

MOCA MOUNTAIN VIEW BUSINESS PARK

5717 South Moca Drive | West Valley City, UT 84118



Contact

SKYLER PETERSON, SIOR
Executive Vice President
m 801.656.7354
speterson@legendcommercial.com

TRE BOURDEAUX, SIOR
Vice President
m 801.824.0397
tbourdeaux@legendcommercial.com

PARKER TAGGART
Senior Associate
m 801.928.1815
ptaggart@legendcommercial.com



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BUILDING 1

READY FOR TENANT IMPROVEMENTS

 **5,000 SF OF CLASS A CREATIVE SPEC OFFICE**
 **DIVISIBLE DOWN TO 17,360 SF**
 **POWER: 3000 AMP 480/277 V | 3-PHASE | 4-WIRE (EXPANDABLE TO 6000 AMP)**
 **BRAND NEW 2026 CONSTRUCTION**

Scan For 3D Walkthrough



Property Highlights

- Total Available: 110,631 SF
- Divisible: 17,360-110,631 SF
- Office: Office:
 - Suite 101 - 5,000 SF of Spec Class A Creative Office
 - Suite 102 & 103 - BTS Class A Creative Office Space
- Six (6) 14'x16' Grade Level Doors
- Forty-Five (45) Dock Doors
- Twenty (20) - 45K LB Rated Air Bag Dock Levelers With 20" Steele Faced Bumper
- Dock Curtains Have MAX 100 Vinyl
- TS150 Dock Doors With R-14 Insulation Value. 3" Tracks With Heavy Duty Rollers, Track Guards On Every Overhead Door
- Clear Height: 32'
- 7" Concrete Slab Thickness
- Power: 3000 Amp 480/277 V | 3-Phase | 4-Wire (Expandable To 6000 Amp)
- Fifteen (15) Gas Forced Heaters
- Column Spacing: 56'x52' 6"
- Speed Bay: 60'
- Building Depth: 155'-180'
- Truck Court: 125'
- Truck Apron: 60'
- ESFR Sprinkled
- Roof: 60 Mil TPO Roof With R-30 Insulation & Solar Provision Installed In The Gear
- Galvanized Ceilings And Painted Walls For Ambient Lighting
- 271 Parking Stalls (EV Parking Stall Potential)
- Construction Type: Precast Concrete Tilt 2" Insulated Panels
- Belt FM Global Compliant
- Project Acreage: 26.81 Acres
- Zoning: M - Manufacturing
- High-Image Corporate Business Park Environment
- Completed 2026
- Access: Easy Access To Mountain View Corridor (5400 South)

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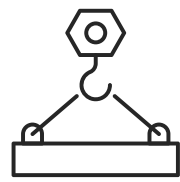
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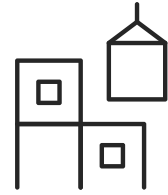
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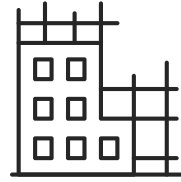
Concrete Slab

7" Thick



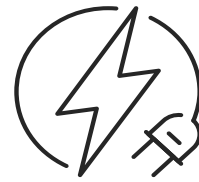
Roof

60 Mil TPO Roof
With R-30 Insulation
& Solar Provision
Installed In The Gear



Construction Type

Precast Concrete
Tilt 2" Insulated
Panels



Power

3000 Amp Expandable
to 6000 Amp 480/277 V
| 3-Phase | 4-Wire



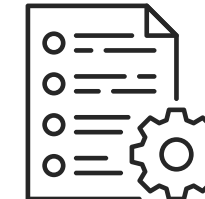
Sprinkled

ESFR



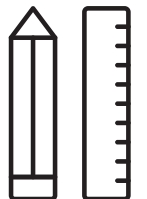
Belt FM

Global compliant



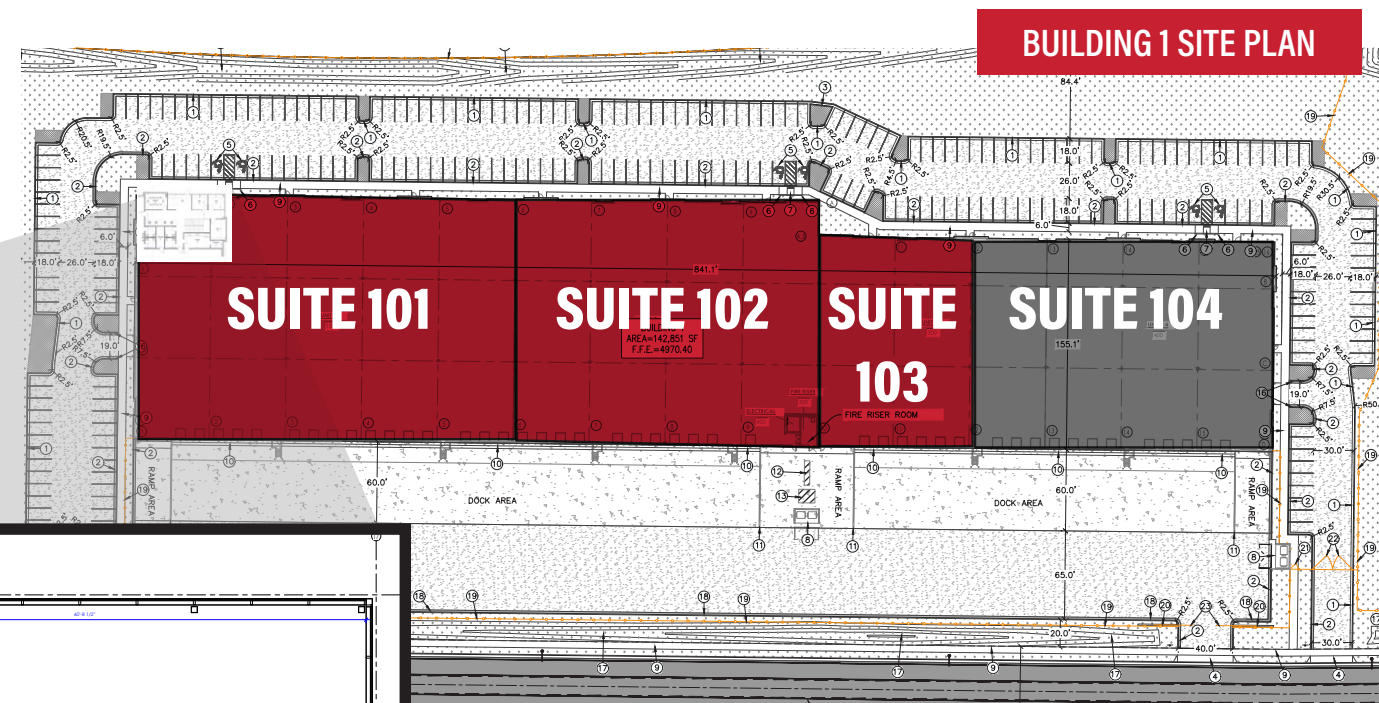
Zoning

M-Manufacturing



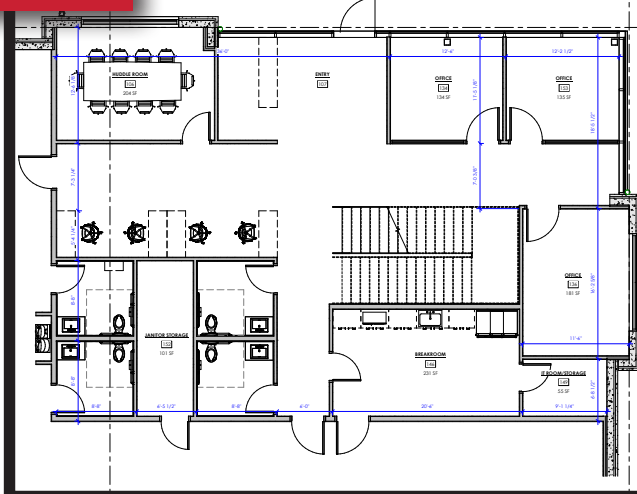
Clear Height

32'

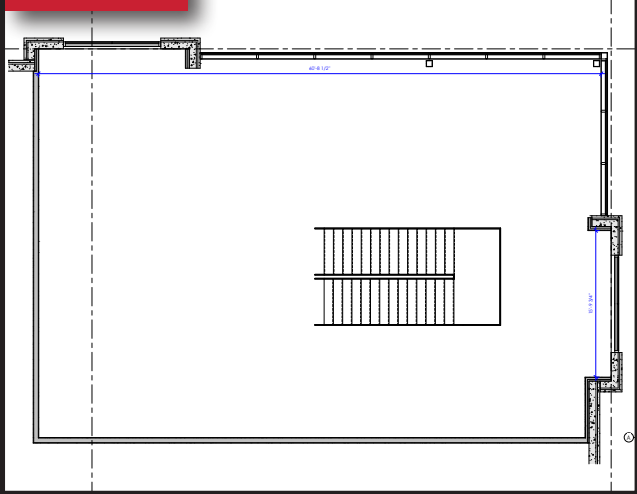


Suite #	Office SF	SF
101	5,000	52,820
102	BTS	40,320
103	BTS	17,360
104	LEASED	LEASED

Floor 1



Floor 2



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