

**9000** 3-1-2018  
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

LOGISTICS

CENTER

SOUTH

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

**NEWMARK**  
COMM MOUNTAIN WEST

**Dalfen**  
INDUSTRIAL

 **OAKTREE**

6081 W. 9000 S.  
West Jordan, UT 84081

# 9000 SOUTH LOGISTICS CENTER

## EXCLUSIVELY MARKETED BY:

**Jeff Heaton, SIOR**

† 801-578-5539

jheaton@newmarkmw.com

**Eli Priest**

† 801-578-5525

epriest@newmarkmw.com

**Ethan Dillard**

† 801-578-5521

edillard@newmarkmw.com

**NEWMARK**  
MOUNTAIN WEST



**Direct access to Several Major Highways**

Mountain View Corridor

**1**  
Minute

Bangerter Highway

**7**  
Minutes

SR-111

**6**  
Minutes

**Demographics within 30 Miles**

Residents

**1,925,393**

Employees

**852,763**

Average Household Income

**\$114,991**



**9000**  
LOGISTICS  
CENTER

**BUILDING 1**  
187,621 SF

**BUILDING 2**  
107,779 SF

Copper Hills  
High School

Copper Canyon  
Elem. School

Jordan Hills  
Elem. School

18,000 cars/day

9000 South

Antelope Canyon  
Elem. School

Ron Wood  
Regional Park

Bingham Highway

WALBEY  
SUNNY  
COURTNEY  
BEDROCK  
QUARTZ  
WADSWORTH  
DEVELOPMENT GROUP

TERAFLEX

DANNON

Sysco

verizon

IntegraCore

Mountain View Corridor

5600 West

Wildflower  
Park

OSI

111

4,700 cars/day

AMAZON

8,700 cars/day

AMAZON  
Fulfillment Center

NOVVA  
DATA CENTERS

ORACLE

BOEING

6200 West

EMC STAFF

13,000 cars/day

INTERSTATE BRICK  
MOVING & STORAGE

UTA TRAX  
5600 West Station

Old Bingham Highway

ebay ebay

RIO  
TINTO

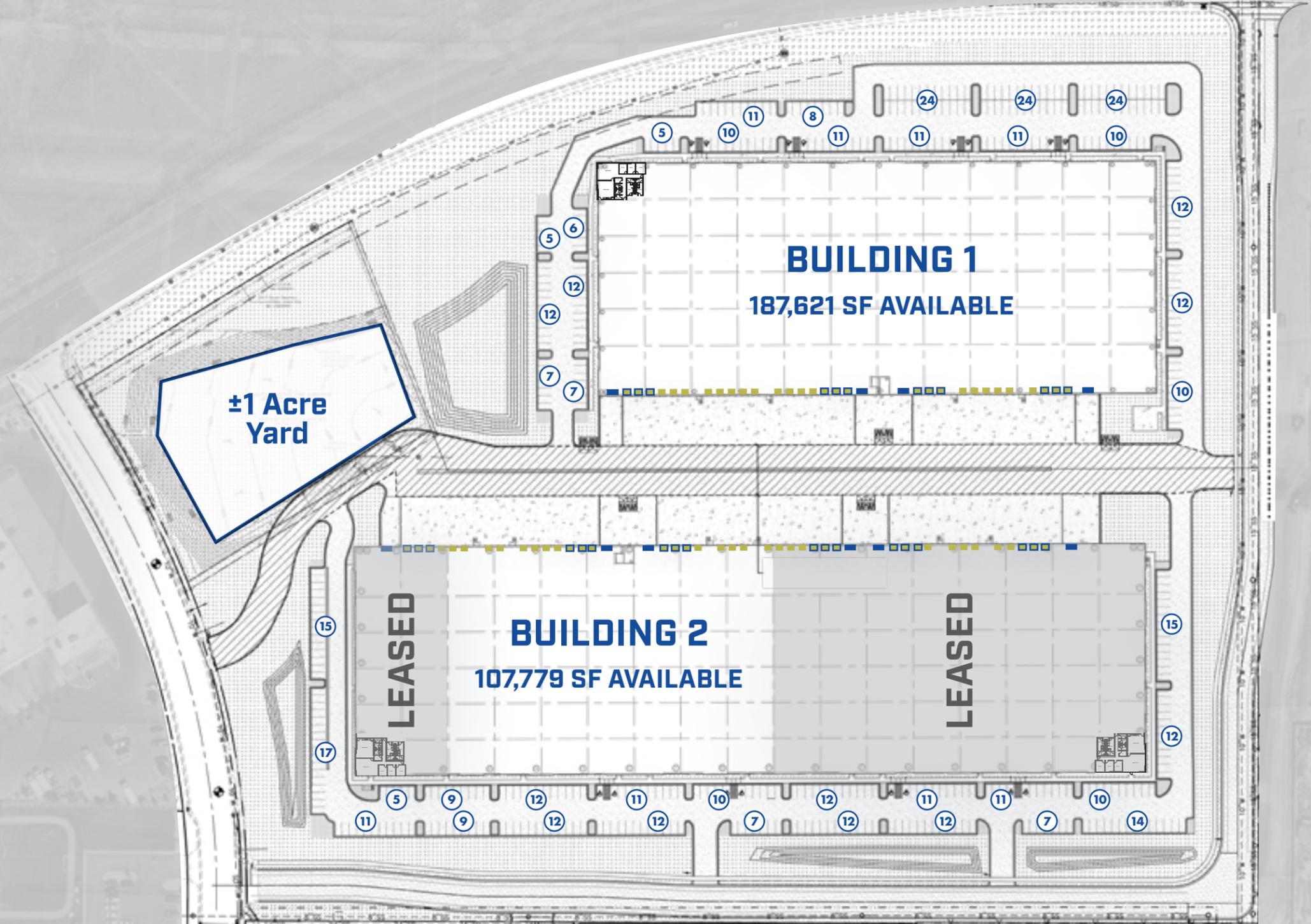
Golden Fields  
Elem. School

Mountain Creek  
Middle School

Brookside  
Park

**9000** SOUTH

**LOGISTICS  
CENTER**

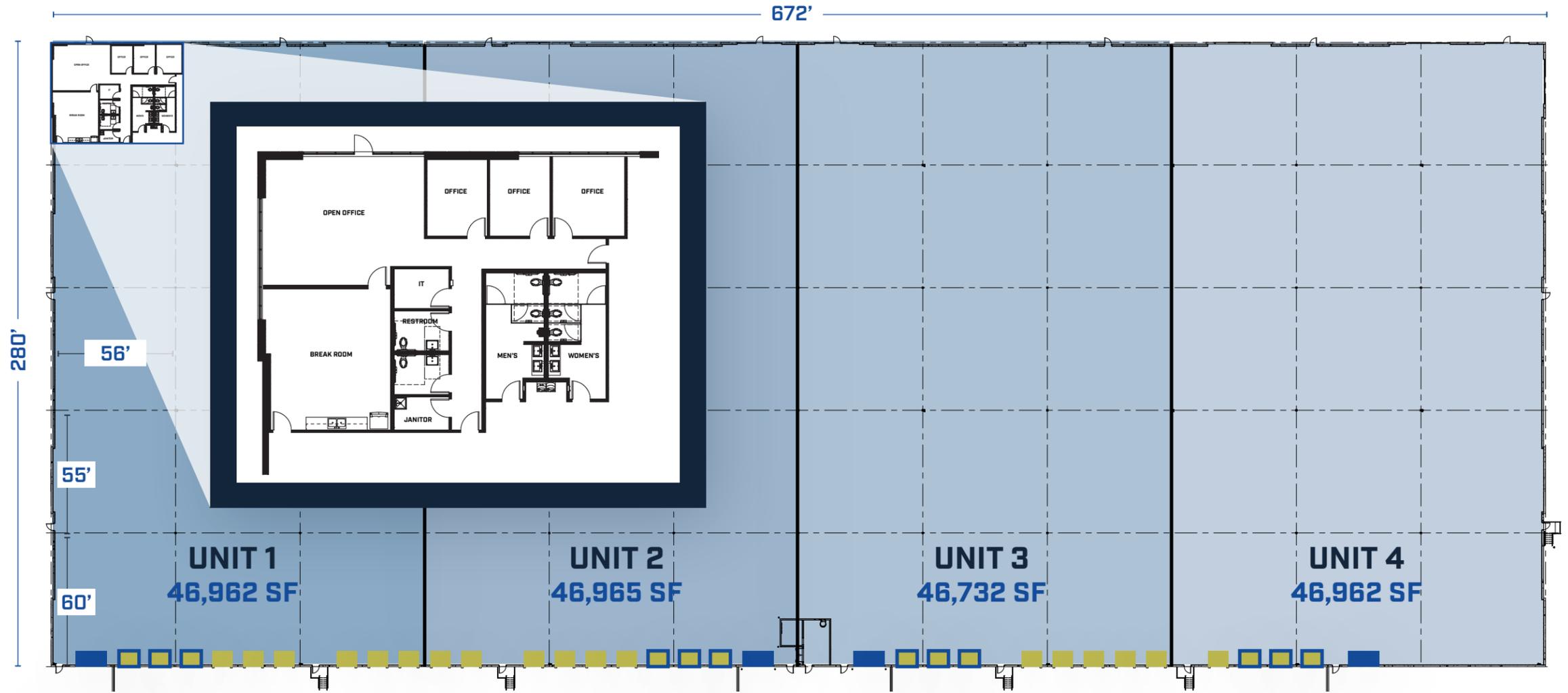


# 9000

LOGISTICS  
CENTER

S-1000

# BUILDING 1



- 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**

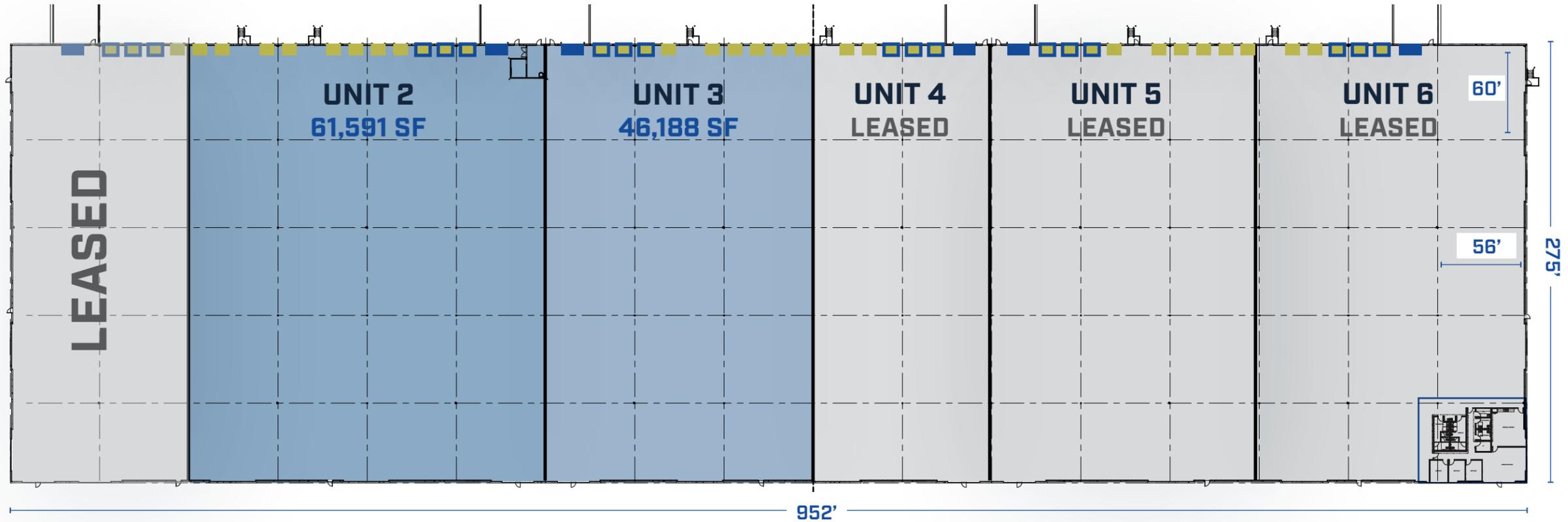
## BUILDING HIGHLIGHTS

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

**9000** SQ FT  
**LOGISTICS CENTER**

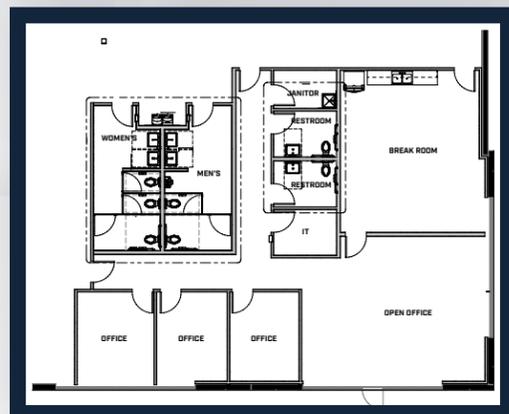
# BUILDING 2



- 2 Ground Level Loading Doors (14' x 16')
- 20 Dock High Loading Doors (9' x 10')
- 6 Equipped Dock High Loading Doors (9' x 10')

**107,779 SF AVAILABLE**

**EXAMPLE SPEC OFFICE**



## BUILDING HIGHLIGHTS

9151 S Prosperity Rd. West Jordan, UT 84081

- 107,779 SF available
  - 107,779 warehouse SF
- Divisible to 46,118 SF
- 2,560 Spec Office SF
- 36' clear height
- 952' building width
- 275' building depth
- 55'x56' column spacing
- 20 dock high loading doors (9'x10'); equipped with weather stripping, track guards and bumpers
  - 6 dock high loading doors equipped with 40,000 lb Serco mechanical levelers, dock seals and tire bumpers
- 2 ground level loading doors (14'x16')
- 6" reinforced concrete slab
- 1,800A / 480/277V / 3P / 4W
- 254 auto parking stalls

# INTERIOR PHOTOS



# INTERIOR PHOTOS





# 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.



# 9000

LOGISTICS  
CENTER

1-800-368-3688

## EXCLUSIVELY MARKETING BY:

### Jeff Heaton, SIOR

† 801-578-5539

jheaton@newmarkmw.com

### Eli Priest

† 801-578-5525

epriest@newmarkmw.com

### Ethan Dillard

† 801-578-5521

edillard@newmarkmw.com



[newmarkmw.com](http://newmarkmw.com)

This document has been prepared by Newmark for advertising and general information purposes only. While the information contained herein has been obtained from what are believed to be reliable sources, the same has not been verified for accuracy or completeness. Newmark accepts no responsibility or liability for the information contained in this document. Any interested party should conduct an independent investigation to verify the information contained herein.