

RWK

WEST JORDAN LOGISTICS CENTER

FOR SALE OR LEASE

5146 W. OLD BINGHAM HWY.
WEST JORDAN, UT 84081

NEWMARK



RWK

**WEST JORDAN
LOGISTICS CENTER**

EXCLUSIVELY MARKETING BY

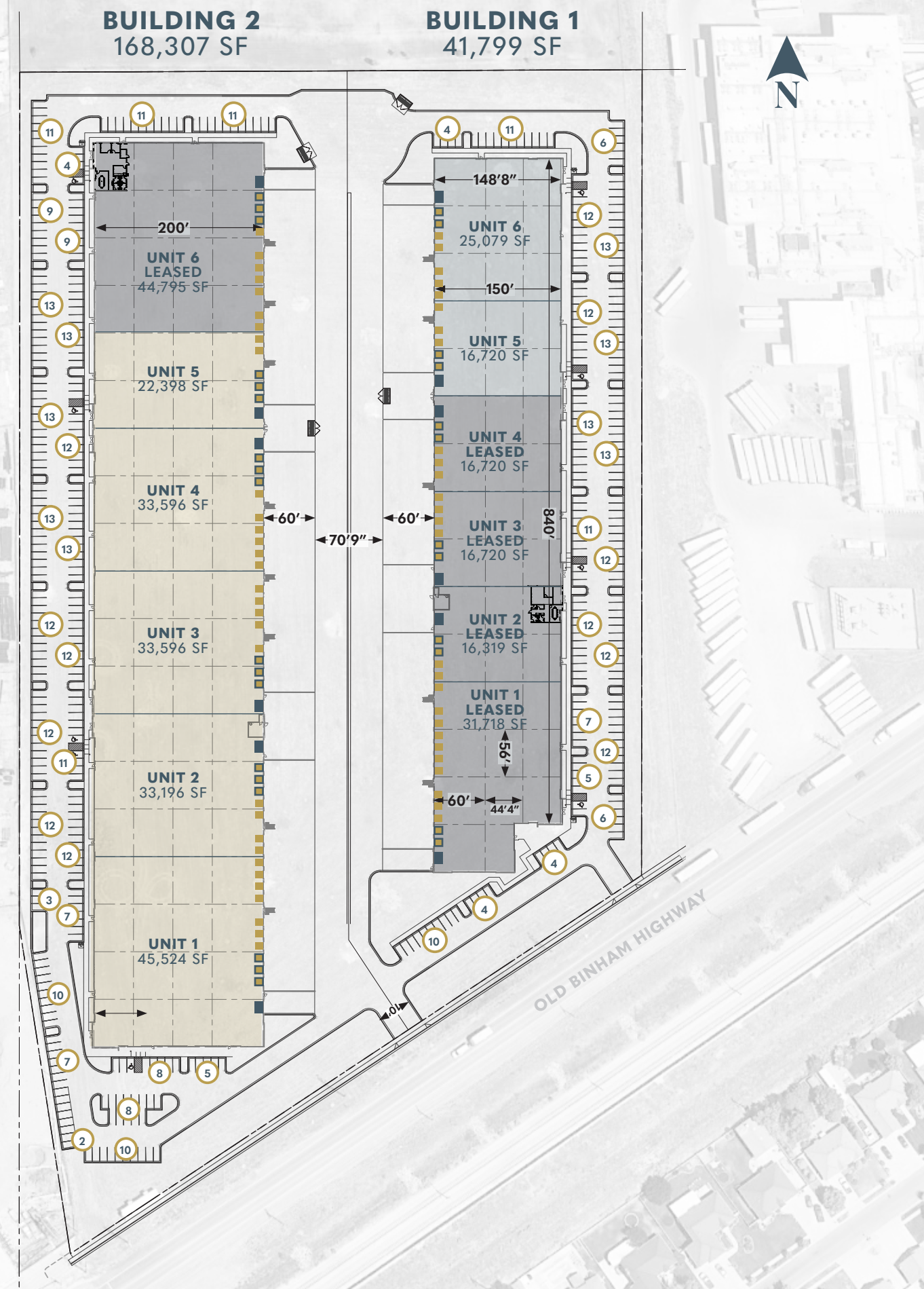
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Project Highlights

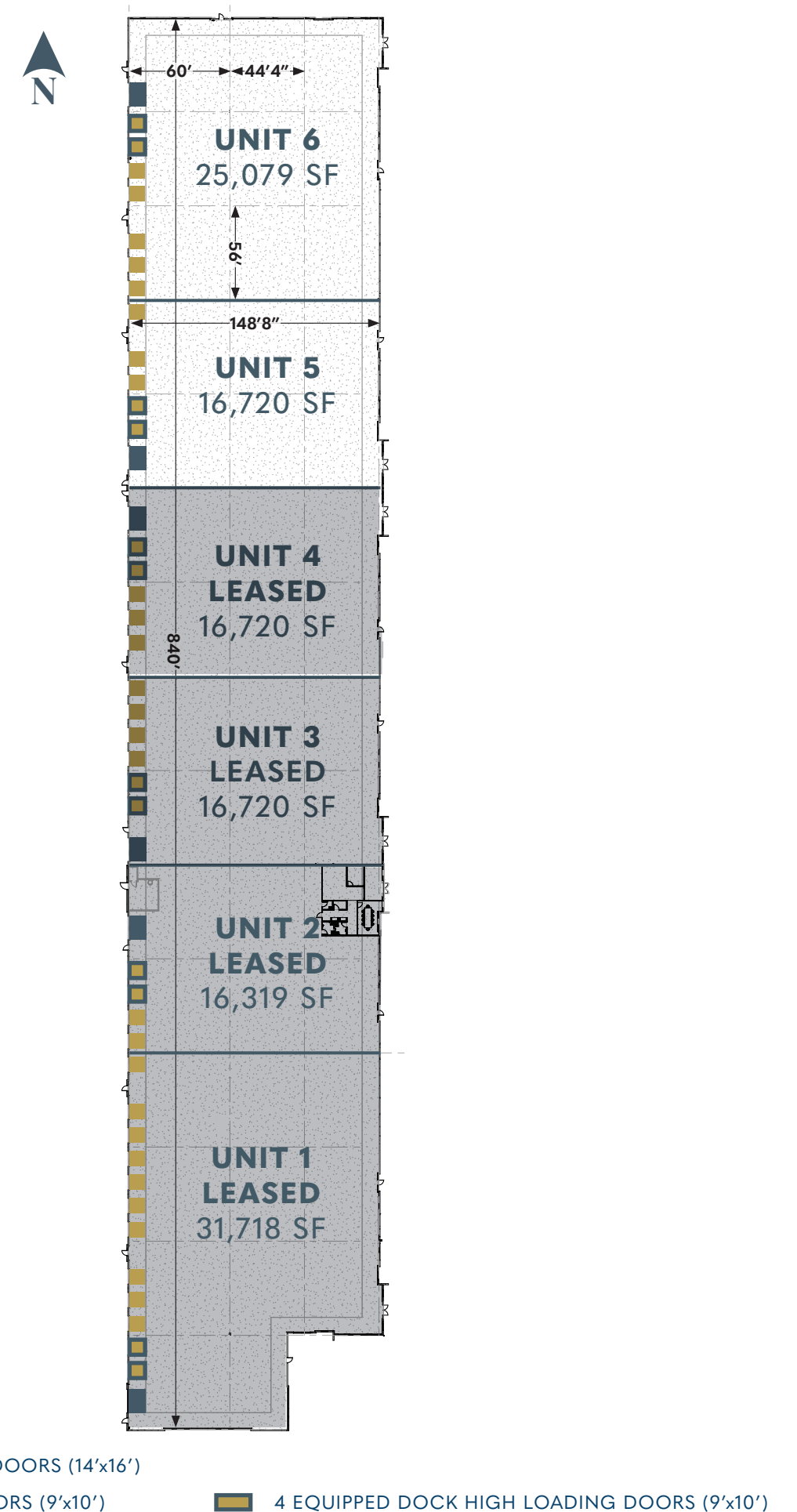
- Two building industrial park for sale or lease
- 210,106 total square feet available
- World class industrial design
- Situated on 19.70 acres
- ESFR suppression system
- M-1 industrial zoning (Light Industrial zone)
- Gas heated warehouse
- Clerestory windows throughout
- Polished and sealed warehouse floor



BUILDING 1

Property Highlights

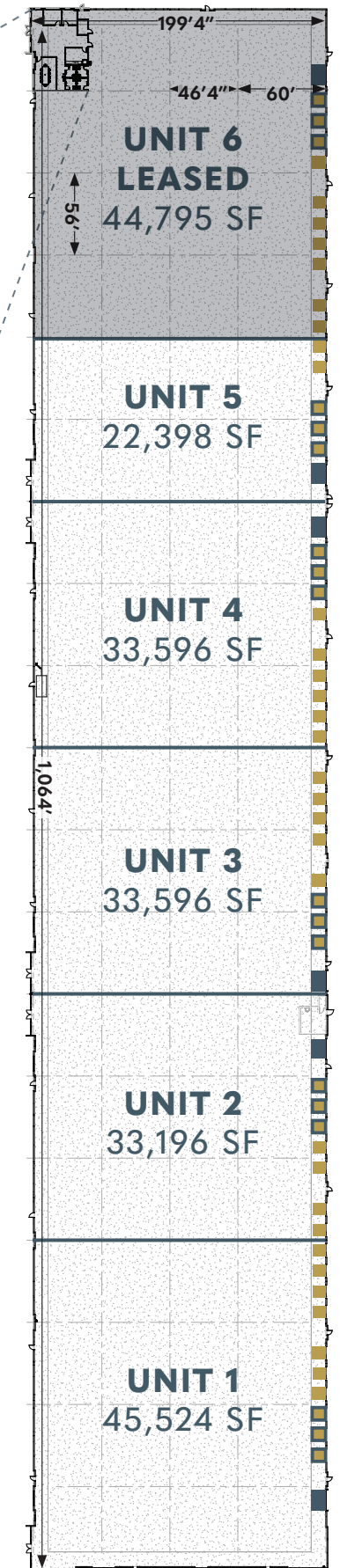
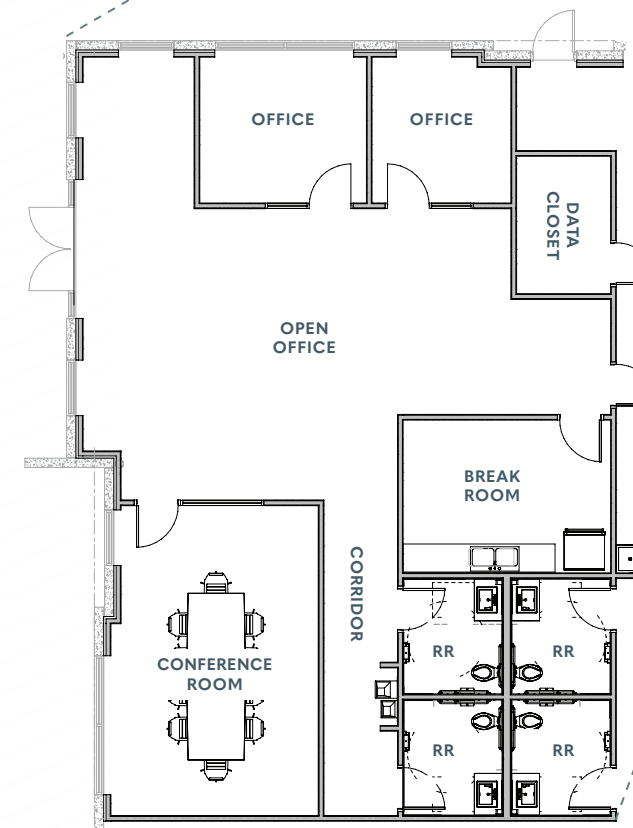
- 41,799 total square feet available
 - Office BTS
- Divisible to 16,720 square feet
- 148'8" building depth
- 32' clear height
- 56'x44'4" column spacing
- 60' speed bay
- 12 dock high loading doors (9'x10')
 - 4 dock high doors equipped with bumpers, seals and mechanical levelers
- Two (2) ground level loading doors (14'x16')
- 200' truck court depth
- 2,100A / 277/480V /3P / 4W
- Six (6) glass store fronts
- 143 auto parking stalls
- 6" reinforced concrete slab



BUILDING 2

Property Highlights

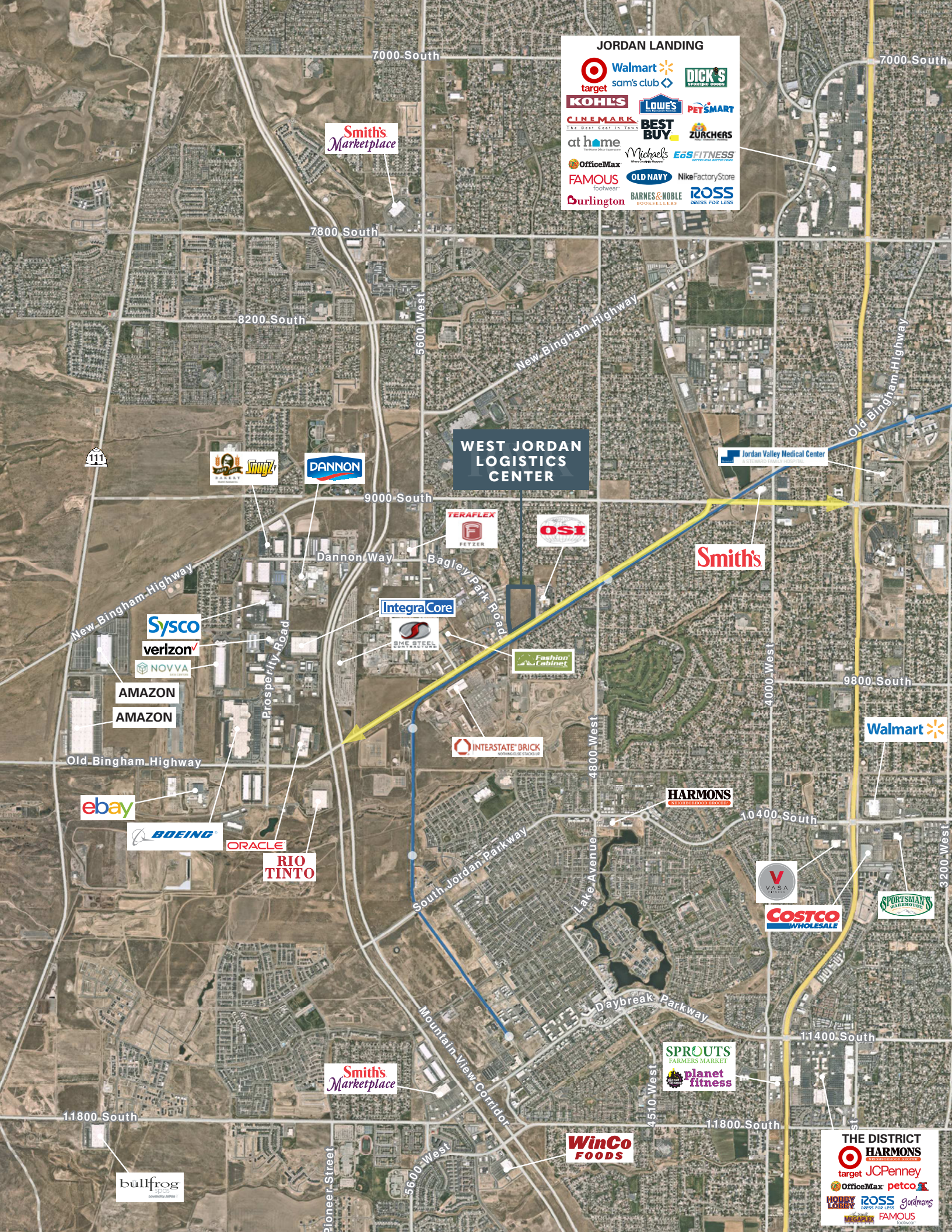
- 168,307 total square feet
 - 168,307 warehouse square feet
- Divisible to 22,398 square feet
- 199'4" building depth
- 32' clear height
- 46'4"x56' column spacing
- 39 dock high loading doors (9'x10')
 - 15 dock high doors equipped with bumpers, seals and mechanical levelers
- Five (5) ground level loading doors (14'x16')
- 200' truck court depth
- 2,250A / 277/480V /3P / 4W
- Five (5) glass storefronts
- 193 auto parking stalls
- 6" reinforced concrete slab



5 GROUND LEVEL LOADING DOORS (14'X16')

24 DOCK HIGH LOADING DOORS (9'X10')

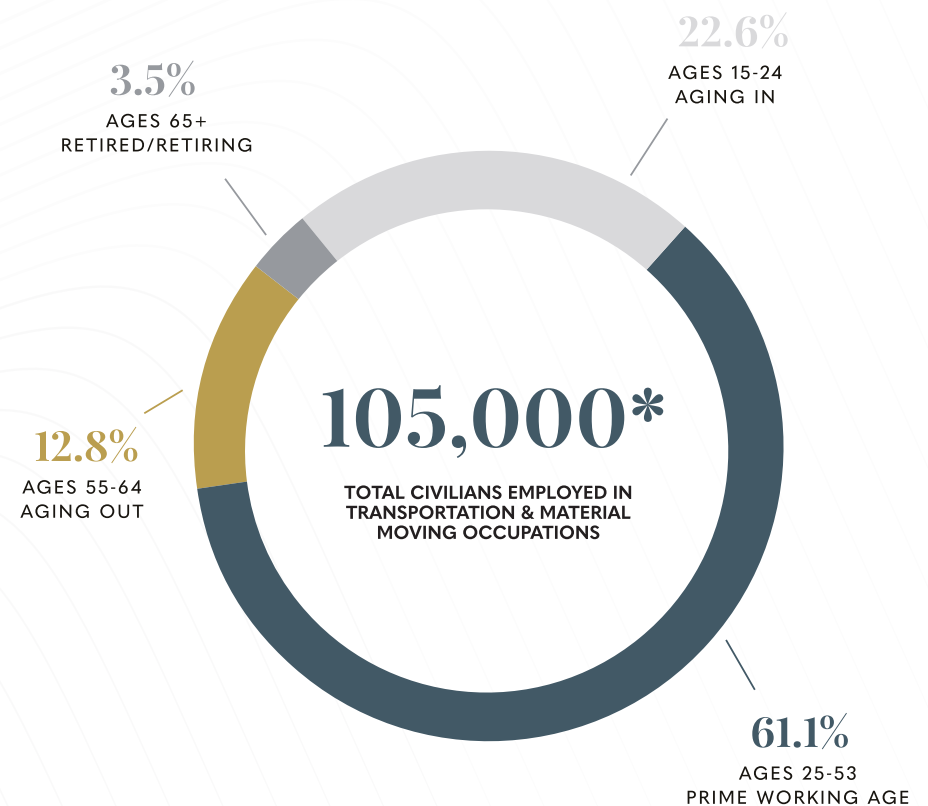
15 EQUIPPED DOCK HIGH LOADING DOORS (9'X10')



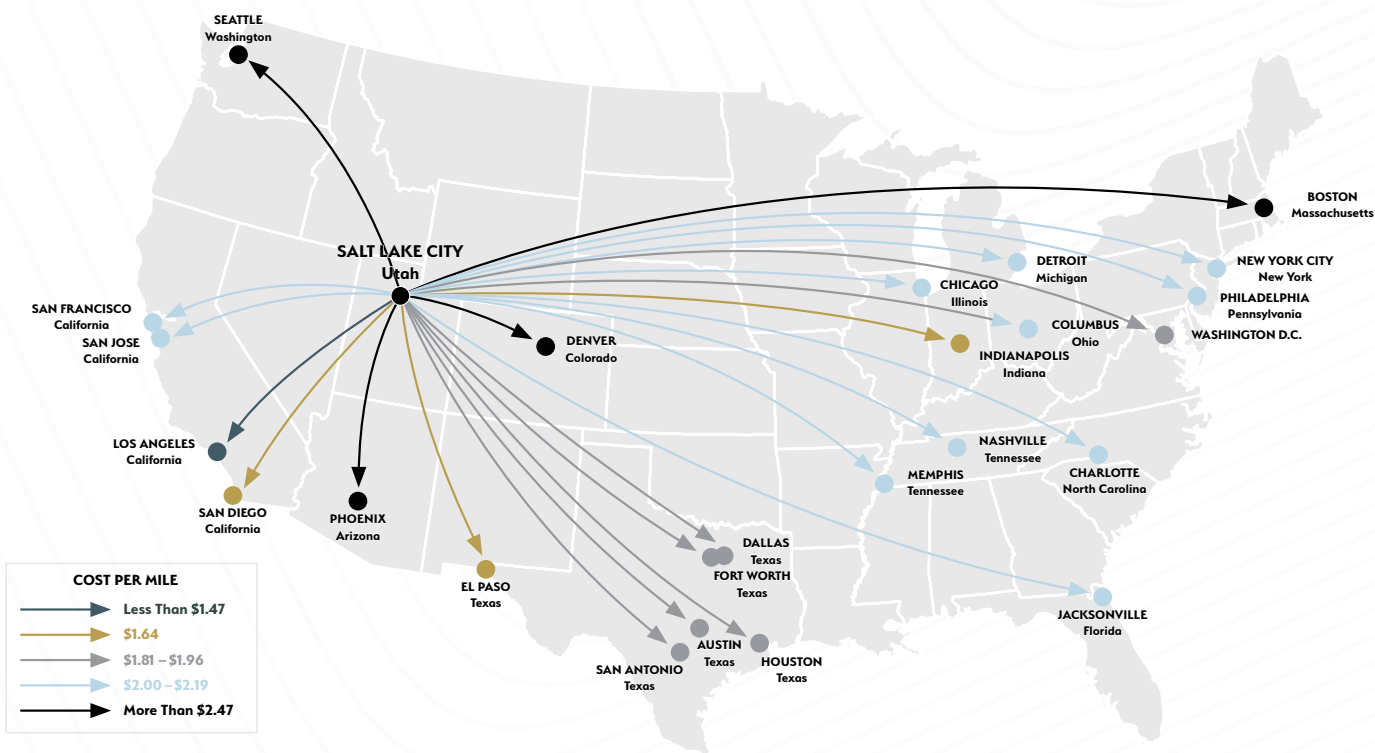
Why West Jordan?

Utah's West Jordan area offers significant opportunities for companies who distribute physical products to access a wide spectrum of talent. The labor pool is largely made up of individuals who are either aging into the workforce or already in prime working age (ages 16-54). The area is comprised of a wide array of households, some of these have two hardworking individuals in the family, others have young workers who have a high school diploma or some college education and whose income is lower than average.

The area is closely connected to Salt Lake City, one of the fastest growing metropolitan areas in the United States. Transportation and warehousing companies can benefit from this because within a 60-minute drive of West Jordan, there are 2,603 manufacturing businesses accounting for \$29 billion in sales in 2021. According to the Commodity Flow Survey from the United States Census Bureau, the Salt Lake City-Provo-Oren, UT Commodity Flow Survey Area shipped 75 million tons of products, 85% of which went farther than 250 miles away. The average distance per shipment was 1,160 miles.



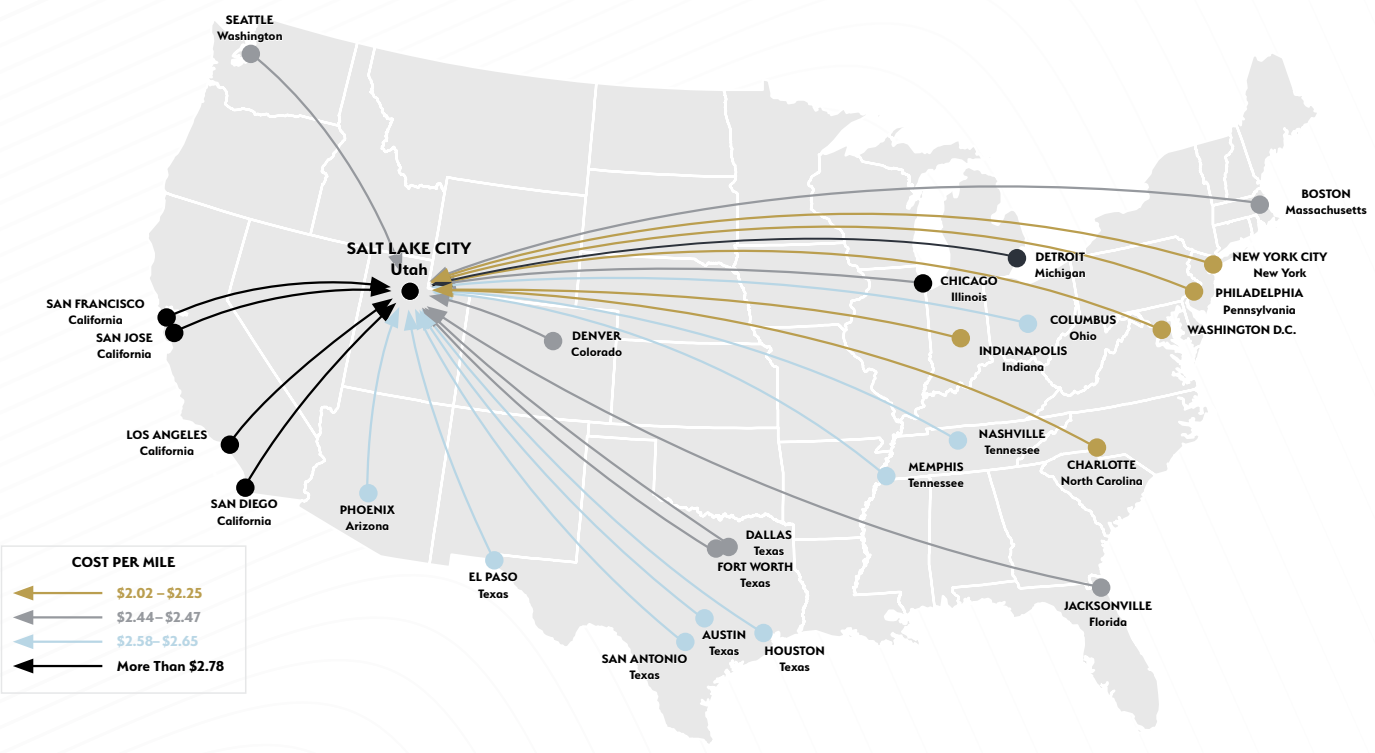
OUTBOUND TRUCK FREIGHT COSTS PER MILE
FROM SALT LAKE CITY, UTAH
JANUARY 2025



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Source: Truckloadrate.com. (January 2025) Cost per mile [Data file]. Retrieved from www.truckloadrates.com

INBOUND TRUCK FREIGHT COSTS PER MILE
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Commercial 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 establish 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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