

9000 SOUTH

LOGISTICS
CENTER

LOGISTICS

9

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CENTER

SOUTH

NEWMARK

Dalfen
INDUSTRIAL



OAKTREE

6081 W. 9000 S.
West Jordan, UT 84081

9000 SOUTH LOGISTICS CENTER

EXCLUSIVELY MARKETING BY:

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NEWMARK



Direct access to Several Major Highways

Mountain View Corridor

Bangerter Highway

SR-111

1
Minute

7
Minutes

6
Minutes

Demographics within 30 Miles

Residents

Employees

Average Household Income

1,925,393

852,763

\$114,991



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BUILDING 1
188,160 SF

BUILDING 2
261,231 SF

Copper Hills
High School

Copper Canyon
Elem. School

Jordan Hills
Elem. School

18,000 cars/day

9000 South

Antelope Canyon
Elem. School

Ron Wood
Regional Park

BAKERY
SUGZ

CENTIMARK

BDQ
BEDROCK
QUARTZ

WADSWORTH

FETZER
TERAFLEX

DANNON

Sysco

verizon

IntegraCore

BME STEEL
CONTRACTORS

NOVVA
DATA CENTERS

BOEING

ORACLE

INTERSTATE BRICK
NOTHING ELSE STACKS UP

UTA TRAX
5600 West Station

AMAZON

AMAZON
Fulfillment Center

Old Bingham Highway

ebay

RIO
TINTO

Golden Fields
Elem. School

Mountain Creek
Middle School

Wildflower
Park

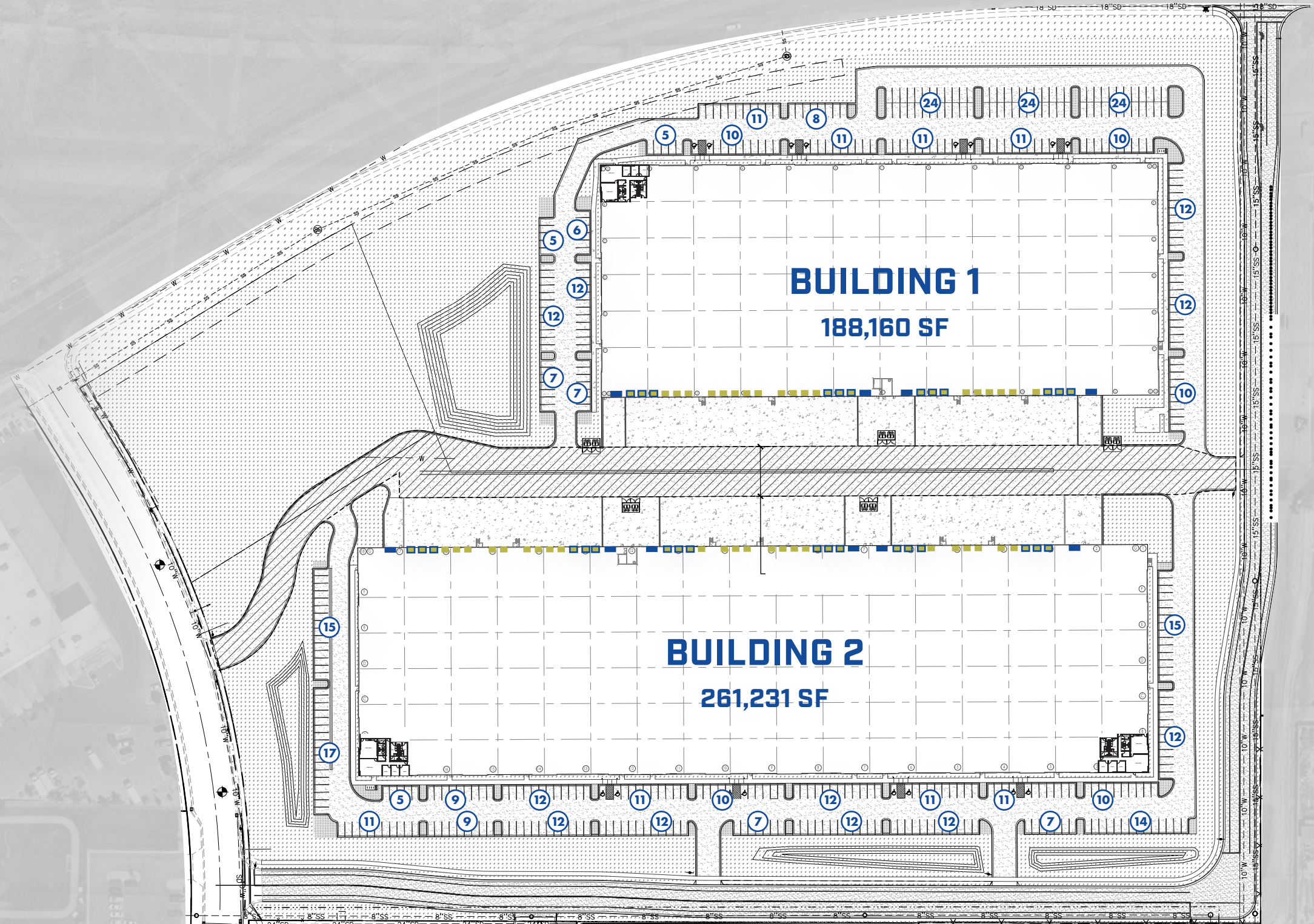
OSI

UTA TRAX

Brookside
Park

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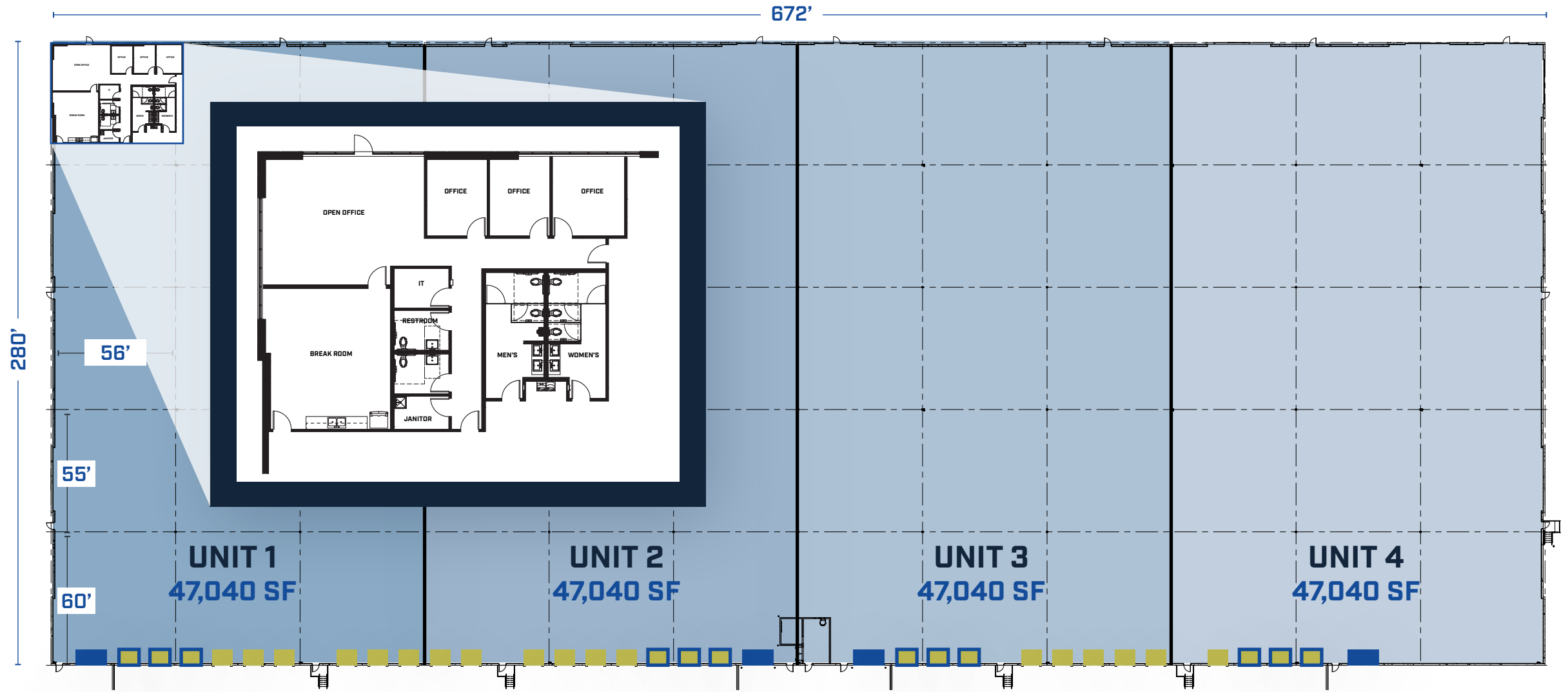


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S-1005

BUILDING 1



- 4 Ground Level Loading Doors (14'x16')
- 30 Dock High Loading Doors (9'x10')
- 12 Equipped Dock High Loading Doors (9'x10')

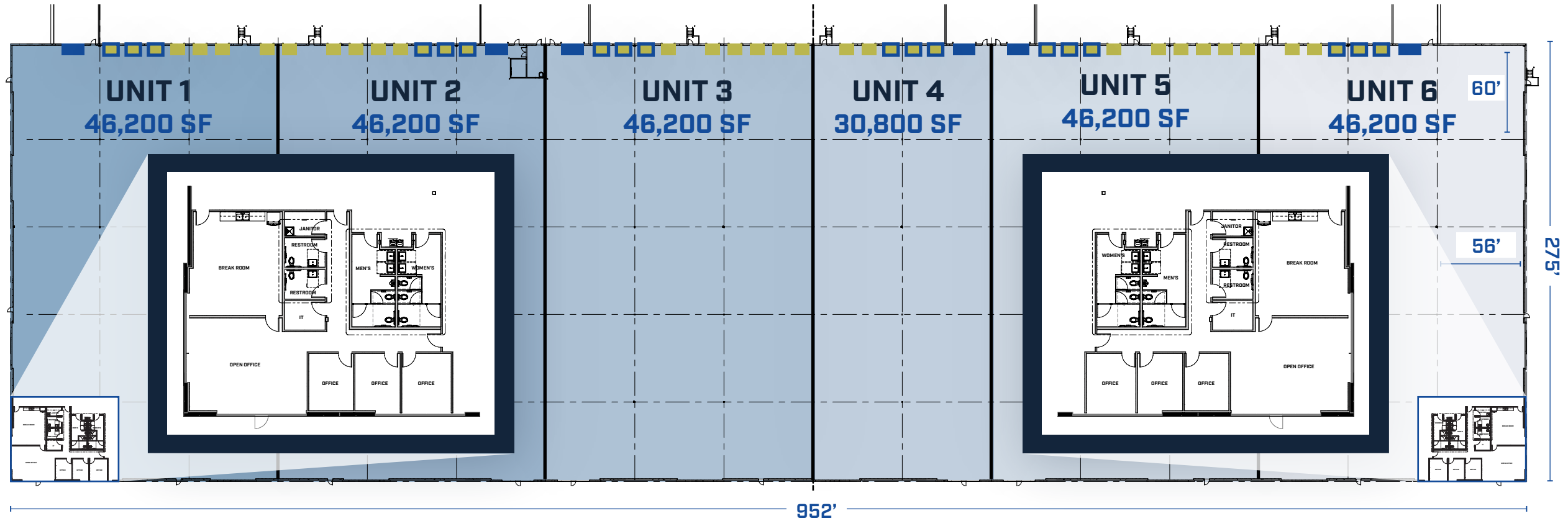
188,160 SF AVAILABLE

BUILDING HIGHLIGHTS

- 188,160 SF available
 - 2,536 office SF
 - 185,624 warehouse SF
- Divisible to ±47,040 SF
- 32' clear height
- 672' building width
- 280' building depth
- 55'x56' column spacing
- 30 dock high loading doors (9'x10'); equipped with weather stripping, track guards and bumpers
 - 12 dock high loading doors equipped with 40,000 lb. Serco mechanical levelers, dock seals and fire bumpers
- 4 ground level loading doors (14'x16')
- 6" reinforced concrete slab
- 2,000A / 480/277V / 3P / 4W
- 232 auto parking stalls

9000 SQ-FOOT
LOGISTICS
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BUILDING 2



- 6 Ground Level Loading Doors (14' x 16')
- 43 Dock High Loading Doors (9' x 10')
- 18 Equipped Dock High Loading Doors (9'x10')

261,231 SF AVAILABLE

BUILDING HIGHLIGHTS

- 261,231 SF available
 - 5,111 office SF
 - 256,120 warehouse SF
- Divisible to ±30,800 SF
- 36' clear height
- 952' building width
- 275' building depth
- 55'x56' column spacing
- 43 dock high loading doors (9'x10'); equipped with weather stripping, track guards and bumpers
 - 18 dock high loading doors equipped with 40,000 lb Serco mechanical levelers, dock seals and tire bumpers
- 6 ground level loading doors (14'x16')
- 6" reinforced concrete slab
- 3,000A / 480/277V / 3P / 4W
- 246 auto parking stalls

WHERE WILL TALENT COME FROM?

370,000*

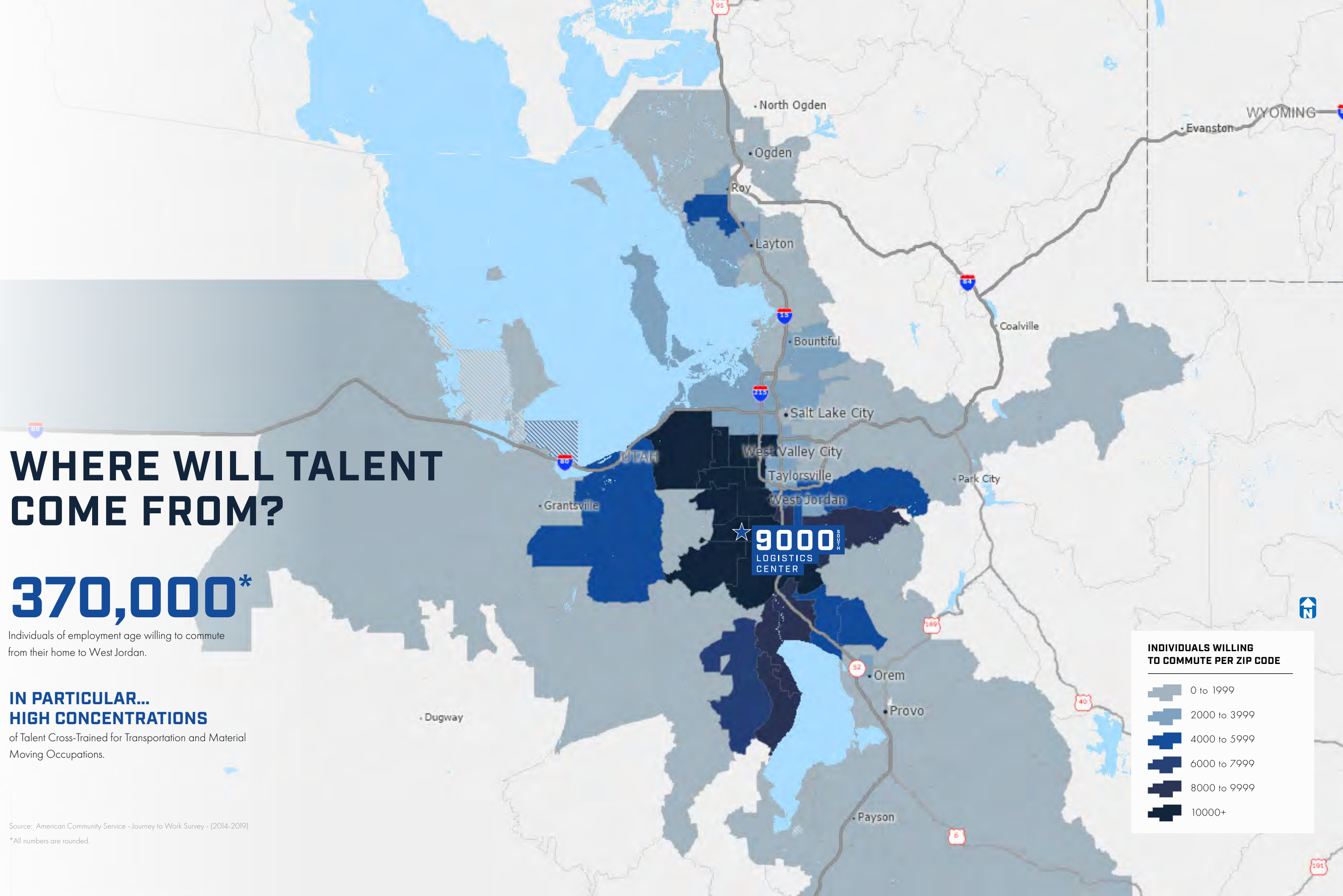
Individuals of employment age willing to commute from their home to West Jordan.

IN PARTICULAR... HIGH CONCENTRATIONS

of Talent Cross-Trained for Transportation and Material Moving Occupations.

Source: American Community Service - Journey to Work Survey - (2014-2019)

*All numbers are rounded.



Drive Times

Utah is known as the "Crossroads of the West" for its excellent connectivity to the entire nation. Salt Lake City, specifically, benefits from a favorable geographic location that provides easy access to primary commercial hubs across the country. This connectivity has helped established the region as a global marketplace for its ability to facilitate an efficient flow of goods through its vast transportation networks. All major metros in the Western Region, and many major metros in the Mid-West, are within a 24-hour drive time.



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