

FOR SUBLEASE

3226 SHEEP LANE
GRANTSVILLE, UT 84074

378,106 SF
16,290 SF Office



For more information:

Culum Mills
+1 801 456 9526
culum.mills@jll.com

Wick Udy
+1 801 456 9523
wick.udy@jll.com

Rhett Rasmussen
+1 385 419 3195
rhett.rasmussen@jll.com

Mindy Ackerman
+1 801 456 9520
mindy.ackerman@jll.com



Jones Lang LaSalle Brokerage, Inc.

Introducing 3226 N Sheep Ln., Tooele, UT:

A prime warehouse and manufacturing facility spanning an impressive 574,160 square feet on 36.87 acres.

With clear heights ranging from 30 to 33 feet, heavy power infrastructure, and in-place dock equipment, this property offers exceptional functionality and convenience. Perfectly suited for storage, distribution, or manufacturing, it boasts a well-designed layout and ample space for production lines or assembly. Conveniently located with easy access to transportation routes and commercial amenities, this is the ideal space for businesses seeking a versatile and efficient facility to elevate their operations.



Property Highlights

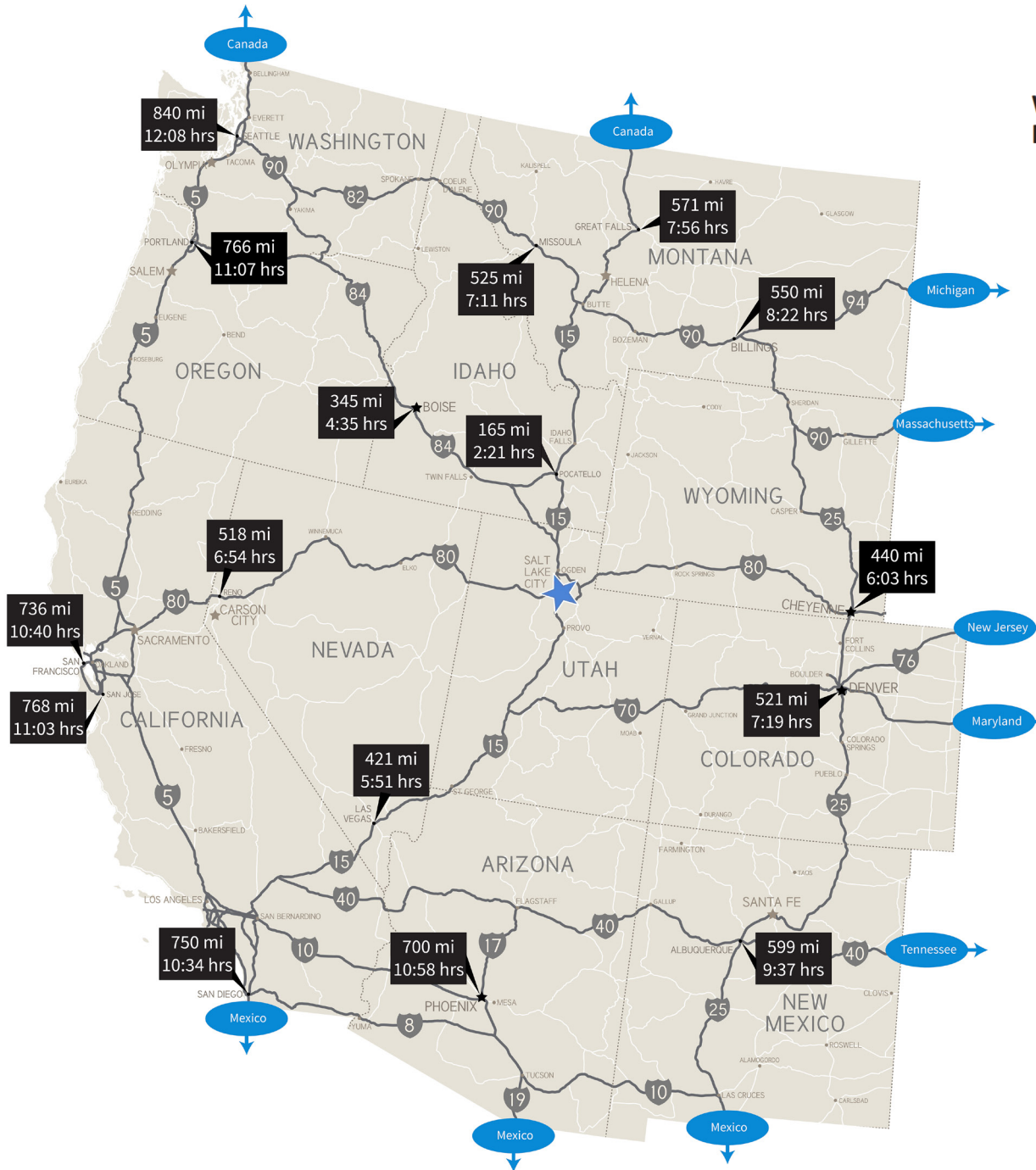
- Interior walls insulated 10' above floor to ceiling
- 1 floor drain and acid neutralization pit, 1 hose bib
- Epoxy floor coating
- 5 ton bridge crane
- Two (2) 27' Big Ass Fans
- Exhaust vents
- Radiant heat
- Motion activated LED lighting
- Air compressor and lines
- Heavy power: 4000 amps/480v/3-ph



Property Details

- Manufacturing & distribution facility
- Independent building
- Fenced and secured car & trailer parking
- Building depth: 490'
- Clear height : 30-33'
- Column spacing 50' x 54' with 85' speed bay
- Forty-one (41) 9' x 10' doors with vision panels (expandable).
- All dock doors equipped with hydraulic dock levelers, dock seals, lights, and bollards
- One (1) 12' x 16' grade level door
- ESFR fire suppression
- 204 parking stalls, 181 trailer stalls
- 145' truck court depth

Highway Drive Times



WHY DISTRIBUTION IN UTAH?

Crossroads
of the West

- 1,400 miles** of railroad track
- 695 million pounds** of air cargo & freight annually
- 43,155 miles** of highways and roads

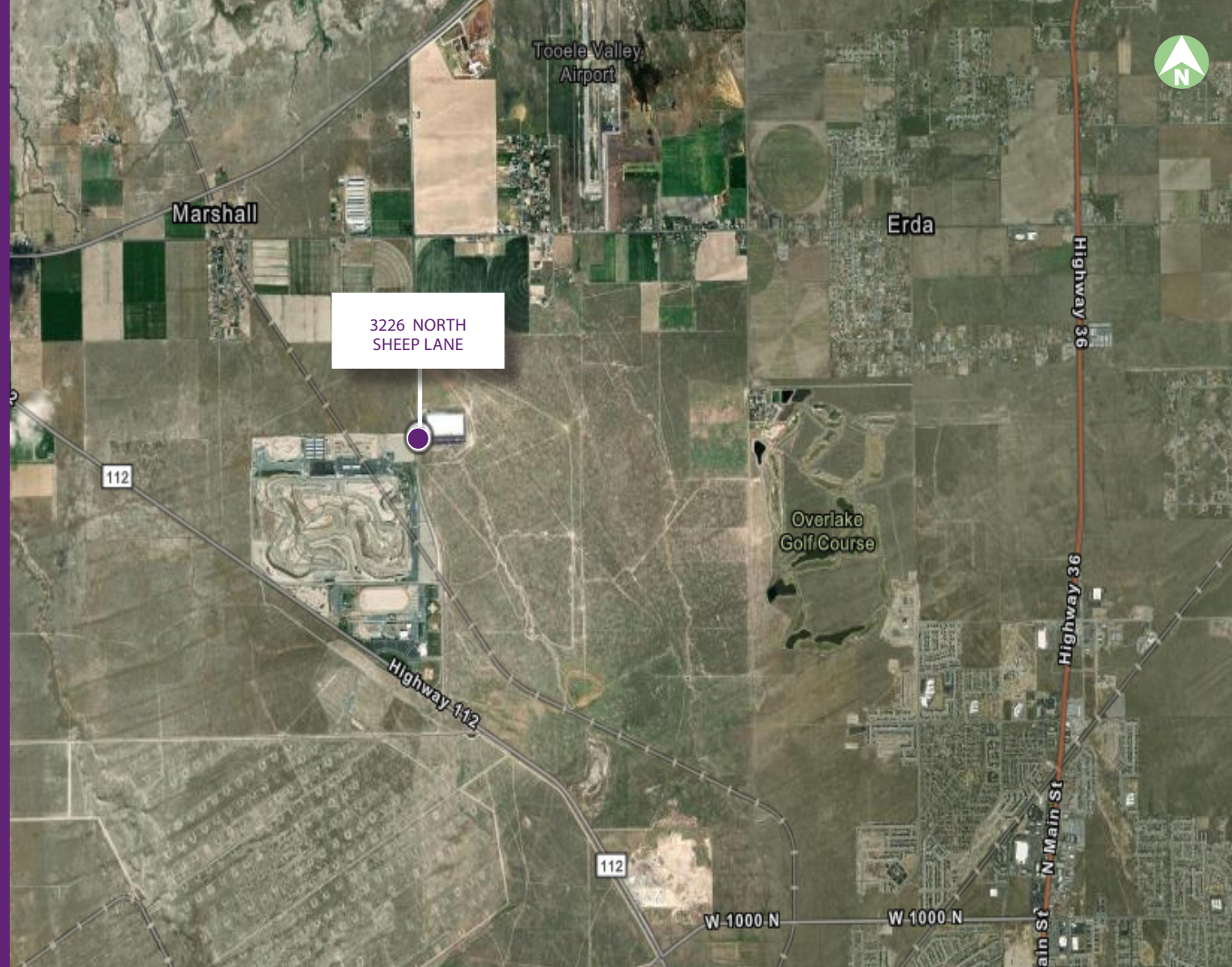
- Michigan
- Massachusetts
- New Jersey
- Maryland
- Tennessee

UTAH DISTRIBUTION INDUSTRY STRENGTHS:

- Hub for the Nation's Distribution Industry
- Young, Highly Educated & Growing Workforce
- Low Cost of Doing Business

DRIVE TIMES

- 8 minutes from I-80
- 25 minutes from I-215
- 30 minutes from downtown Salt Lake City
- 30 minutes Salt Lake City International Airport



For more information:

Culum Mills
+1 801 456 9526
culum.mills@jll.com

Wick Udy
+1 801 456 9523
wick.udy@jll.com

Rhett Rasmussen
+1 385 419 3195
rhett.rasmussen@jll.com

Mindy Ackerman
+1 801 456 9520
mindy.ackerman@jll.com

