



67,750 SF *HIGH-POWER AVAILABLE*

FOR LEASE **AIRPORT TECHNOLOGY PARK**

BUILD-TO-SUIT OPPORTUNITY

R&D/MANUFACTURING

420 NORTH 2200 WEST / SALT LAKE CITY, UTAH

FOR MORE INFORMATION, CONTACT:

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**CUSHMAN &
WAKEFIELD**

AIRPORT TECHNOLOGY PARK BTS R&D/MANUFACTURING FACILITY

Property Overview

Airport Technology Park, located in Salt Lake City, Utah, is a premier 9-building campus spanning 1.4 million square feet across 78.8 acres adjacent to the Salt Lake City International Airport. The property is primarily leased to L3Harris Technologies and Myriad Genetics for office and R&D use. Since 2012, four built-to-suit expansions have been completed, including a 379,000 sq. ft. addition in 2021 and a new R&D testing facility delivered in 2023. The campus features a highly resilient power infrastructure with dual-grid access, on-site substations, and supplemental generators, offering an estimated 25% cost savings and enhanced reliability.



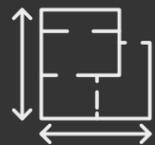
SUPERIOR ACCESS TO
I-215 via
700 North
Immediate Freeway access
to I-215 and I-80



NEARBY TRANSPORTATION
Trax stop
with direct access to
Salt Lake City
International Airport



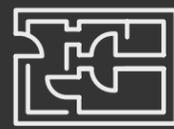
Key Features



67,750 SF
available



M-1
light industrial zoning

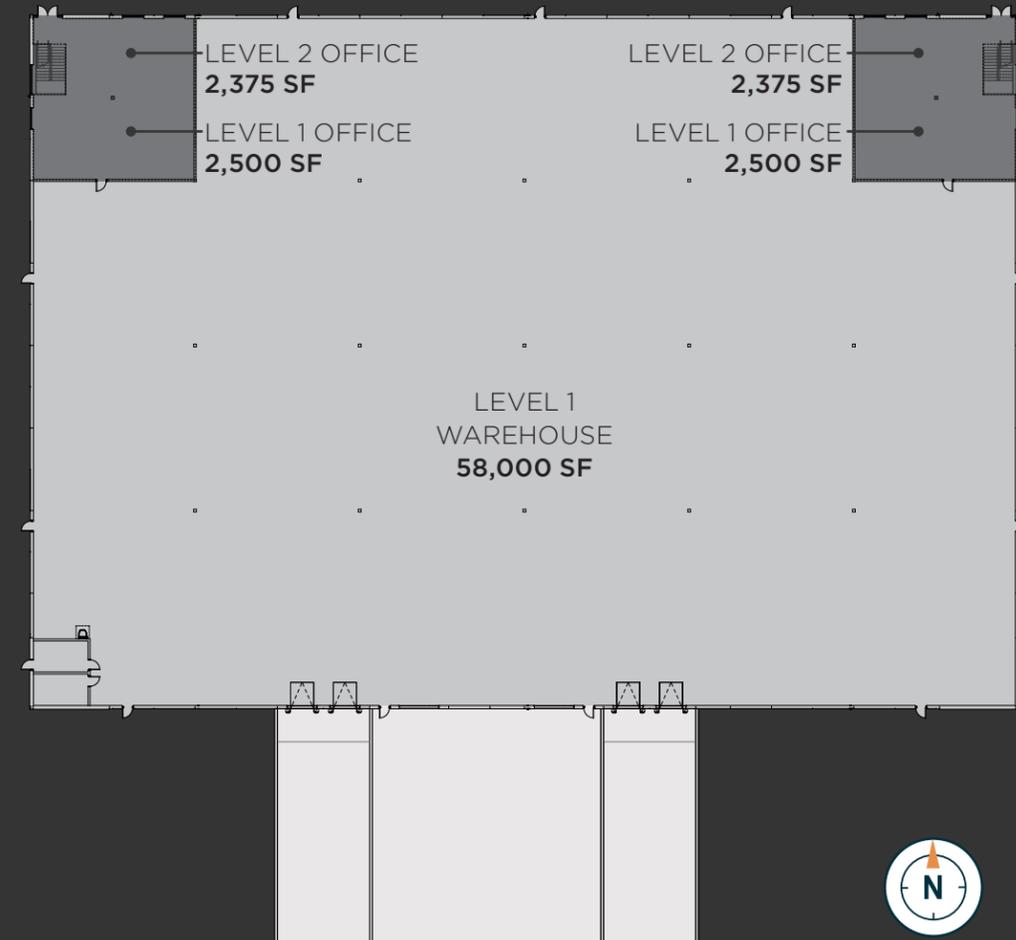


BTS
office



1,600 Amps
480 Volts

- 50'x50' Column Spacing
- 60' Speed Bay
- 4 (10'x10') Dock High Doors
- 2 (12'x14') Ground Level Doors
- 32' Clear Height
- Excellent access to I-215 and Salt Lake City International Airport
- Close Proximity to the New "Power District" Development



AIRPORT TECHNOLOGY PARK SALT LAKE CITY, UT



LONG-TERM, STABILIZED MISSION CRITICAL CORPORATE CAMPUS

- 1,413,235 sq. ft. on 80 acres
- Nine buildings, 1,413,235 square foot office/R&D business park located on 80 acres in Salt Lake City, Utah primarily leased to L3Harris Technologies (NYSE: LLL) and Myriad Genetics (NYSE:MYGN).
- Serves as the division headquarters for L3Harris Technologies, which utilizes the campus to design, manufacture and test the communication equipment for unmanned aircraft and other vehicles, rapidly expanding military and private sector product lines.
- Corporate Headquarters for Myriad Genetics.
- Abundant power with on-site electrical switch and substations that provide redundant power to the campus at an estimated 25% cost savings. The property is served by both the northern and southern power grid, which greatly reduces the risk of outages.



AIRPORT TECHNOLOGY PARK BTS R&D/MANUFACTURING FACILITY



AIRPORT TECHNOLOGY PARK

AIRPORT TECHNOLOGY PARK PROXIMITY TO THE AIRPORT, I-80 & I-15, LITE RAIL, AND DOWNTOWN SALT LAKE CITY.



SALT LAKE CITY INTERNATIONAL AIRPORT ✈️

- Salt Lake was the highest ranked U.S. airport with an overall score of 8.28 out of 10
- 319,006 take-off and landings in 2023
- 21st busiest airport in the U.S. (2023)
- 26.9M people passed through SLC in 2023
- 15 minutes from Downtown Salt Lake City
- \$40.6M lease revenue in 2023
- 10 ski resorts within a 1 hour drive

THE POWER DISTRICT 💡

- Beautified Jordan River walk
- Walkable, bikeable, transit-connected
- Abundant green space and trails
- Majestic views
- Innovative residential options
- Multi-function, mixed-use development
- Focus on local dining and retail
- Potential Major League ballpark

UTA GREEN LINE TRAX 🚊

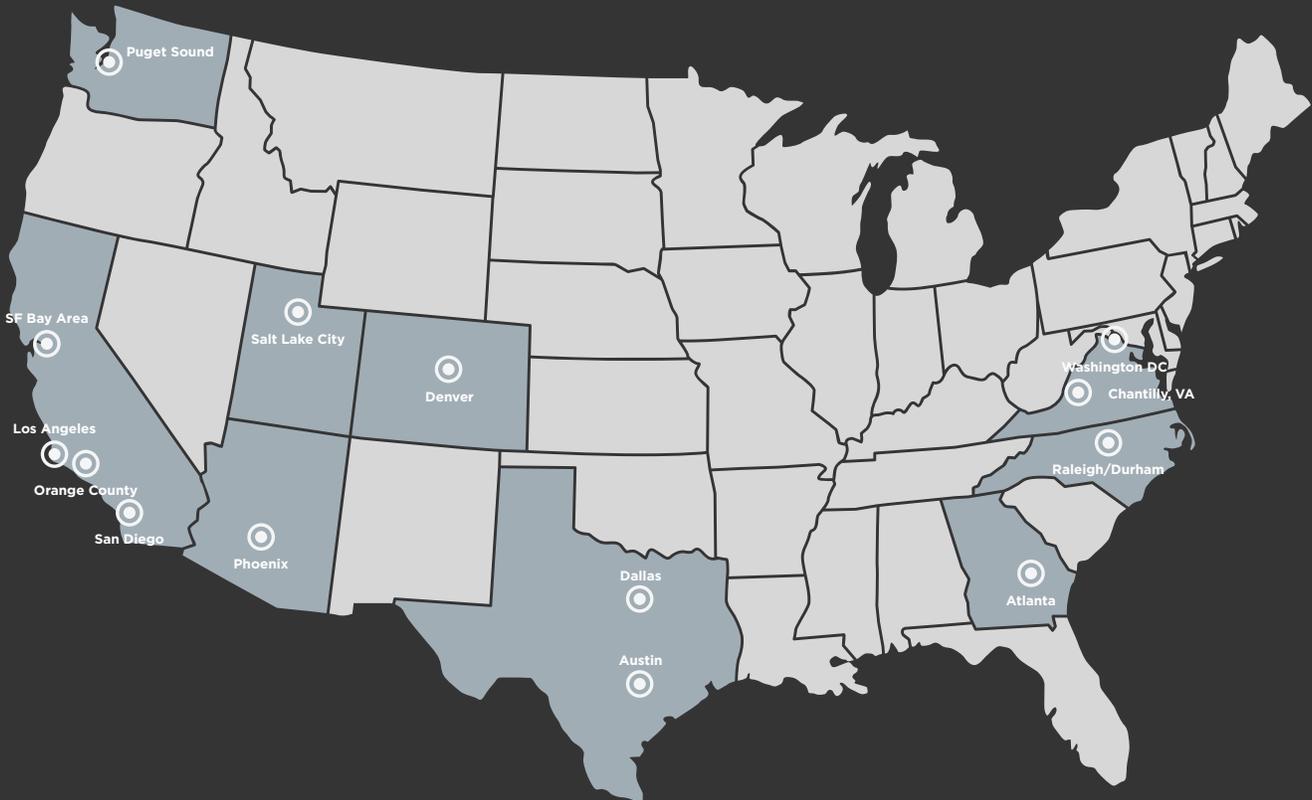
- Connects Salt Lake City International Airport to Downtown Salt Lake City



Drawbridge Realty is a privately held unlevered real estate investment firm partnered with **KKR/Global Atlantic**, specializing in the acquisition, development, and management of mission-critical properties leased to major corporate users. Drawbridge owns and manages a **7 million** square foot portfolio across high-growth, innovation-driven markets in the U.S., including single-tenant office, R&D, life science, and industrial assets leased long-term to creditworthy tenants. Our tenants include industry leaders such as: Anduril, Apple, Arrow Electronics, Aspida, Bank of America, Broadcom, Hewlett Packard, IQVIA, L3Harris Technologies, Merrick & Co., Meta, Myriad Genetics, Northrop Grumman, Onsemi, RBC, SAIC, Take-Two Interactive, Teradyne, Universal Music Group (UMG), Wells Fargo, Uber, and others.

Drawbridge takes an innovative, forward-thinking approach to creating value by offering lease flexibility and unlevered capital delivering real estate solutions for our tenants needs. Our dedicated asset and property management teams work closely with our tenants to support expansion, contraction, renovation, relocation, and sustainability objectives. This stable commitment to our tenants' success is what sets us apart and drives our continuous growth and excellence in the industry.

PORTFOLIO HIGHLIGHTS				
13	51	7 MM	63	\$2.2 Billion
markets	building portfolio	square feet	tenants	AUM



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