

**9000** SOUTH  
LOGISTICS  
CENTER



**BROKER BONUS**

Additional  
**\$1.00 PSF**  
in Commission

\*Deal must be over 50,000 SF. Lease term  
must be a minimum of 5 years

9  
0  
0  
0  
0

LOGISTICS

CENTER

SOUTH

**±1 Acre Yard**  
Fully Secured, Lit, and Paved



6081 W. 9000 S.  
West Jordan, UT 84081

# 9000 SOUTH

## LOGISTICS CENTER

### EXCLUSIVELY MARKETING BY:

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**NEWMARK**  
MOUNTAIN WEST





### 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                |

# 1 Minute

7 Minutes

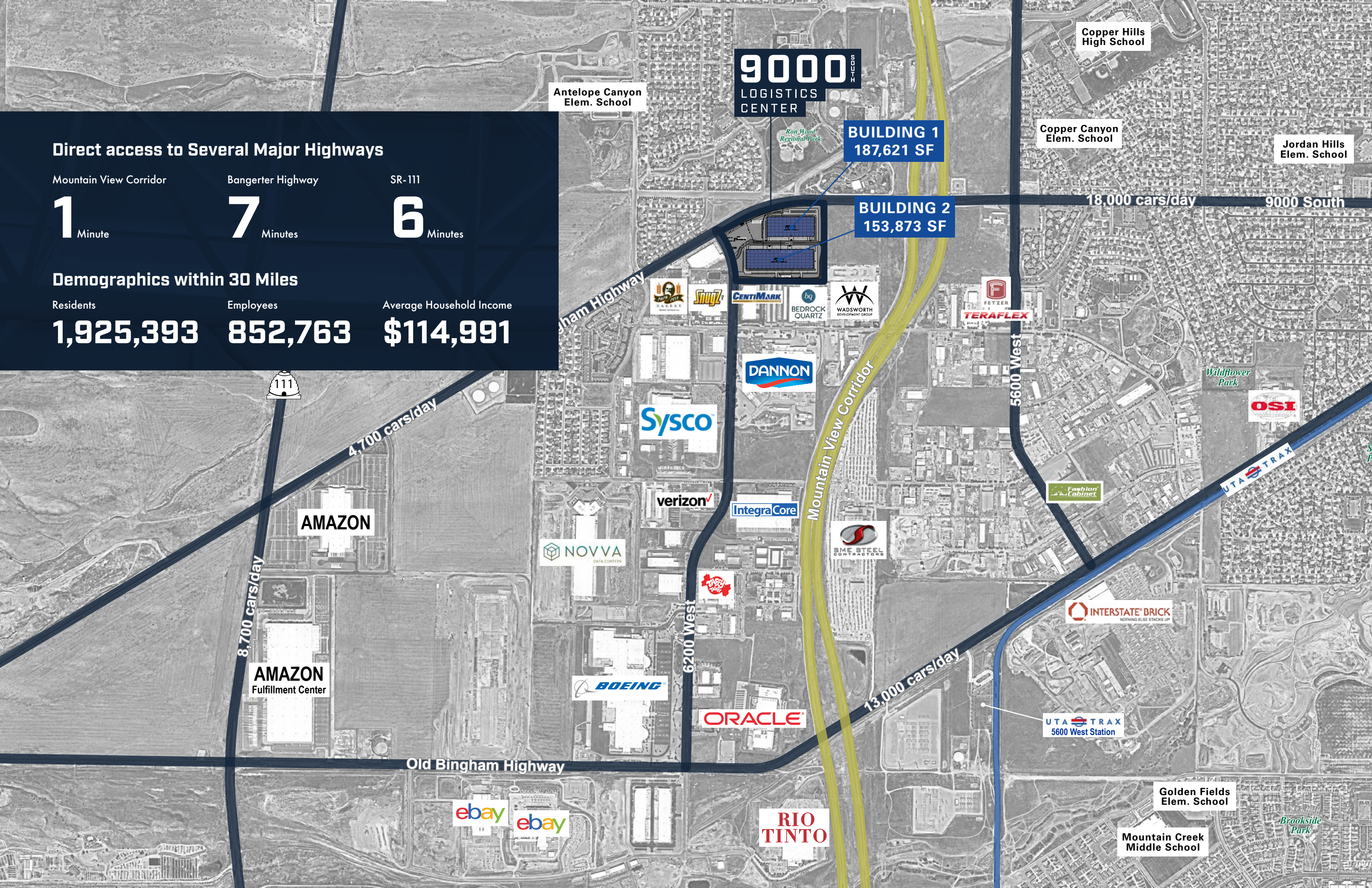
## 6 Minutes

|           |           |                          |
|-----------|-----------|--------------------------|
| Residents | Employees | Average Household Income |
| 1,925,393 | 852,763   | \$114,991                |

1,925,393

852,763

**\$114,991**

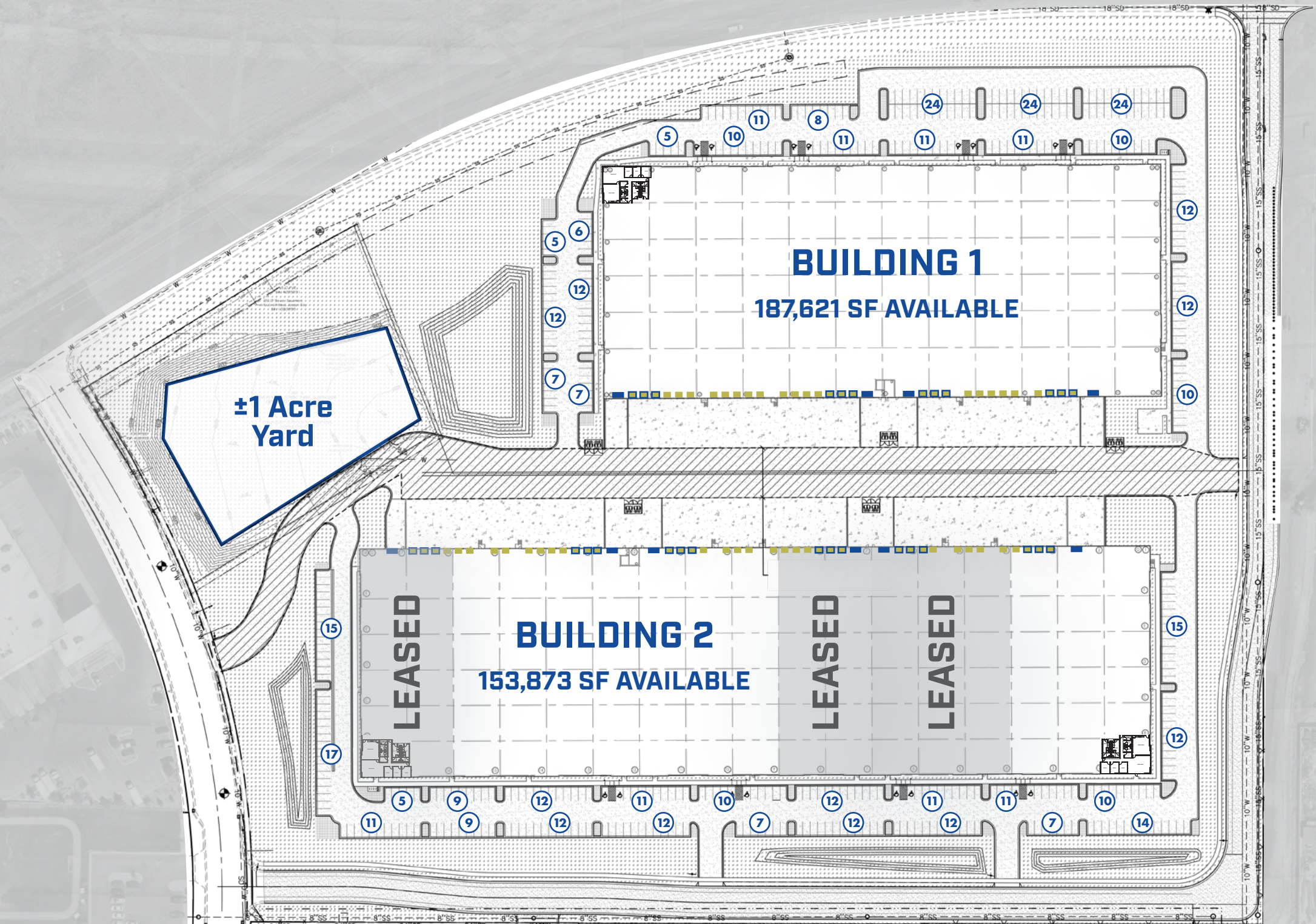




# 9000

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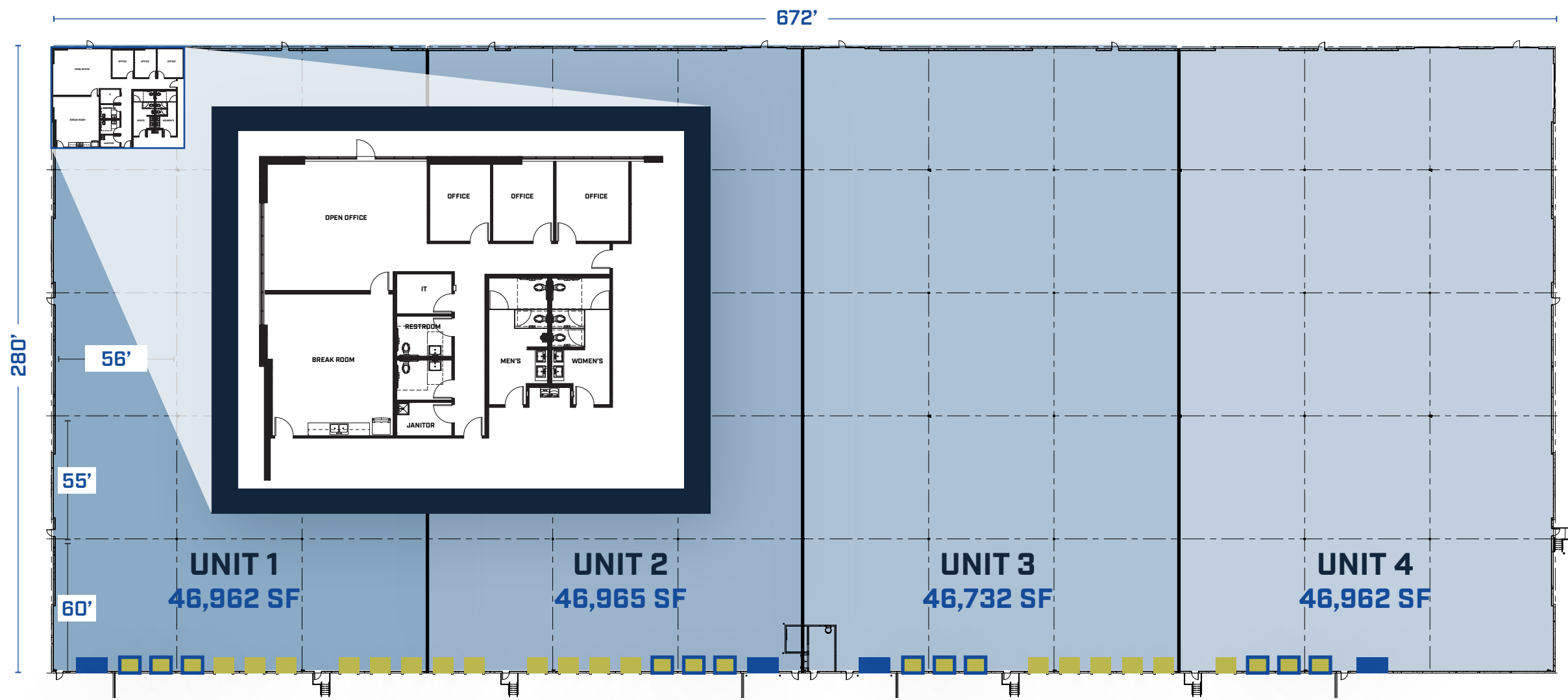
SOOT-H





# BUILDING 1

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

**187,621 SF AVAILABLE**

## BUILDING HIGHLIGHTS

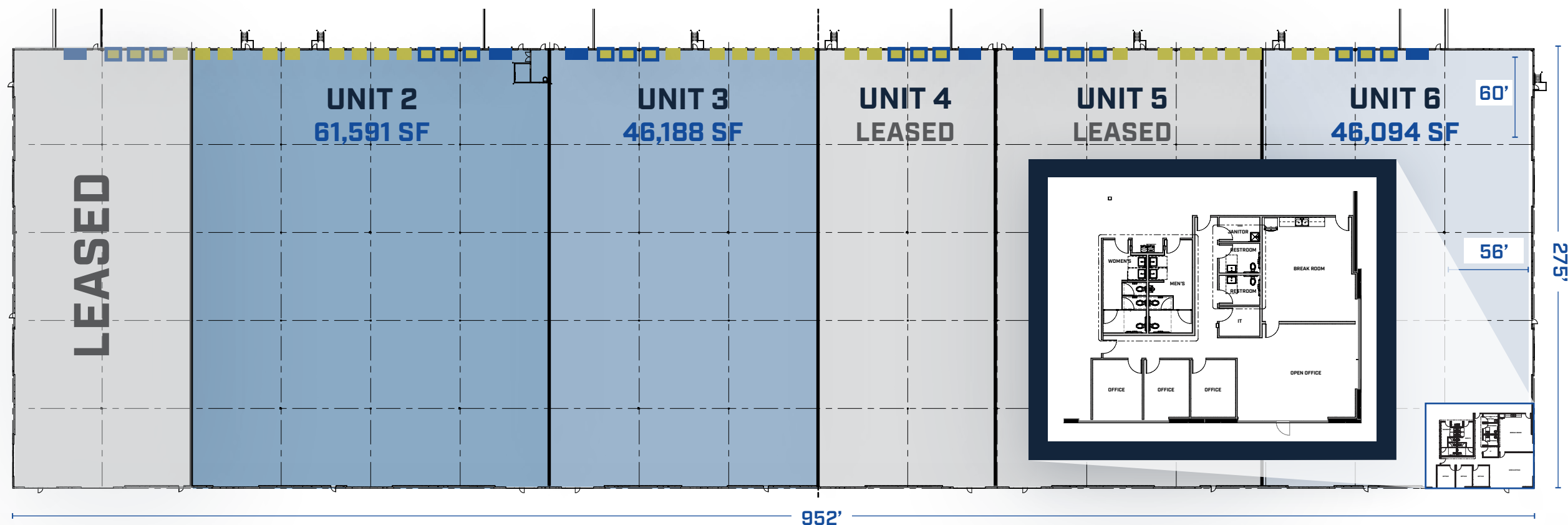
6081 W. 9000 S., West Jordan UT 84081

- 187,621 SF available
  - 185,085 warehouse SF
  - 2,536 office SF
- Divisible to 46,732 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 tire bumpers
- 4 ground level loading doors (14'x16')
- 6" reinforced concrete slab
- 2,000A / 480/277V / 3P / 4W
- 240 auto parking stalls



# BUILDING 2

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- 3 Ground Level Loading Doors (14' x 16')
  - 25 Dock High Loading Doors (9' x 10')
  - 9 Equipped Dock High Loading Doors (9'x10')
- 153,873 SF AVAILABLE**

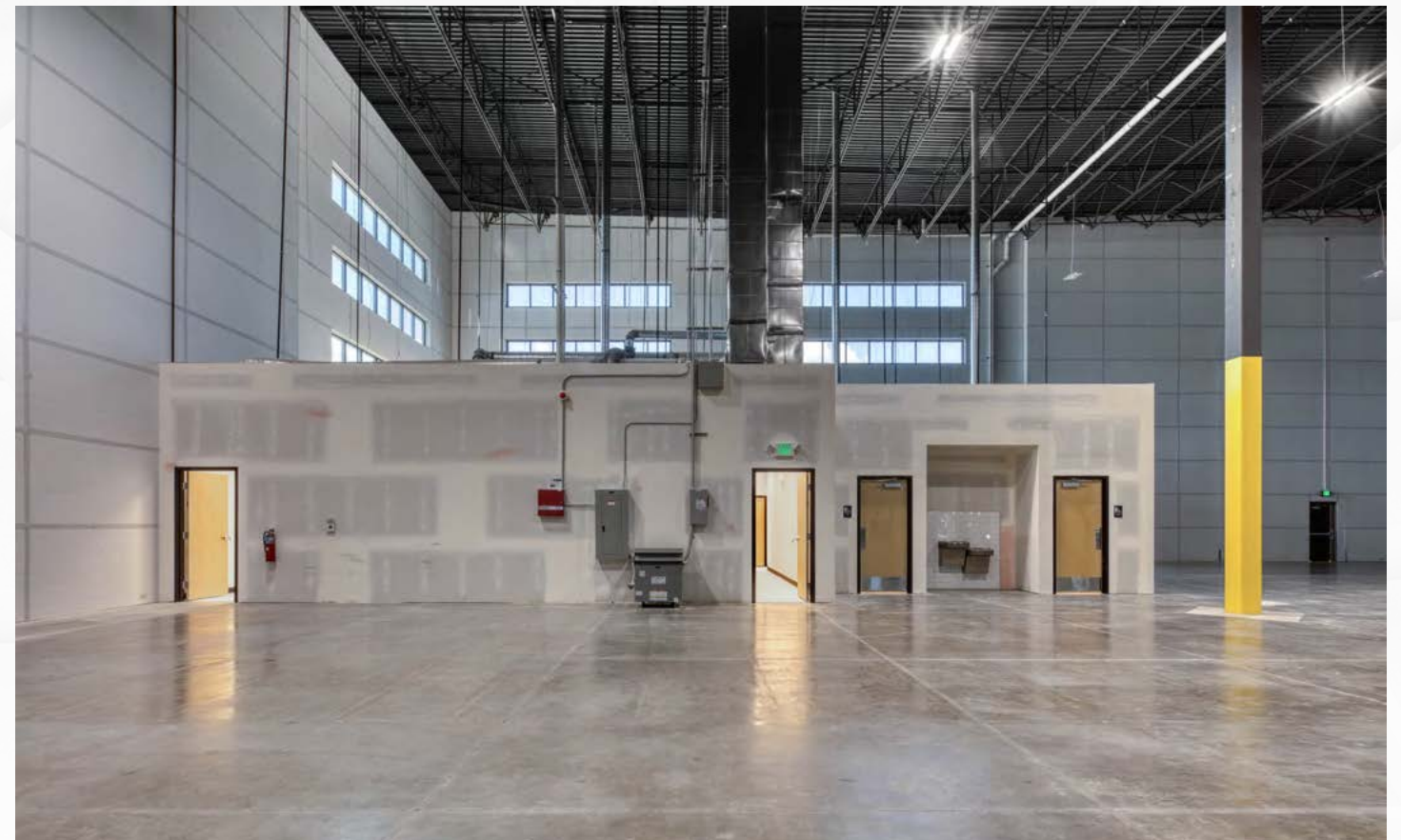
## BUILDING HIGHLIGHTS

9151 S Prosperity Rd. West Jordan, UT 84081

- 153,873 SF available
  - 151,313 warehouse SF
  - 2,560 office SF
- Divisible to 46,094 SF
- 36' clear height
- 952' building width
- 275' building depth
- 55'x56' column spacing
- 25 dock high loading doors (9'x10'); equipped with weather stripping, track guards and bumpers
  - 9 dock high loading doors equipped with 40,000 lb Serco mechanical levelers, dock seals and tire bumpers
- 3 ground level loading doors (14'x16')
- 6" reinforced concrete slab
- 2,400A / 480/277V / 3P / 4W
- 254 auto parking stalls



# INTERIOR PHOTOS





# INTERIOR PHOTOS





# 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.

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#### INDIVIDUALS WILLING TO COMMUTE PER ZIP CODE





# 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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