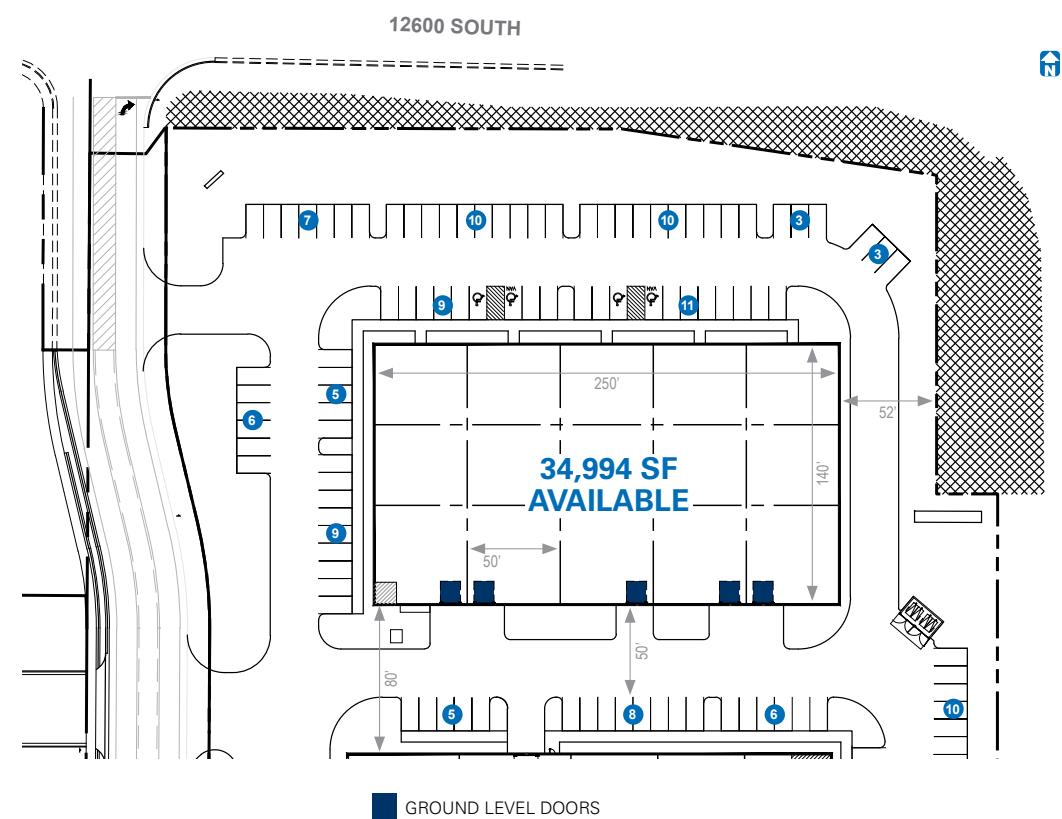
**Under Construction
Shell to be delivered March 2026**

Building 4:

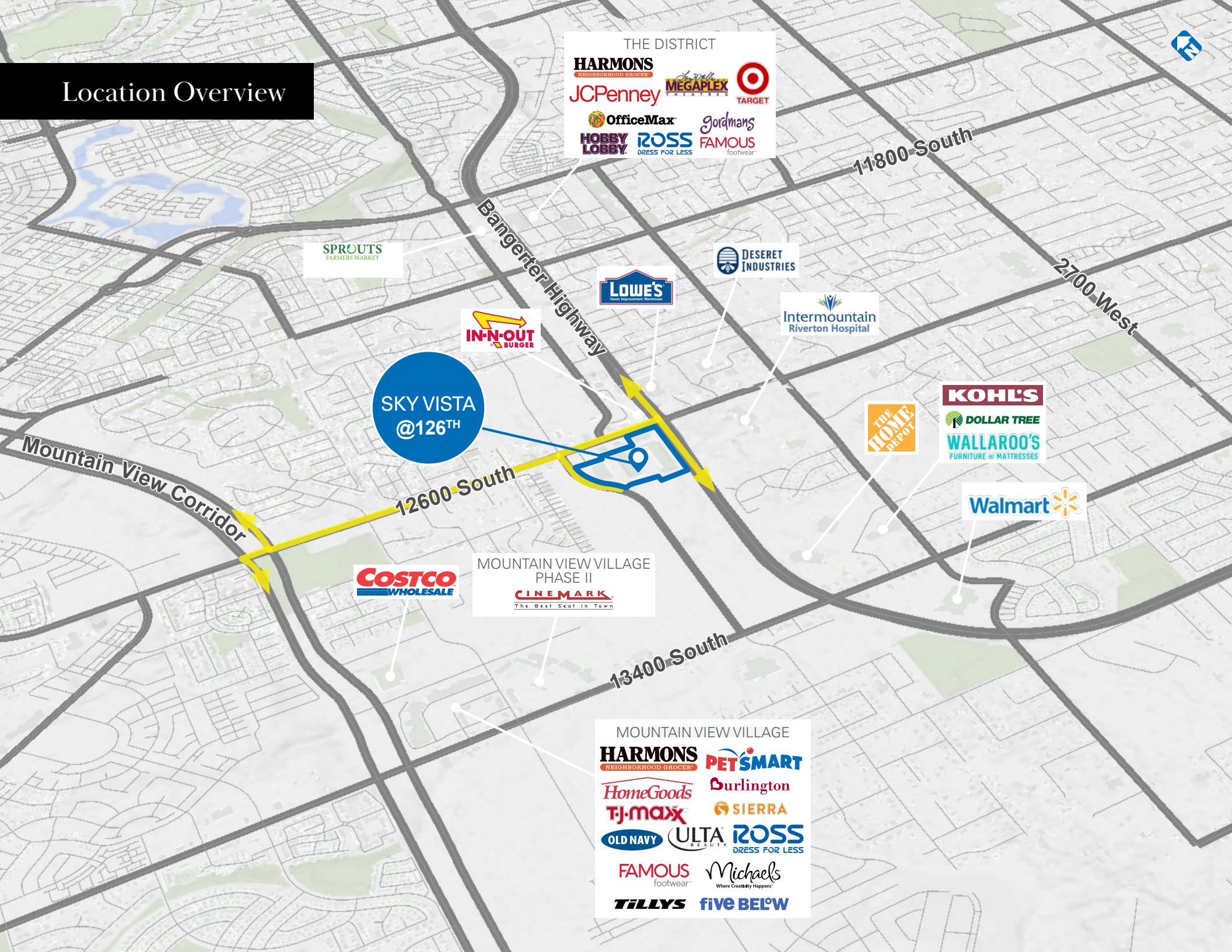
- 34,994 SF available
- 24' clear height
- 140' building depth
- Five (5) ground level doors (14'x16')
- Column spacing: 46.6'x50'
- 6" concrete floor slab – 3,500 PSI
- LED lighting
- 72 auto parking stalls
- Large glass front entryways
- Clerestory windows throughout
- Concrete tilt up
- Rear load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



Building 4



Location Overview



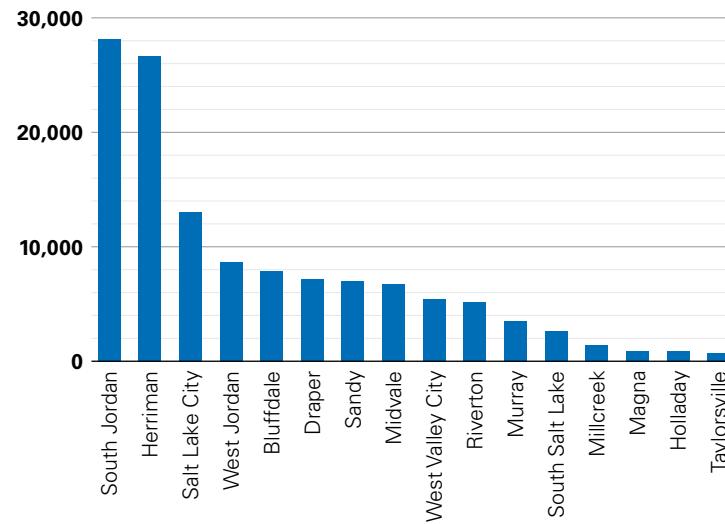
LOCATION HIGHLIGHTS

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.

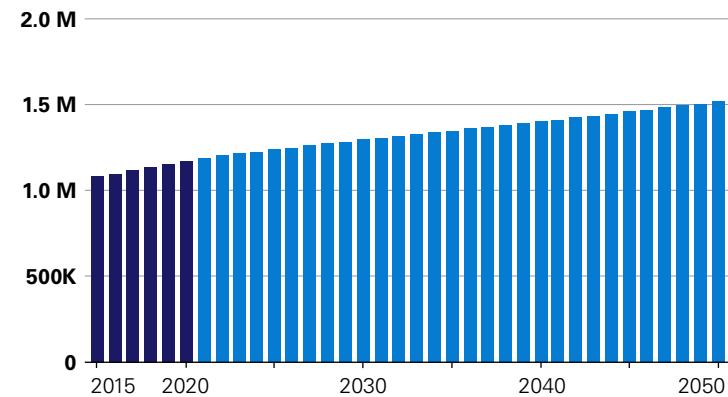
Salt Lake County is rapidly growing, expanding from just over 900,000 to roughly 1.136M residents since 2010. Southwest Salt Lake County is seeing the most increase and overall population is expected to nearly double by 2050, going from 286,000 to over 400,000, while Salt Lake County is expected to increase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