

# JORDAN RIVER

## INNOVATION CENTER

4202 South Riverboat Road / Taylorsville, Utah



**NOW PRE LEASING**  
NEW ONE-OF-A-KIND "CLASS A"  
OFFICE/WAREHOUSE PARK COMPRISING  
OF 4 BUILDING SITUATED ON 19.24 ACRES.



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Accelerating success.



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### Park Overview

- Located in the core of Salt Lake County
- Zoned ID (Industrial District)
- Concrete tilt-up construction
- Outdoor employee amenity areas per building
- Adjacent to the Jordan River Parkway with gated access
- Adjacent to Meadowbrook Golf Course and Sorenson Research Park

### Drive Times



3 MINUTES

to/from I-15 via  
4500 South



10 MINUTES

to/from downtown  
Salt Lake City



15 MINUTES

to/from the Salt Lake City In-  
ternational Airport



# Building Specs

### PHASE I

**BUILDING 1**

Building Size	66,292 SF
Divisible To	16,062 SF
Office	Build-to-Suit
Dock High Doors	16 (9'x10') Doors
Grade Level Doors	4 (12'x14') Doors
Clear Height	32'
Power	3,000 amps, 480 volt, 3-phase
Truck Court	130'
Fire Suppression	ESFR
Employee Parking Ratio	1.25/1,000 SF
Natural Lighting	Clerestory Windows

**BUILDING 2**

Building Size	90,349 SF
Divisible To	18,619 SF
Office	Build-to-Suit
Dock High Doors	23 (9'x10') Doors
Grade Level Doors	4 (12'x14') Doors
Clear Height	32'
Power	4,000 amps, 480 volt, 3-phase
Truck Court	180'
Fire Suppression	ESFR
Employee Parking Ratio	1.22/1,000 SF
Natural Lighting	Clerestory windows

**PHASE II**

**BUILDING 3**

Building Size	113,262 SF
Divisible To	24,200 SF
Office	Build-to-Suit
Dock High Doors	23 (9'x10') Doors
Grade Level Doors	4 (12'x14') Doors
Clear Height	32'
Power	4,000 amps, 480 volt, 3-phase
Truck Court	180'
Fire Suppression	ESFR
Employee Parking Ratio	1.17/1,000 SF
Natural Lighting	Clerestory windows
Skylights throughout warehouse	

**PHASE III**

**BUILDING 4**

Building Size	25,470 SF
Divisible To	3,375 SF
Office	Build-to-Suit
Grade Level Doors	6 (12'x14') Doors
Clear Height	24'
Power	2,400 amps, 480 volt, 3-phase
Fire Suppression	ESFR
Employee Parking Ratio	1.60/1,000 SF
Natural Lighting	Clerestory windows





# Building Elevations



North Elevation



West Elevation



South Elevation



East Elevation



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