

MOCA MOUNTAIN VIEW MARKETING BOOK

6507 West 5400 South | West Valley City, UT 84118



Moca Mountain View Marketing Video



Executive Summary

MOCA Mountain View Business Park presents the opportunity for tenants to set up operations in a high-image, state-of-the-art corporate industrial park strategically located to command the region. The park is made up of two concrete tilt warehouses on a 26.81-acre fenced site with a 125-foot truck court, a 60-foot truck apron, and over 250 parking stalls per building. Each has build-to-suit Class A creative office space, a 32-foot clear height, a building depth from 155 to 180 feet, a 60-foot speed bay, ESFR sprinklers, 7-inch slabs, and 6000 Amp, 480/277-volt, 3-phase, 4-wire power.

Building 1 spans 142,851 square feet with demised spaces down to 17,360 square feet. It is equipped with six grade-level doors, 45 dock doors, 15 gas-forced heaters, and 56-foot by 60-foot column spacing.

Building 2 is a 147,791-square-foot facility that is divisible to 18,480 square feet. It features seven grade-level doors, 46 loading docks, 16 gas-forced heaters, and 56-foot by 52-foot 6-inch column spacing.

MOCA Mountain Business Park's design quality cannot be understated. Millions have been poured into this property to stand out from even the market's newest Class A facilities. Utilities surround the perimeter to flexibly configure equipment, and the heavy power at 6000 amp is well above average. The buildings will be solar panel-ready with EV parking to enhance energy efficiency. It has surpassed rigorous standards and is designated as FM Global Compliant.

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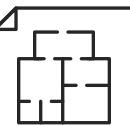
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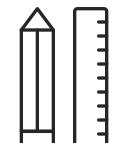
Total SF
255,922



Acreage
26.81



3,000 Amp Expandable
to 6,000 Amp 480/277 V |
3-Phase | 4-Wire



Clear Height
32 Feet



Each Building SF
Building 1: 142,851
Building 2: 147,791

PROPERTY HIGHLIGHTS

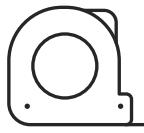
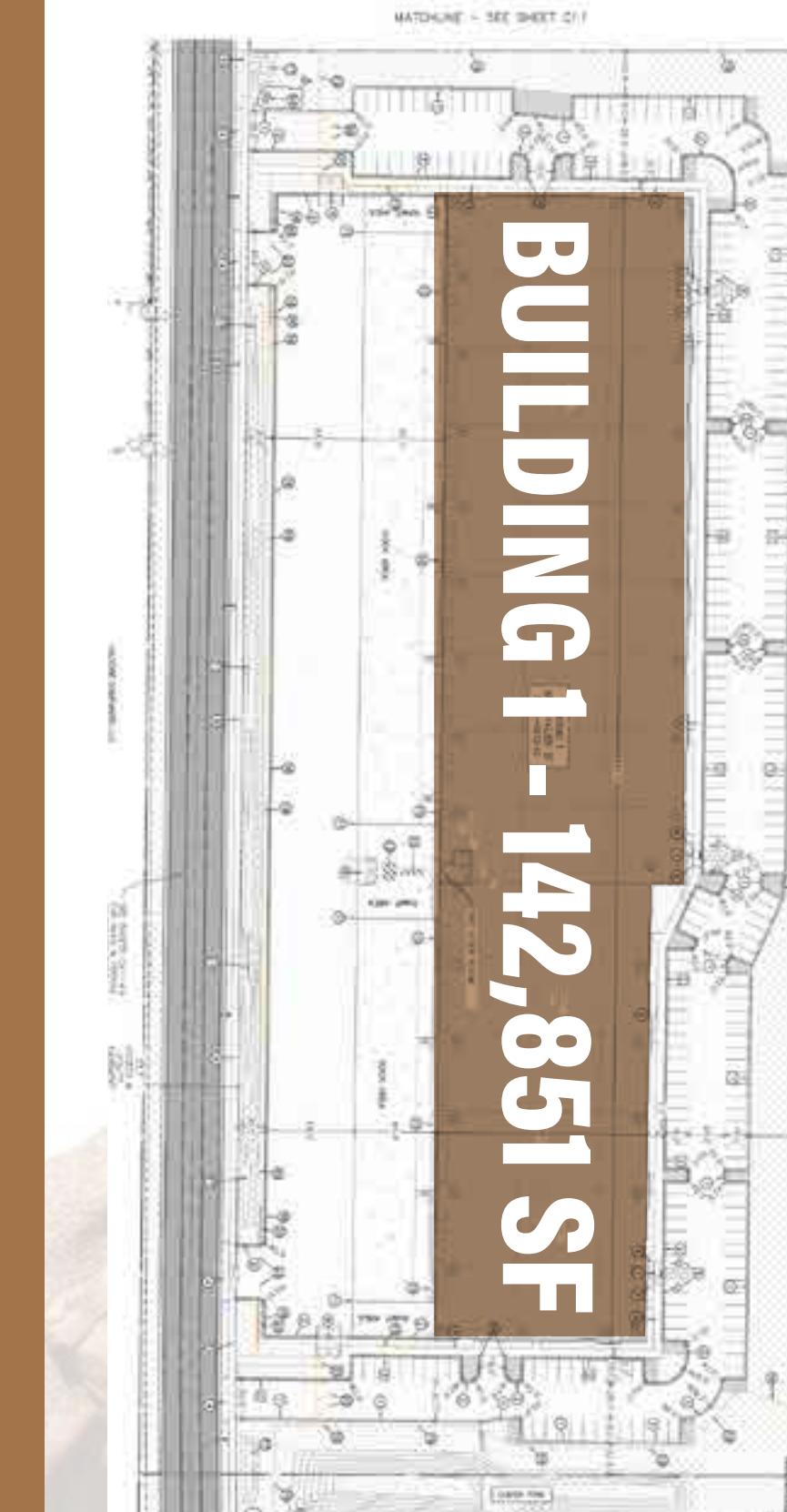
- Total Available: 142,851 SF
- Divisible: 17,360-142,851 SF
- **Office: BTS Class A Creative Office Space**
- **Six (6) 14'x16' Grade Level Doors**
- **Forty-Five (45) Dock Doors**
- **Twenty (20) - 45K LB Rated Air Bag Dock Levelers With 20" Steele Faced Bumper**
- **Dock Curtains Have MAX 100 Vinyl With Scuff Guard**
- **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'**

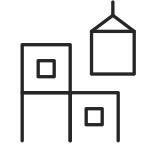
- Truck Apron: 60'
- Can Be Fully Fenced
- **ESFR Sprinkled**

→ **Roof: 60 Mil TPO Roof With R-30 Insulation & Solar Provision Installed In The Gear and Additional Roof Loading**

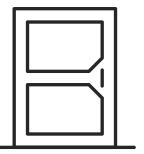
- Galvanized Ceilings And Painted Walls For Ambient Lighting
- 271 Parking Stalls (EV Parking Stall Potential)
- Construction Completion: Q2 2025
- **Construction Type: Precast Concrete Tilt 2" Insulated Panels**
- **Belt FM Global Compliant**
- Project Acreage: 26.81 Acres
- Zoning: M - Manufacturing
- **High-Image Corporate Business Park Environment**
- Access: Easy Access To Mountain View Corridor (5400 South)



Total SF
142,851



Divisible
17,360-142,851



Grade Level Doors
6



Dock Doors
45



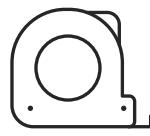
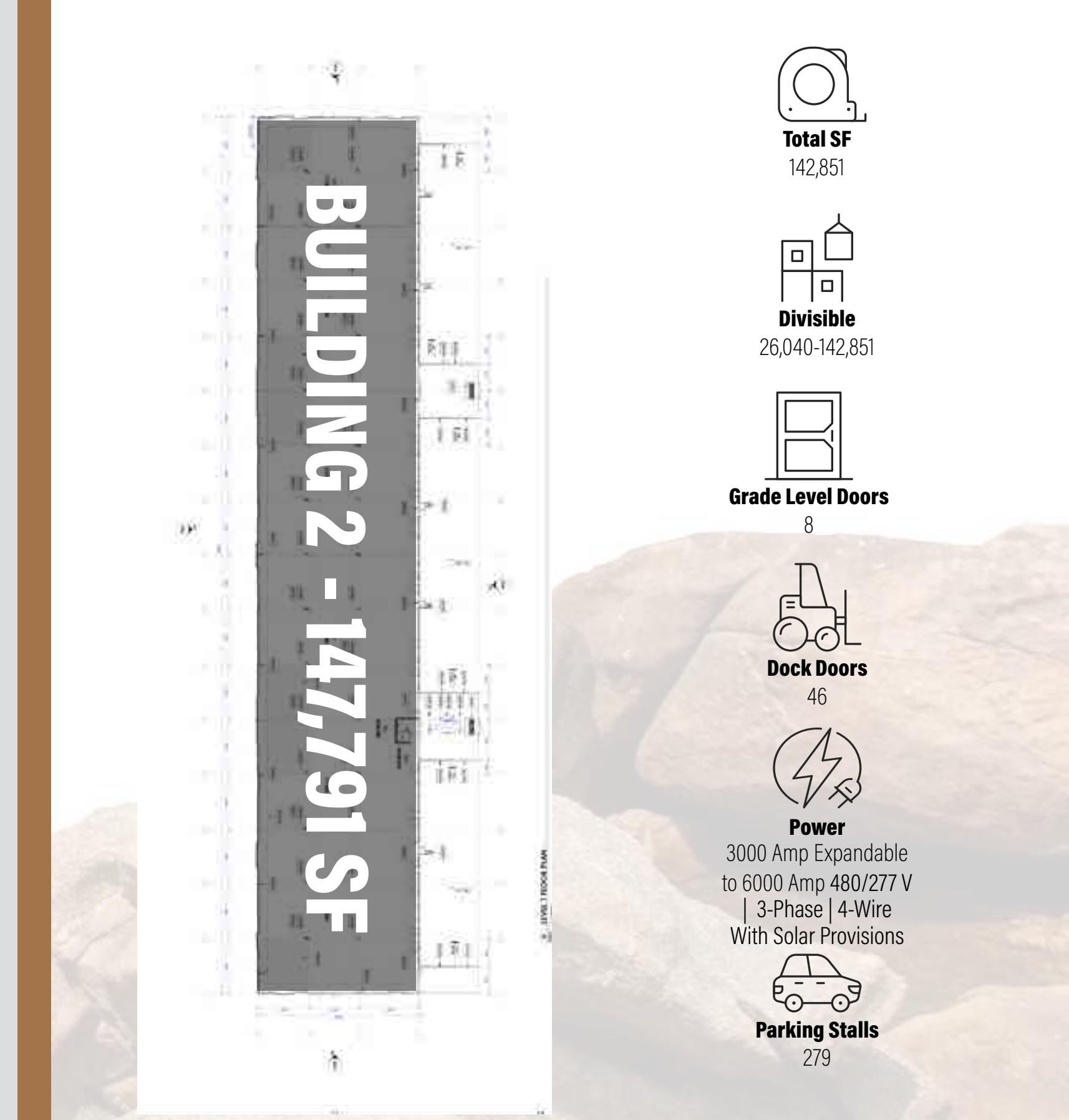
Power
3,000 Amp Expandable to 6,000 Amp 480/277 V | 3-Phase | 4-Wire With Solar Provisions



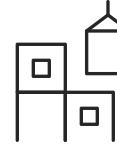
Parking Stalls
271

PROPERTY HIGHLIGHTS

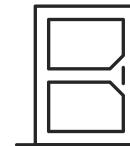
- Total: 147,791 SF
- Divisible: 18,480-147,791 SF
- **Office: BTS Class A Creative Office Space**
- **Eight (8) 14'x16' Grade Level Doors**
- **Forty-Six (46) 9'x10' Dock Doors**
- **Twenty-Six (26) - 45K LB Rated Air Bag Dock Levelers With 20" Steele Faced Bumper**
- **Dock Curtains Have MAX 100 Vinyl With Scuff Guard**
- **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)**
- Sixteen (16) Gas Forced Heaters
- Column Spacing: 56'x52'6"
- Speed Bay: 60'
- Building Depth: 155'-180'
- ➔ **Truck Court: 125'**
 - Truck Apron: 60'
 - Can Be Fully Fenced
- ➔ **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
 - 279 Parking Stalls
 - Construction Completion Q2 2025
 - **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**
 - Access: Easy Access To Mountain View Corridor (5400 South)



Total SF
142,851



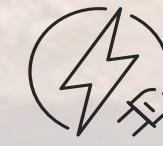
Divisible
26,040-142,851



Grade Level Doors
8



Dock Doors
46

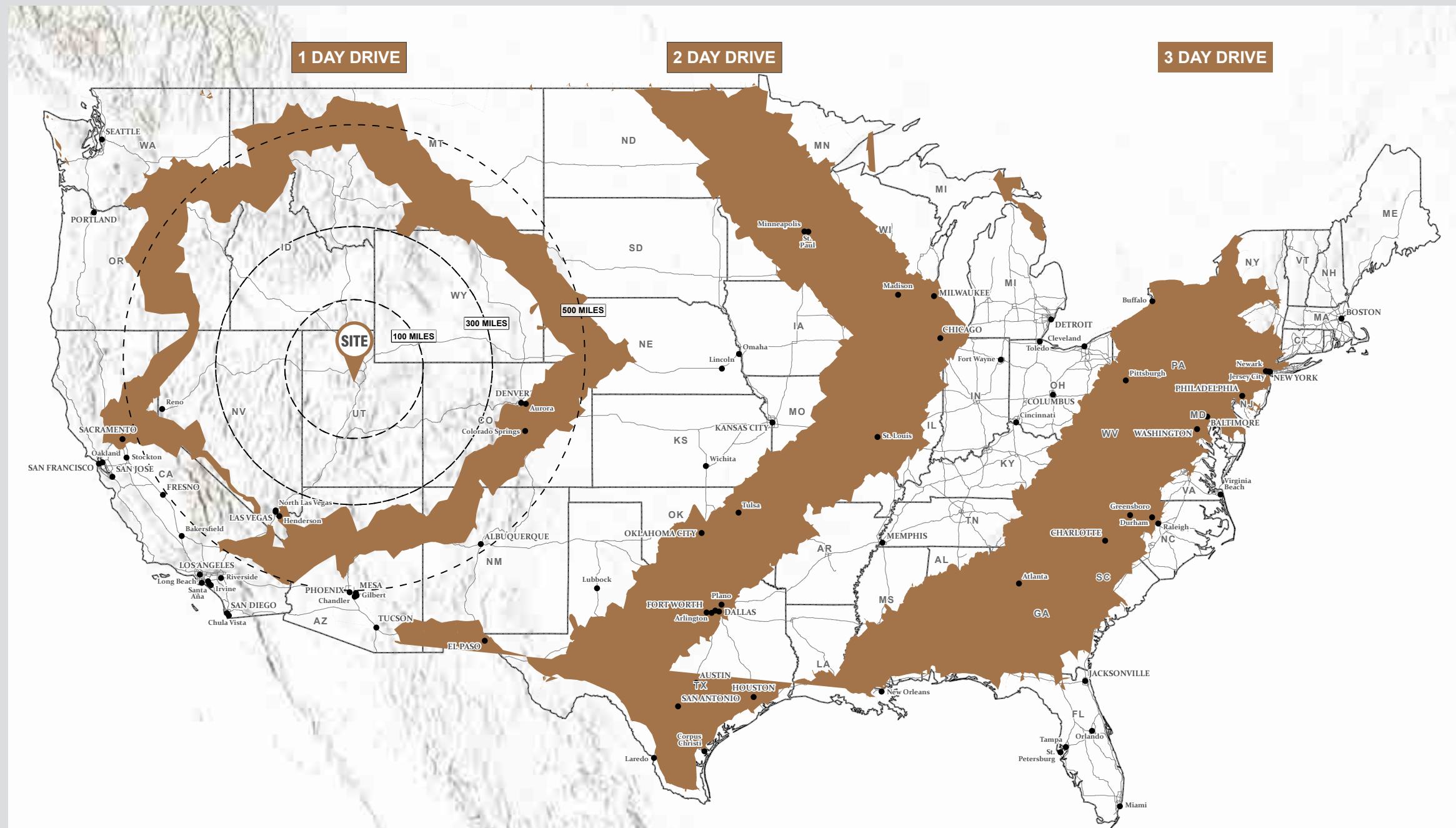


Power
3000 Amp Expandable to 6000 Amp 480/277 V | 3-Phase | 4-Wire With Solar Provisions



Parking Stalls
279

City	Ground Distance	Ground Time
Boise, ID	339 Miles	5 Hours
Las Vegas, NV	420 Miles	6 Hours
Reno, NV	516 Miles	7 Hours
Denver, CO	521 Miles	8 Hours
Phoenix, AZ	663 Miles	10 Hours
Los Angeles, CA	688 Miles	10 Hours
San Francisco, CA	735 Miles	11 Hours
San Diego, CA	750 Miles	11 Hours
Seattle, WA	840 Miles	12.5 Hours
Houston, TX	1,477 Miles	23 Hours



Local Drive Times



17 Minutes



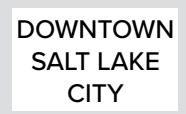
17 Minutes



26 Minutes



50 Minutes



20 Minutes



45 Minutes



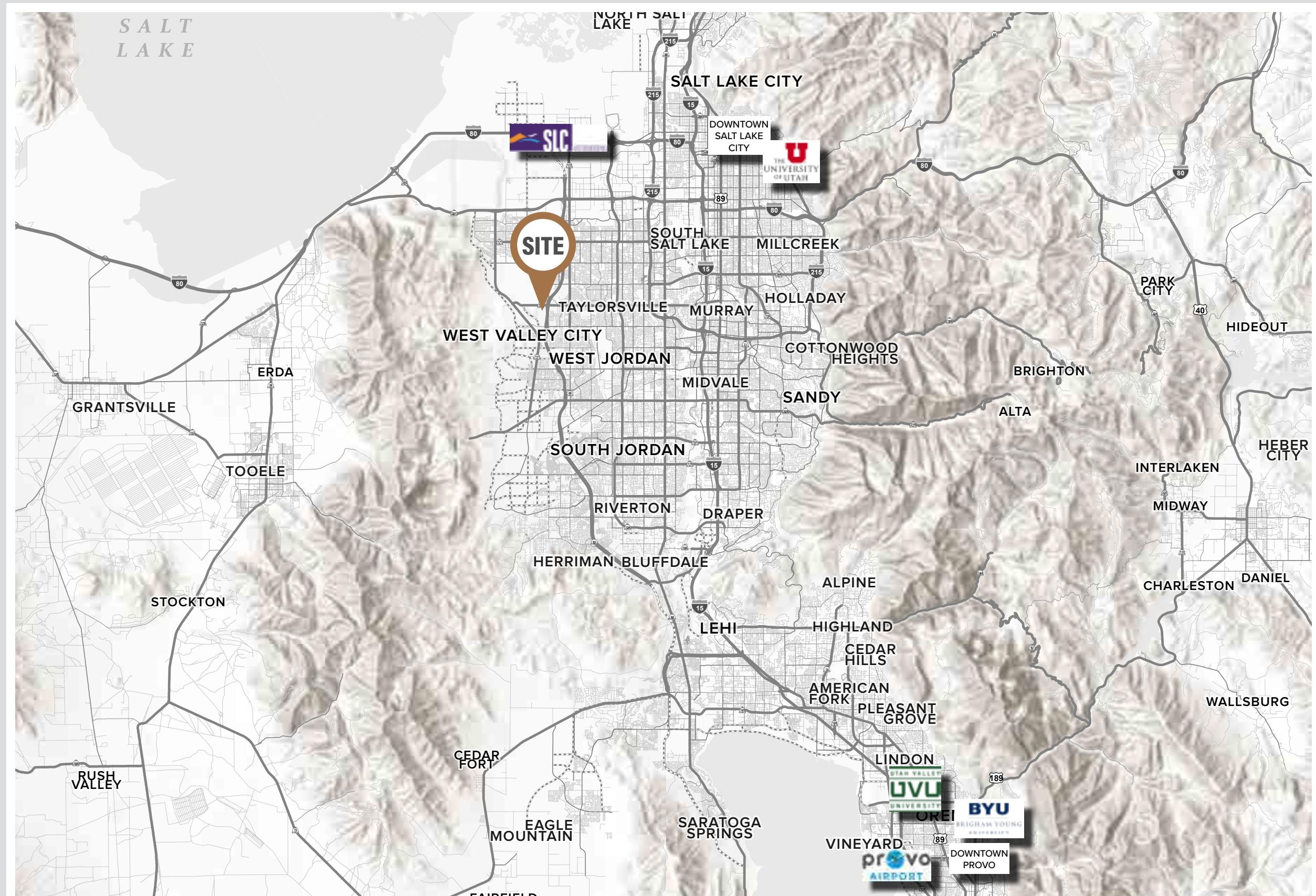
48 Minutes



50 Minutes

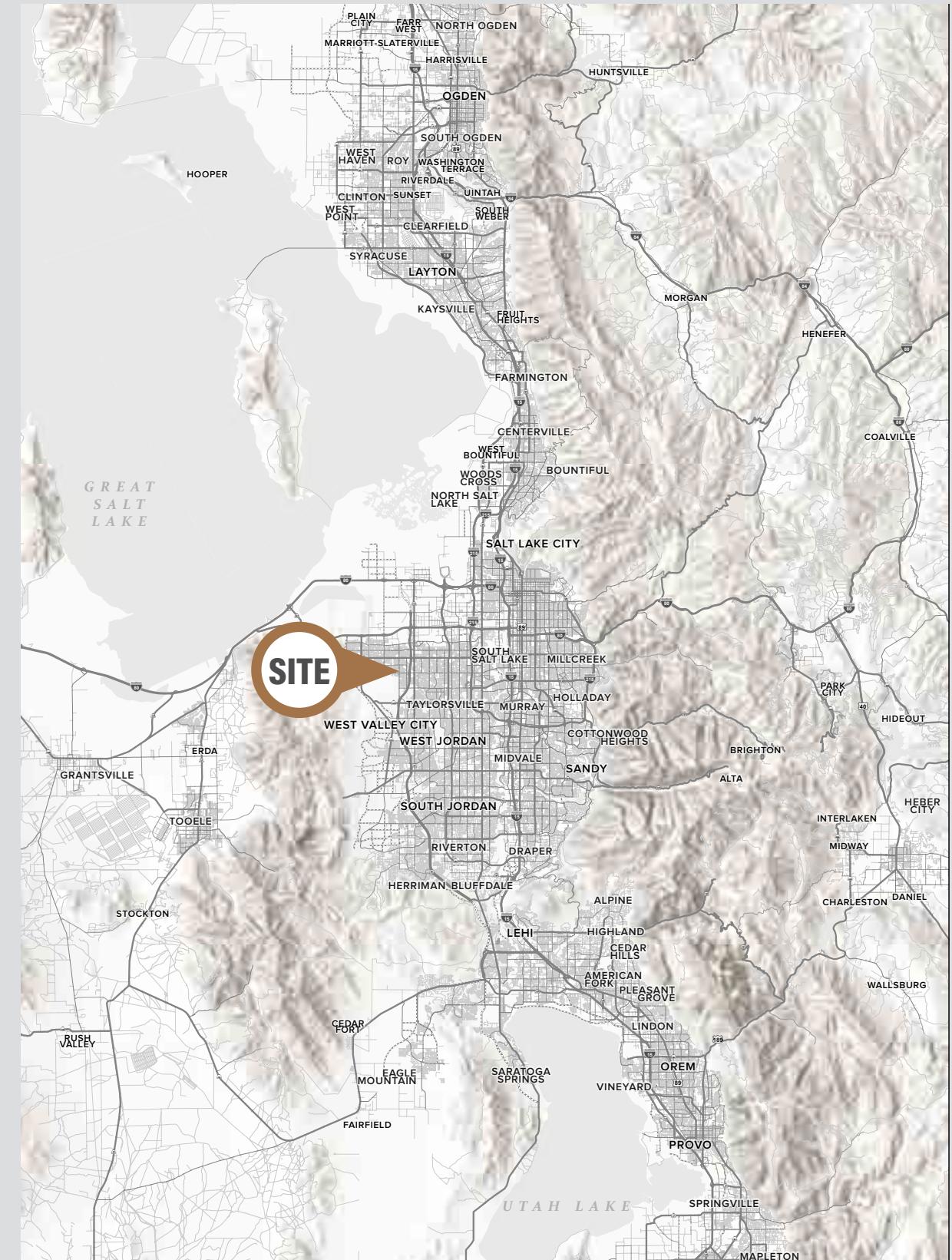


52 Minutes



Nearby Businesses

Wasatch Front Map





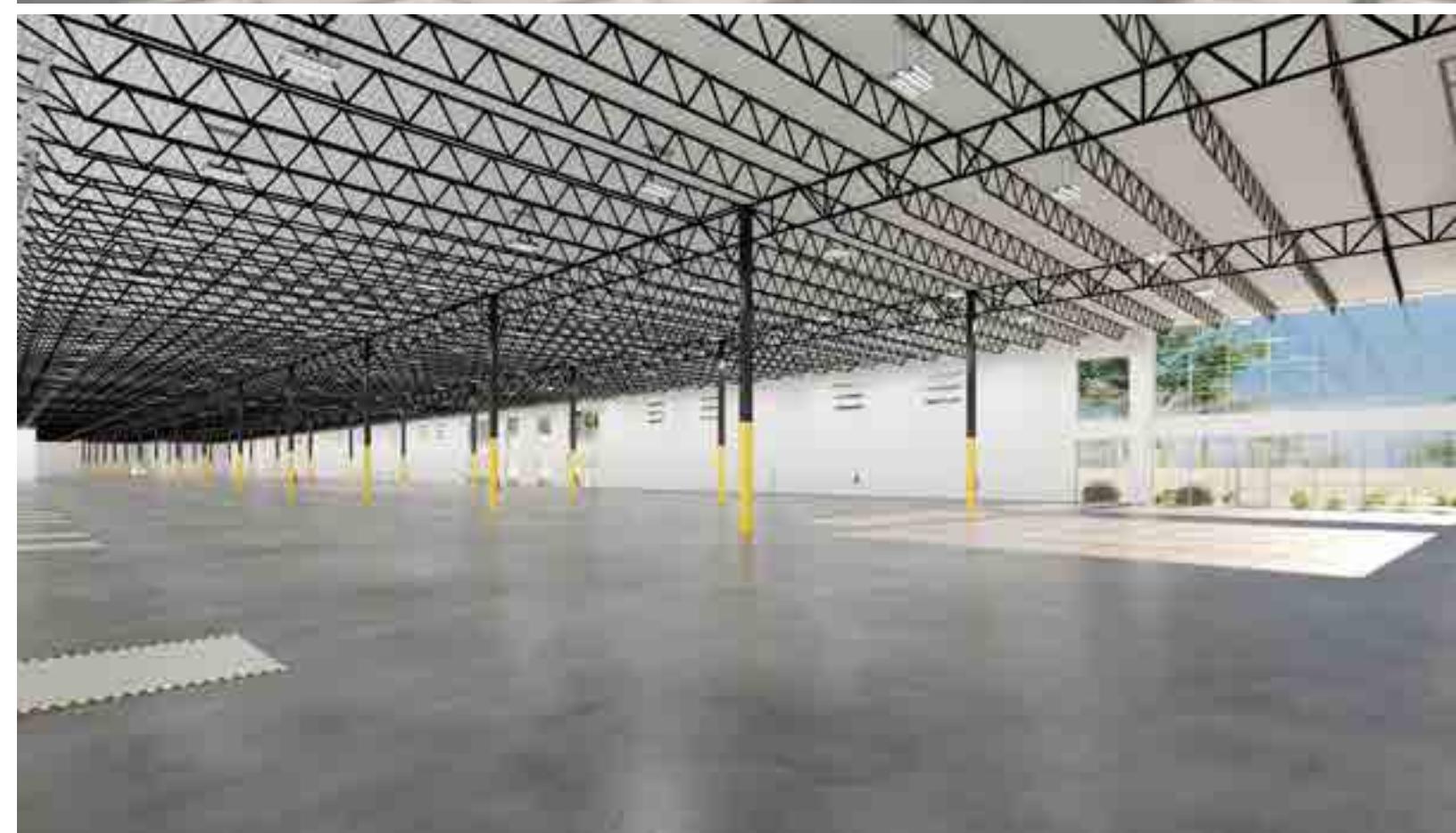
Scan Here for 3D
Walkthrough



Property Photos



Concept Photos



Our Mission is to bring your vision to life by building spaces of exceptional value. With commitment to integrity & excellence, we work tirelessly to build an environment where your success can take flight. Our goal is not just to construct buildings, but to empower our clients to create, innovate, & succeed. Together, we build more than structures; we build futures.

MOCA MOUNTAIN VIEW BUSINESS PARK

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