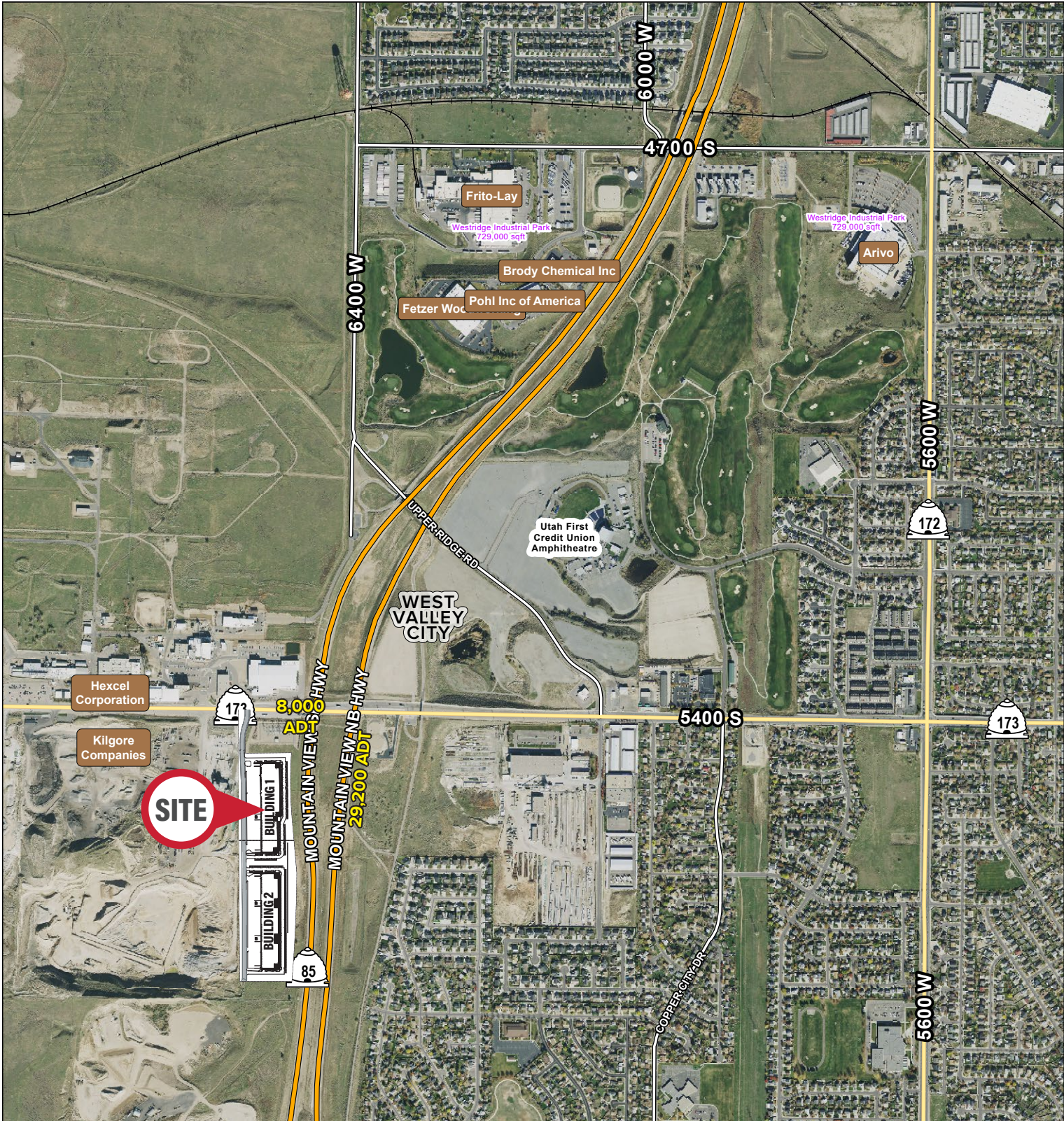


MOCA MOUNTAIN VIEW BUSINESS PARK

6507 West 5400 South | West Valley City, UT 84118



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Scan For 3D Walkthrough



Property Highlights

- Total Available: 108,131 SF
 - Divisible: 17,360-108,131 SF
 - Office: BTS Class A Creative Office Space
 - Six (6) 14'x16' Grade Level Doors
 - Forty-Five (45) Dock Doors
 - Twenty (20) - 45K LB Rated Air Bag Dock Levelers With 20" Steele Faced Bumper
 - Dock Curtains Have MAX 100 Vinyl
 - TS150 Dock Doors With R-14 Insulation Value. 3" Tracks With Heavy Duty Rollers, Track Guards On Every Overhead Door
 - Clear Height: 32'
 - 7" Concrete Slab Thickness
 - Power: 3000 Amp 480/277 V | 3-Phase | 4-Wire (Expandable To 6000 Amp)
 - Fifteen (15) Gas Forced Heaters
 - Column Spacing: 56'x52' 6"
 - Speed Bay: 60'
 - Building Depth: 155'-180'
 - Truck Court: 125'
- Truck Apron: 60'
 - ESFR Sprinkled
 - Roof: 60 Mil TPO Roof With R-30 Insulation & Solar Provision Installed In The Gear
 - Galvanized Ceilings And Painted Walls For Ambient Lighting
 - 271 Parking Stalls (EV Parking Stall Potential)
 - Construction Type: Precast Concrete Tilt 2" Insulated Panels
 - Belt FM Global Compliant
 - Project Acreage: 26.81 Acres
 - Zoning: M - Manufacturing
 - High-Image Corporate Business Park Environment
 - Completion Date: August 2025
 - Access: Easy Access To Mountain View Corridor (5400 South)

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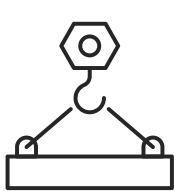
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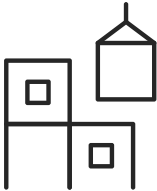
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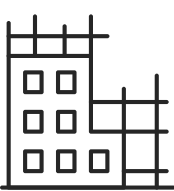
Concrete Slab

7" Thick



Roof

60 Mil TPO Roof
With R-30 Insulation
& Solar Provision
Installed In The Gear



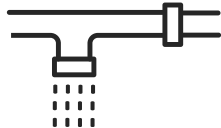
Construction Type

Precast Concrete
Tilt 2" Insulated
Panels



Power

3000 Amp Expandable
to 6000 Amp 480/277 V
| 3-Phase | 4-Wire



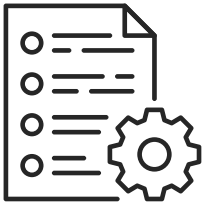
Sprinkled

ESFR



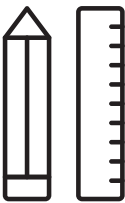
Belt FM

Global compliant



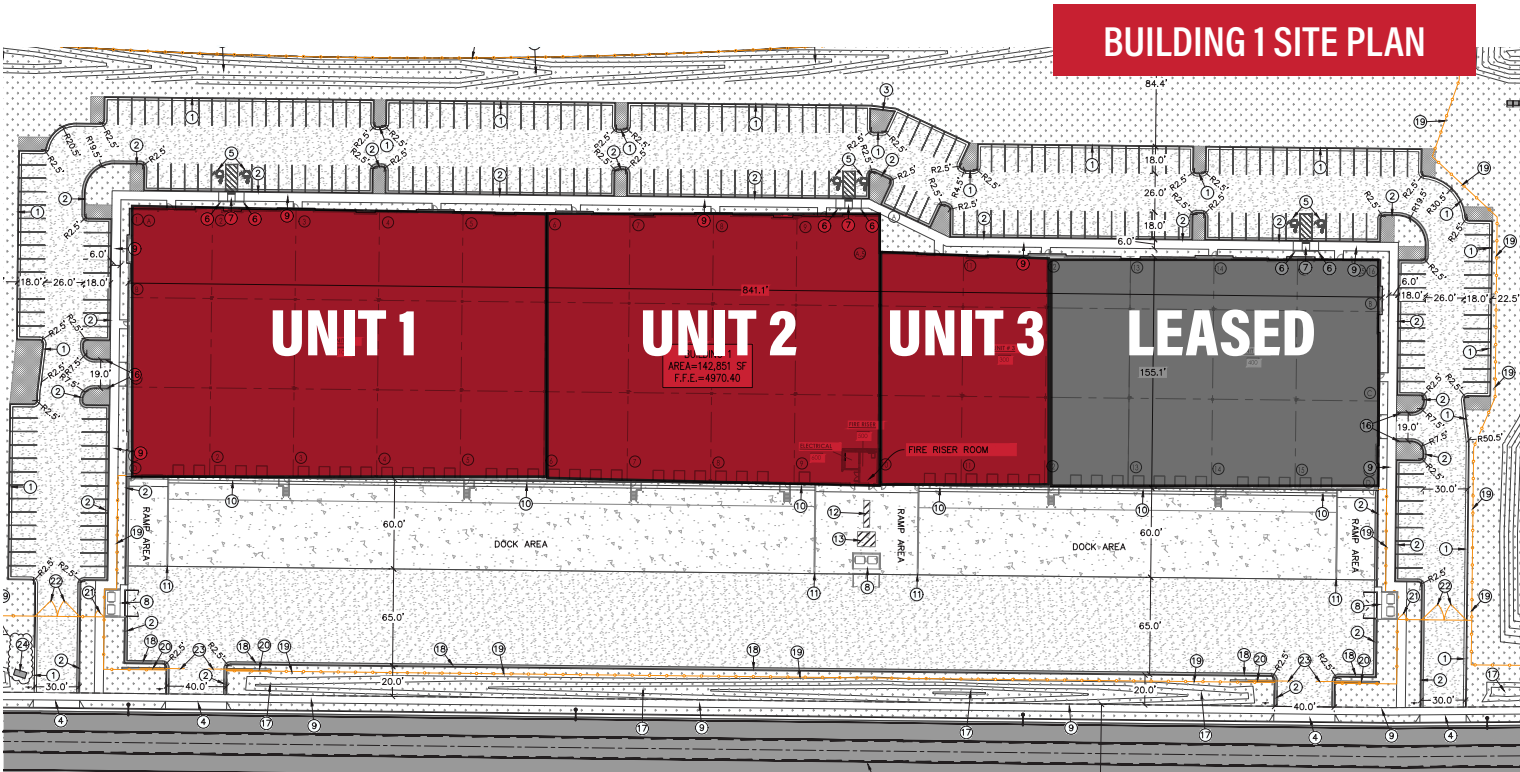
Zoning

M-Manufacturing



Clear Height

32'



Unit #	SF
100	50,320
200	40,320
300	17,360



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