



276 S. 5600 W.  
SALT LAKE CITY, UT



RETAIL + FLEX INDUSTRIAL FOR LEASE

## Industrial

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## Retail

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# Site Plan



## Property Features

- New development located in strong, growing industrial area
- Located just off I-80 and one mile from the new Mountain Corridor extension
- Flex industrial space available for lease
- Retail pads and shop space available for lease, build to suit and ground lease
- Developed by: RC Willey



Available Retail



Available Industrial/Flex



Available Industrial BTS

# Area Overview



Less than one mile I-80, providing the first services along EB I-80 in 45 minutes



Less than one mile from the new Mountain View Corridor



Less than 10 minutes from Salt Lake City International Airport, recent completion of \$3.6B redevelopment



Approximately 2,383 hotel rooms within one mile of the site

*Vast industrial growth in the area has led to large numbers of employees in the area with limited services. Total area employees (2025):*

1 Mile Radius	3 Mile Radius	5 Mile Radius
2,769	21,883	85,659
 Fulfillment Center 1,500 Employees	 UPS's 2nd-largest hub in US 1,700 Employees	 Distribution Center 550 Employees
 Distribution Center 485 Employees		
 Fabrication Center 300 Employees	 Customer Service Center 230 Employees	 Distribution Center 225 Employees
		 Manufacturing Center 204 Employees

# Area Map



## Industrial Tenants

- Albany Engineered Composites
- Amazon
- Bard Access Systems
- Basic Research
- Biomerics
- Bishops Central Storehouse
- Brady
- Compax
- Costco Dist. Center
- Easton Dist. Center
- Excel Worldwide Logistics
- Expeditors
- FedEx Freight
- FFE Transport. Service

## Gas Stations

- Fox 13 Studios
- GE Healthcare
- HemaSource
- Hensley Battery & Electrics
- HNI Western Regional Dist.
- Hunter Douglas Fabrication
- Jacobson Construction
- Nicholas & Company
- O'Reilly Automotive Dist. Center
- PCA
- Power Distributors
- Quality Distribution
- RC Willey Dist. Center
- Regis Salons Dist. Center
- Select Comfort Manufacturing Factory

## Gas Stations

- Sephora Dist. Center
- Sierra Forest Products
- Stadler
- Tosca
- UPS Regional Hub
- 1-800 Contacts Dist. Center
- Aloft Hotel
- Best Western Plus
- Comfort Inn
- Courtyard by Marriot
- DoubleTree
- Inn & Suites by Hilton
- Fairfield Inn & Suites
- Four Points by Sheraton

## Gas Stations

- Hampton Inn
- Hilton Garden Inn
- Holiday Inn
- Homewood Suites
- Hyatt Place
- La Quinta Inn & Suites
- Microtel Inn & Suites
- Ramada Inn
- Residence Inn Springhill Suites
- Staybridge Suites
- Super 8
- TownePlace Suites
- Tru by Hilton
- Maverick

## Restaurants

- Amelias
- Cedar Creek Grill
- Chang Chun Chinese
- Courtyard Cafe
- Grill 114
- Happy Teriyaki
- Port of Subs
- Perkins
- Roberts Restaurant
- Subway
- Wing Tips

## Inland Port Boundary Line

# Property Photos



For more information, contact:

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