



BLACKSMITH LANDING

1616 S 1000 W LOGAN, UTAH 84321

CLASS A | REAR LOAD | DISTRIBUTION FACILITY

Building 1: +/- 30,000 SF Available

Building 2: 96,786 SF Available

Rate Range: \$0.87 - 1.05 PSF/MO



UNDER CONSTRUCTION — ESTIMATED DELIVERY Q3 2024

v1

FOR MORE INFORMATION,
PLEASE CONTACT ↘



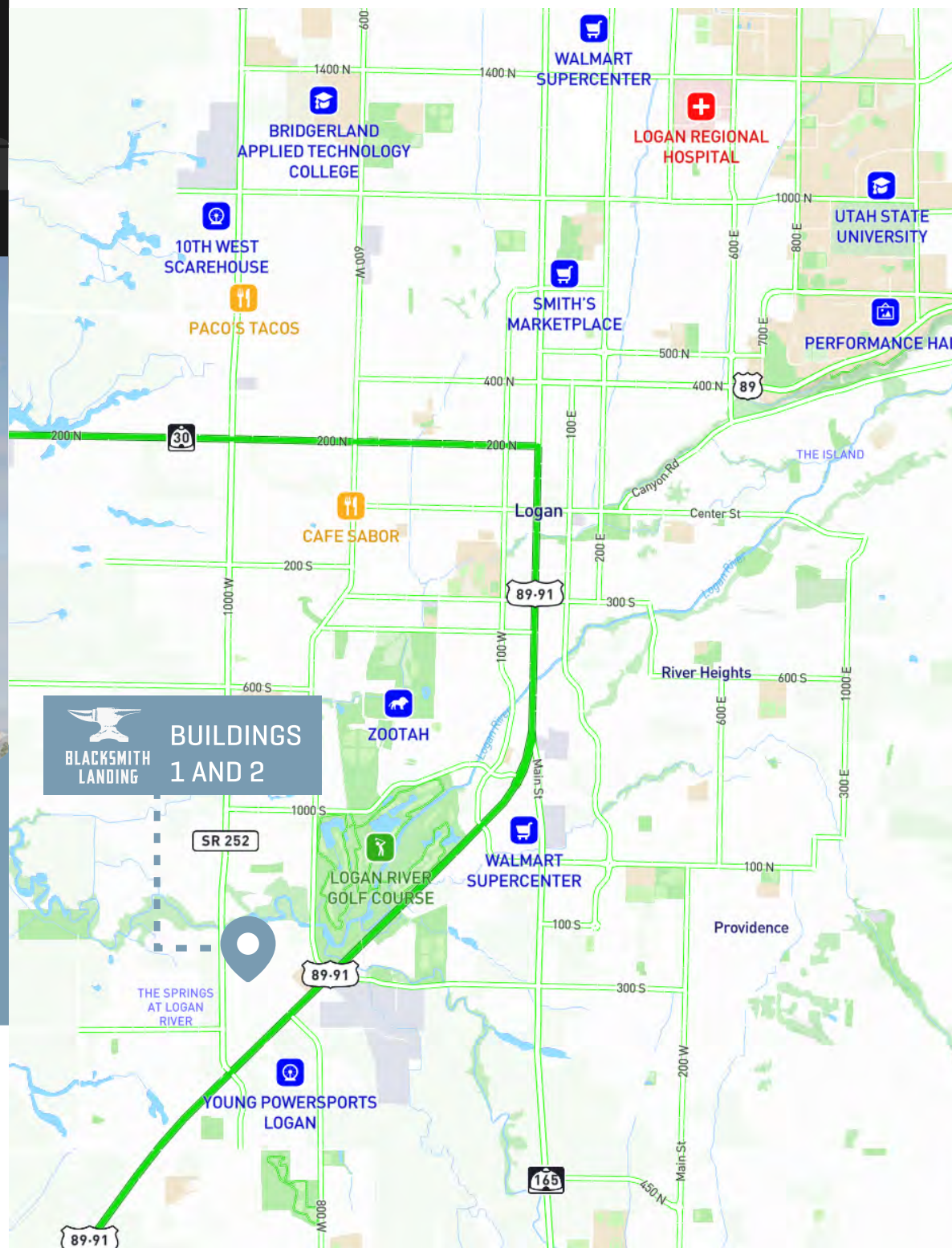
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01. LOCATION AERIAL

Situated near the intersection of 1000 West and Highway 89, this site serves as the welcoming gateway to the Logan & Cache Valley market. Its strategic positioning ensures local businesses swift access to key major transit arteries serving Northern Utah, Southern Idaho, and beyond.



SUSTAINABLE FEATURES



WHITE TPO ROOF [60 MIL]
Solar reflective index 98/83
[after 3 years]



ROOFING
Insulation system R-30



CLERESTORY WINDOWS
Around warehouse perimeter
for additional daylighting



ALL OVERHEAD & DOCK DOORS
Insulated R-7.35



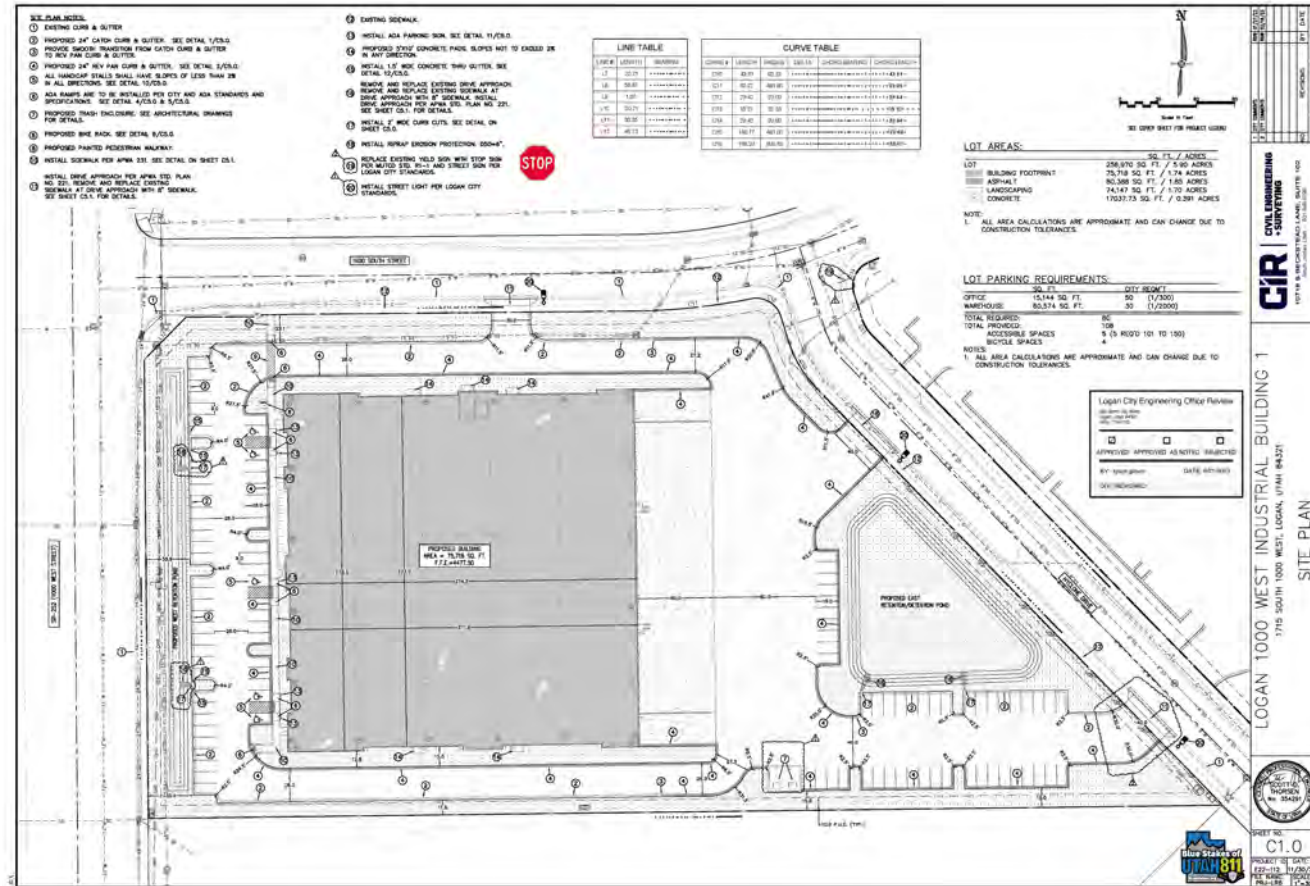
ALL INTERIOR, EXTERIOR AND ON SITE
Light fixtures are LED

PROMINENT VISIBILITY
FROM HIGHWAY 89

TASTEFUL VARIATION
IN COLOR AND MATERIALITY

PRACTICALITY OF
A FLEX WAREHOUSE

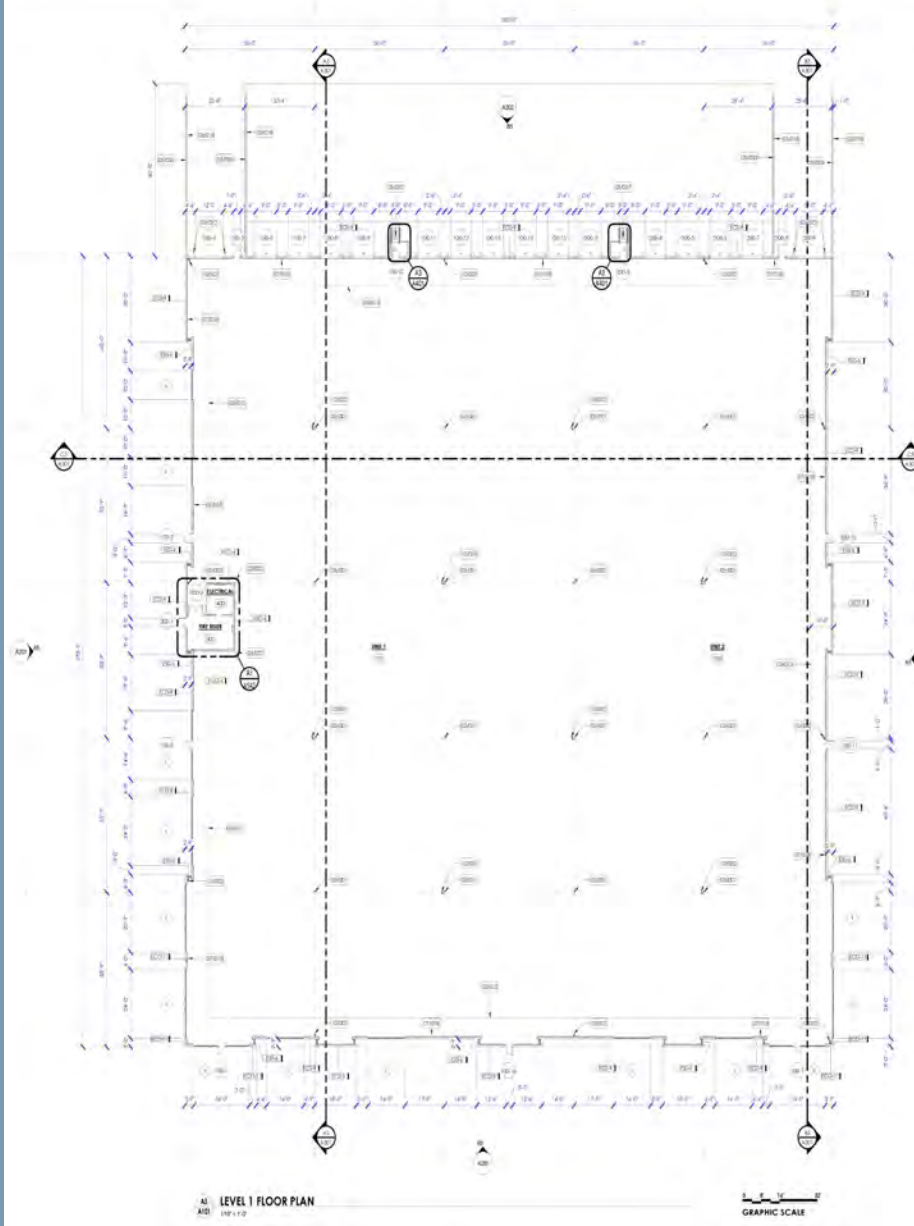
BUILDING 1 SITE PLAN



BUILDING 1 SPECIFICATIONS

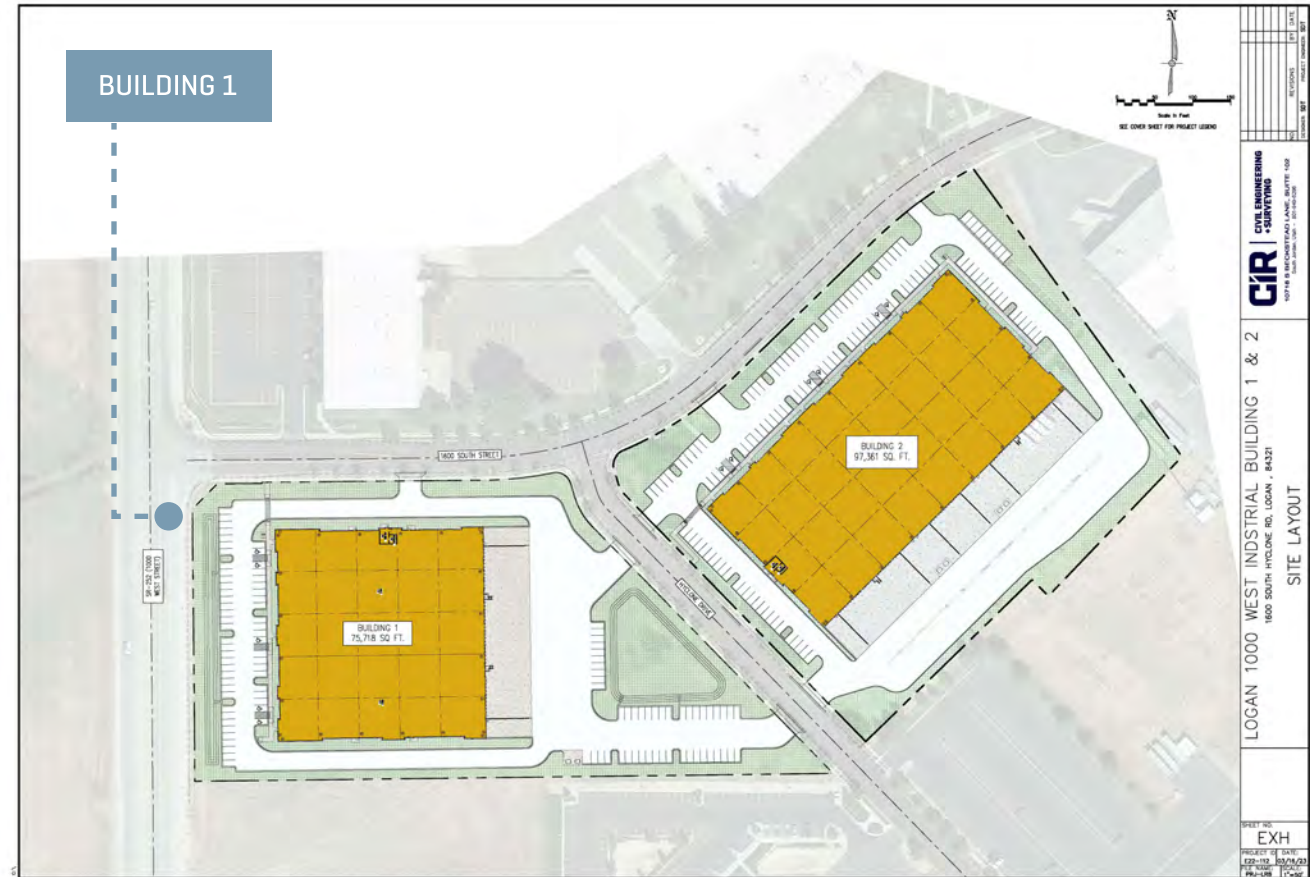


- BUILDING SIZE: 75,718
- AVAILABLE: +/- 30,000 SF
- DIVISIBLE TO: +/- 15,000 SF
- DIMENSIONS: 275' X 280'
- TYPICAL COLUMN SPACING: 56' X 53' 9"
- CEILING CLEARANCE: 32'
- POWER: 2,000 AMPS, 277/480 VOLT, 3 PHASE
- CONSTRUCTION TYPE: CONCRETE TILT
- FIRE SUPPRESSION: ESFR
- FLOOR SLAB: 6"
- DOCK HIGH DOORS: 14
- GRADE LEVEL DOORS: 2
- EMPLOYEE PARKING: 108 STALLS
- ZONING: INDUSTRIAL PARK



PHASE 1 | SITE PLAN

UNDER CONSTRUCTION = ●



BUILDING ONE

ADDITIONAL PARK FEATURES

- PROXIMITY / DRIVE TIME TO:
- SALT LAKE CITY: 1 HR 15 MIN
 - BOISE, IDAHO: 4 HR 15 MIN
 - LOGAN AIRPORT: 10 MIN
 - USU CAMPUS: 12 MIN

