

West Jordan Freezer/Cooler Sublease

Lease Expires February 2032!

290,993 SF Available

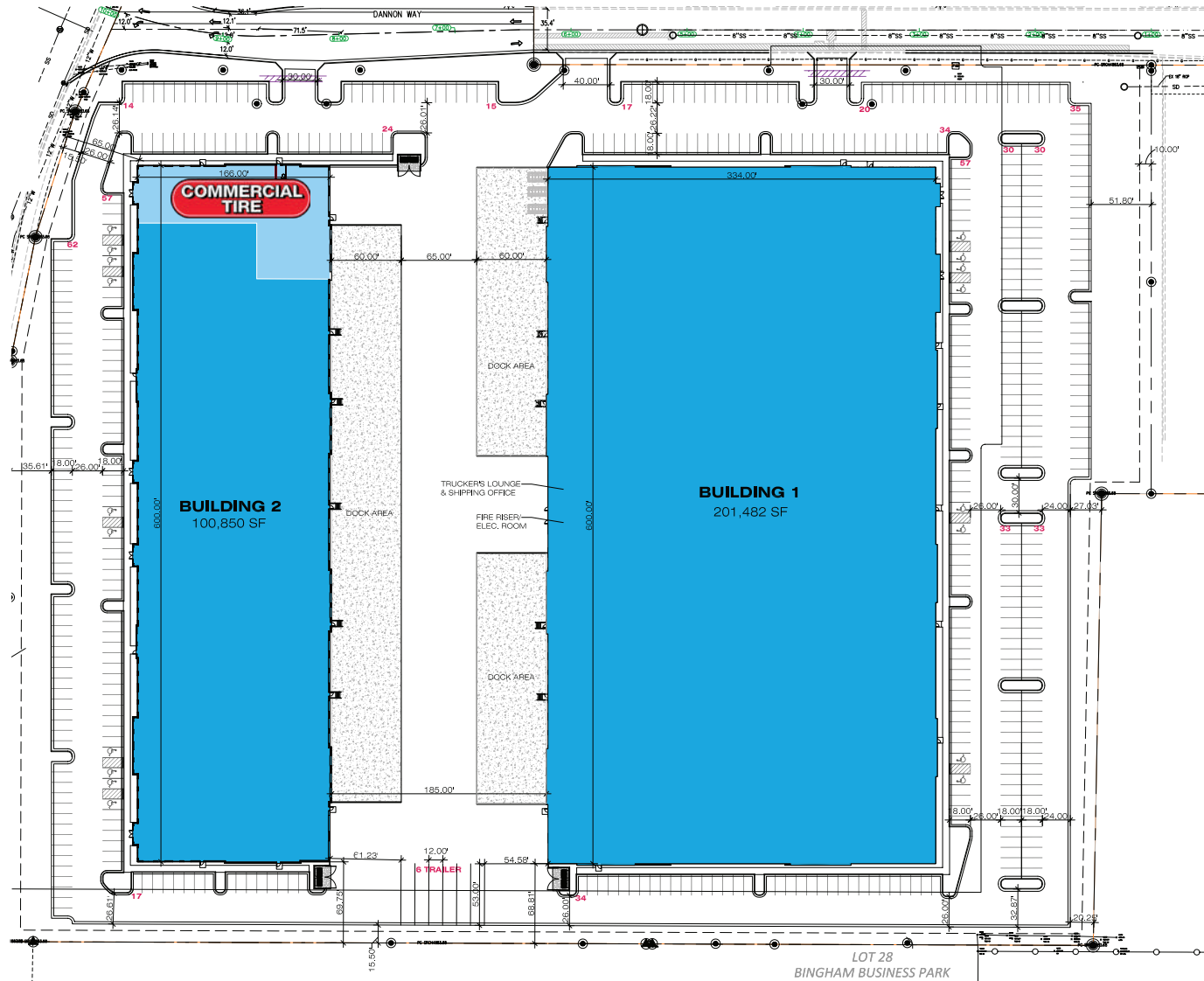
6307 & 6363 W. Dannon Way
West Jordan, UT 84801



Colliers

Misfits
Market

Site Plan



Property Highlights

- Brand new concrete tilt construction built in 2021-2022
- State-of-the-art freon refrigeration systems
- ~32' clear height
- 185' book-ended truck court
- 6 trailer stalls

Location Highlights

- Close proximity to Mountain View Corridor
- Large employment base in close proximity
- Within a 12-hour drive of over 61 million people

Building 1

Total Building Size:	201,482 SF
Dock Doors:	(29) equipped (9' x 10')
Drive Ins:	(2) - 14' x 16' (1) - 12' x 14'

Building 2

Total Available:	89,511 SF
Dock Doors:	(21) equipped (9' x 10')
Drive Ins:	(2) - 14' x 16' (1) - 12' x 14'

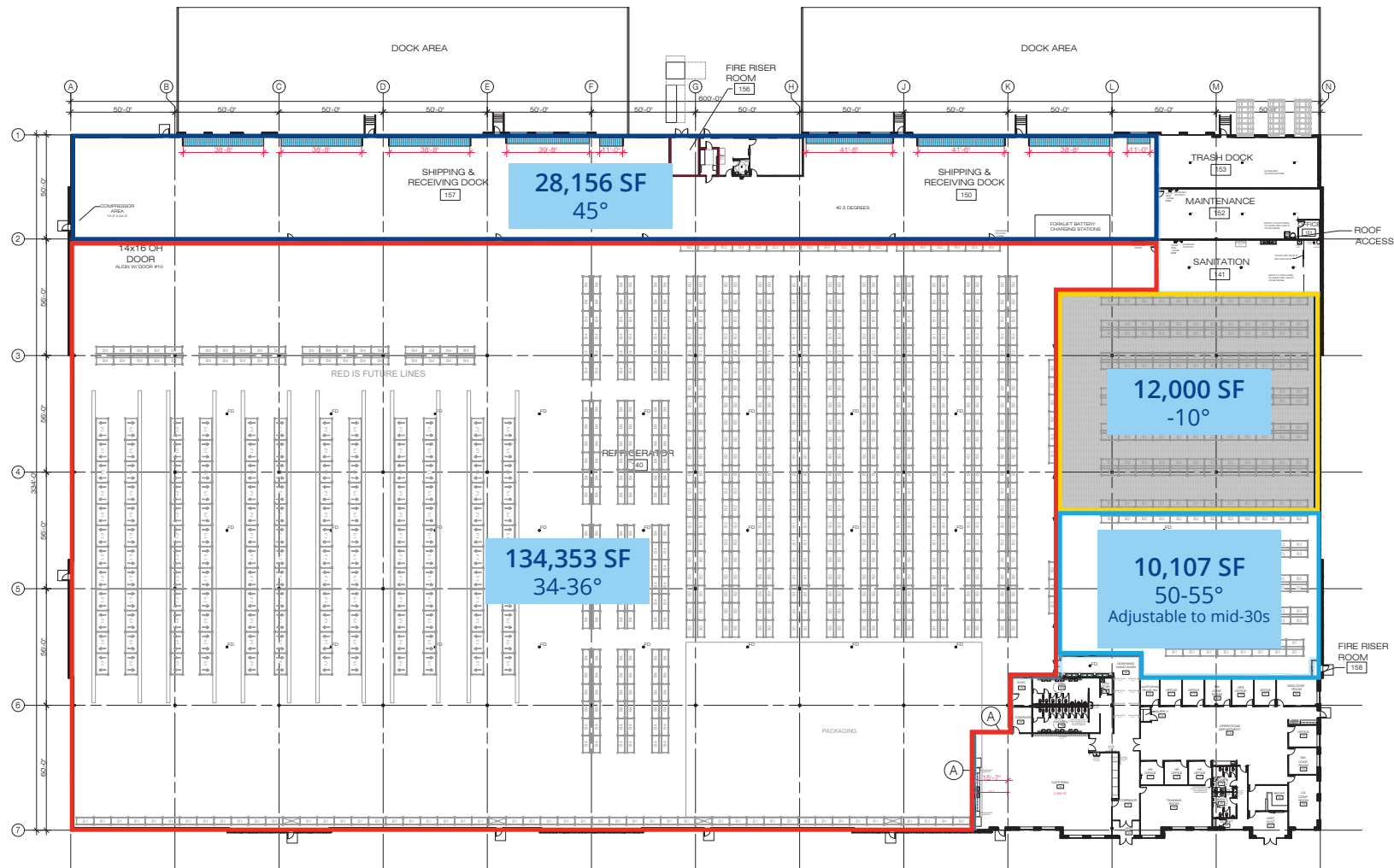


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Building 1 Floor Plan & Temps

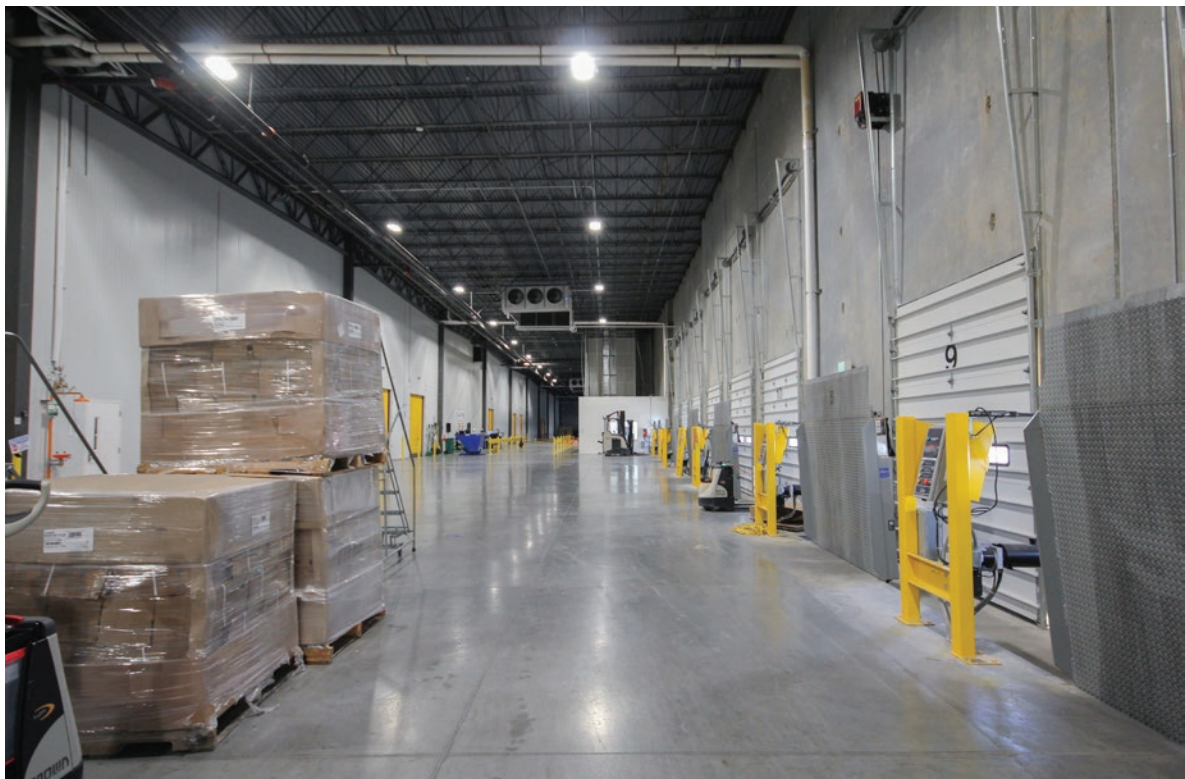
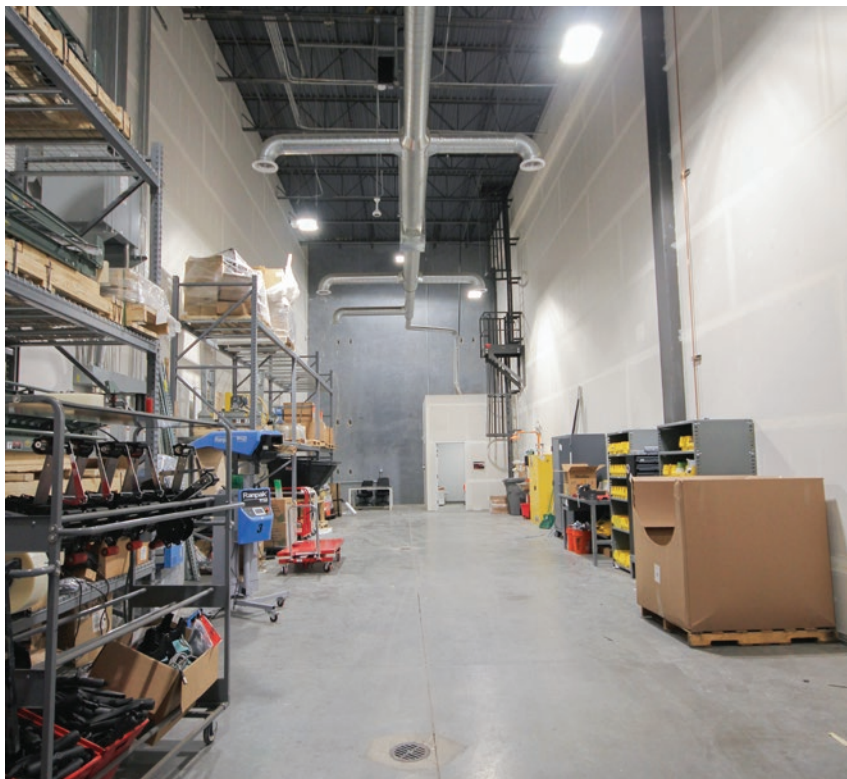
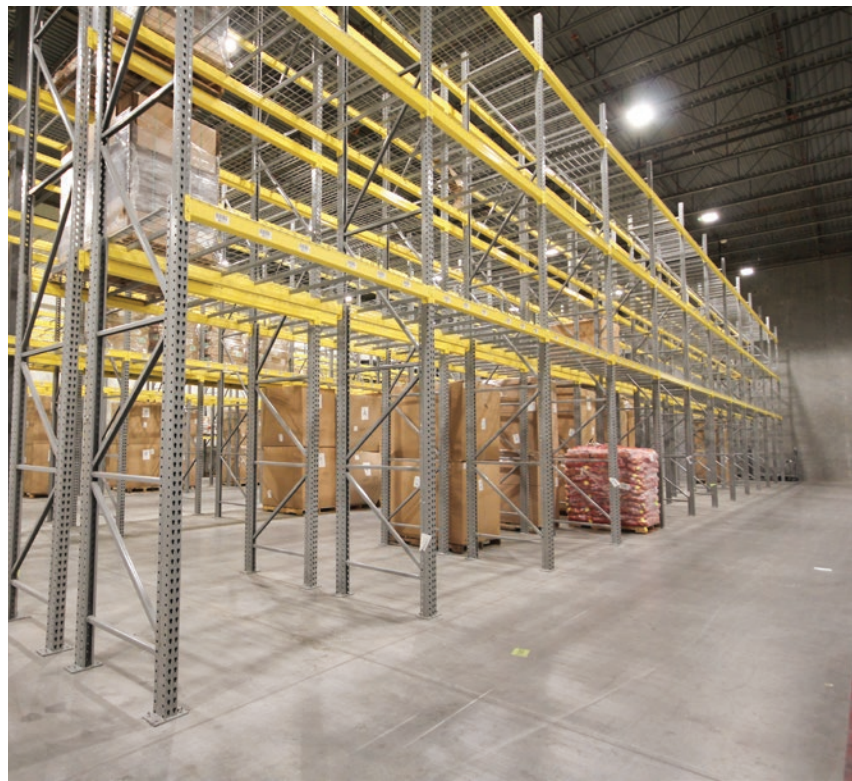
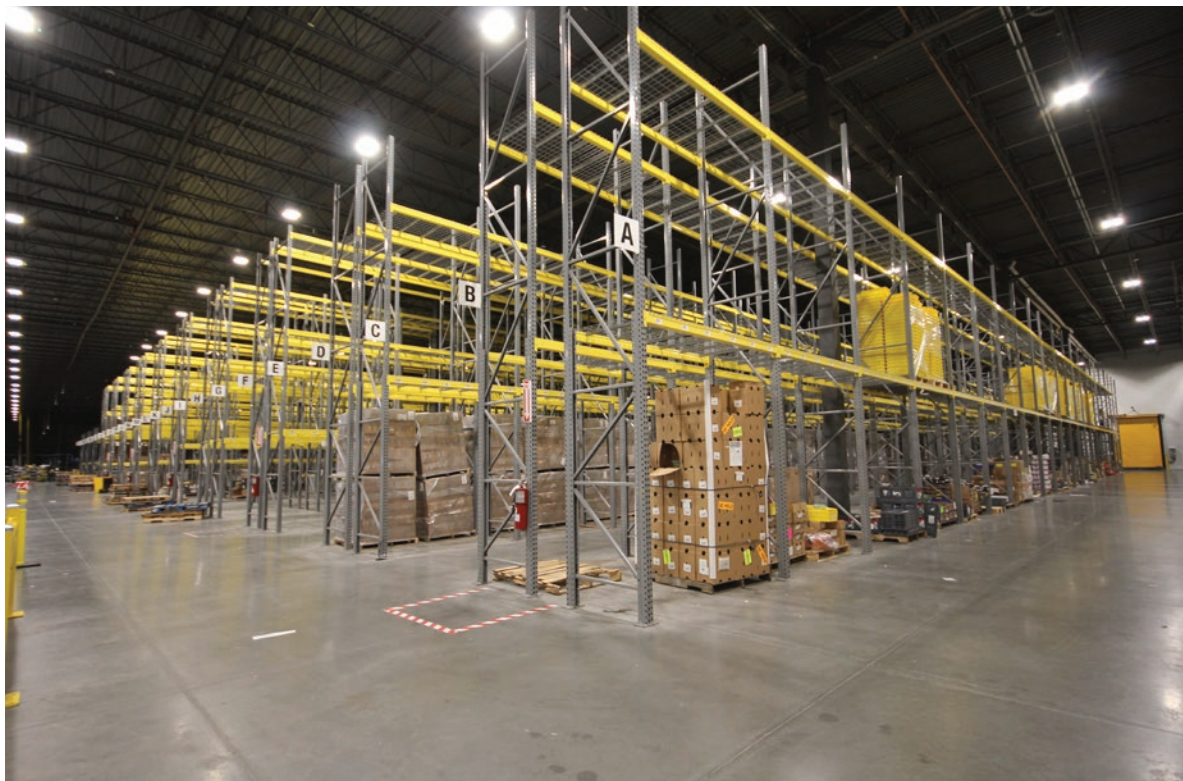
Building Features

- Office: 12,021 SF
- (29) equipped dock doors (9' x 10')
- Drive ins: (2) - 14' x 16', (1) - 12' x 14'
- Serco Entrematic Vertical Dock Levelers
- Various powered overhead doors
- 9 automatic quick-lift forklift doors throughout (8' x 14')
- 4,000A, 277/480V, 3PH Power
- Pallet count: ~17,210 (8'4" aisle)



201,482 SF





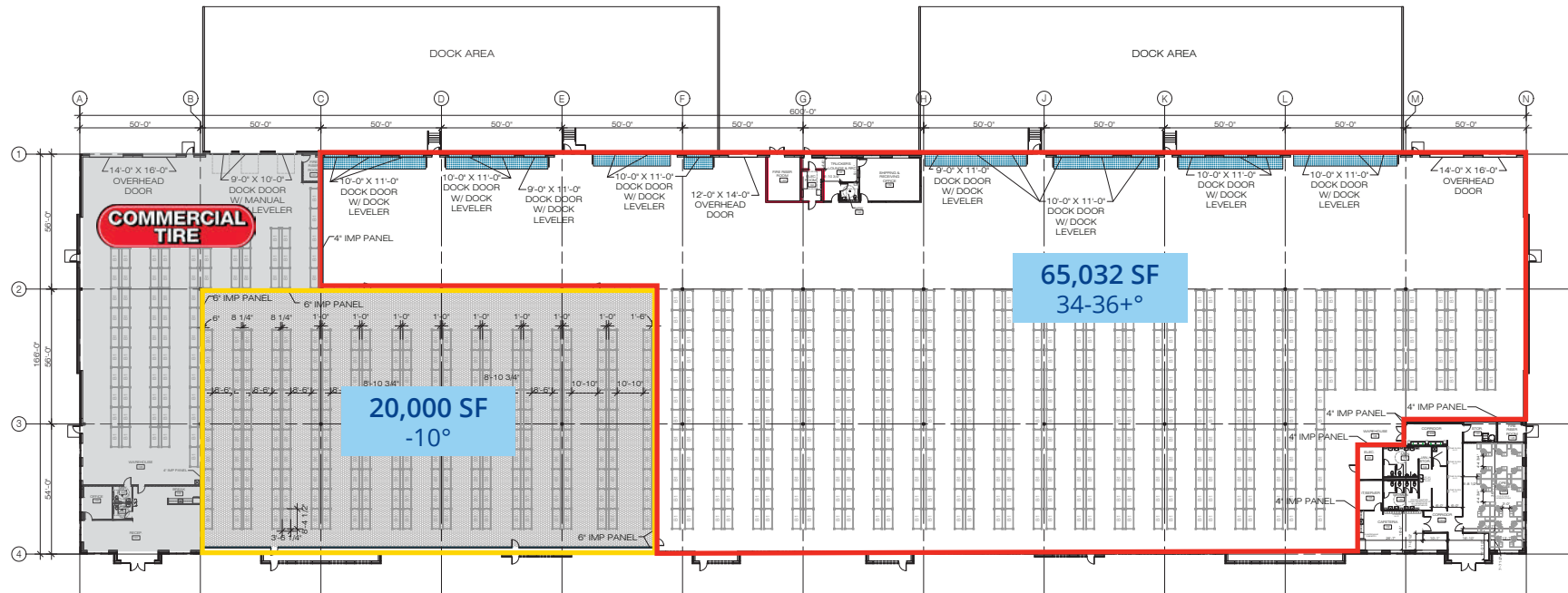


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Building 2 Floor Plan & Temps

Building Features

- Office: 4,477 SF
- (21) equipped dock doors (9' x 10')
- Drive ins: (2) - 14' x 16', (1) - 12' x 14'
- Serco Entrematic Vertical Dock Levelers
- Various powered overhead doors
- 4,000A, 277/480V, 3PH power
- Pallet count: ~7,650 (8'4" aisle)



89,511 SF





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Labor Analytics

Witin a 10-Mile Radius



6307 & 6363 W. Dannon Way

Net Commuters:
30,000+ residents commute
into this area to fulfill area jobs



758,498

2022 Population



3,568

Industrial Jobs



+30,000

Net Commuters

Prime Location

Location	Distance	Time
Mountain View Corr	1 mi	2 min
Bangerter Hwy	3.7 mi	7 min
SR-201	11.3 mi	15 min
I-15	13 mi	21 min
SLC Intl Airport	16.8 mi	22 min
I-80 West	17.7 mi	22 min
I-80 East	18.3 mi	21 min
Downtown SLC	20.9 mi	26 min
Ingress		
Egress		

6307 & 6363 W. Dannon Way



Interstate Trucking Times

TRANSPORTATION

- Interstates
- Direct Daily Domestic Flights

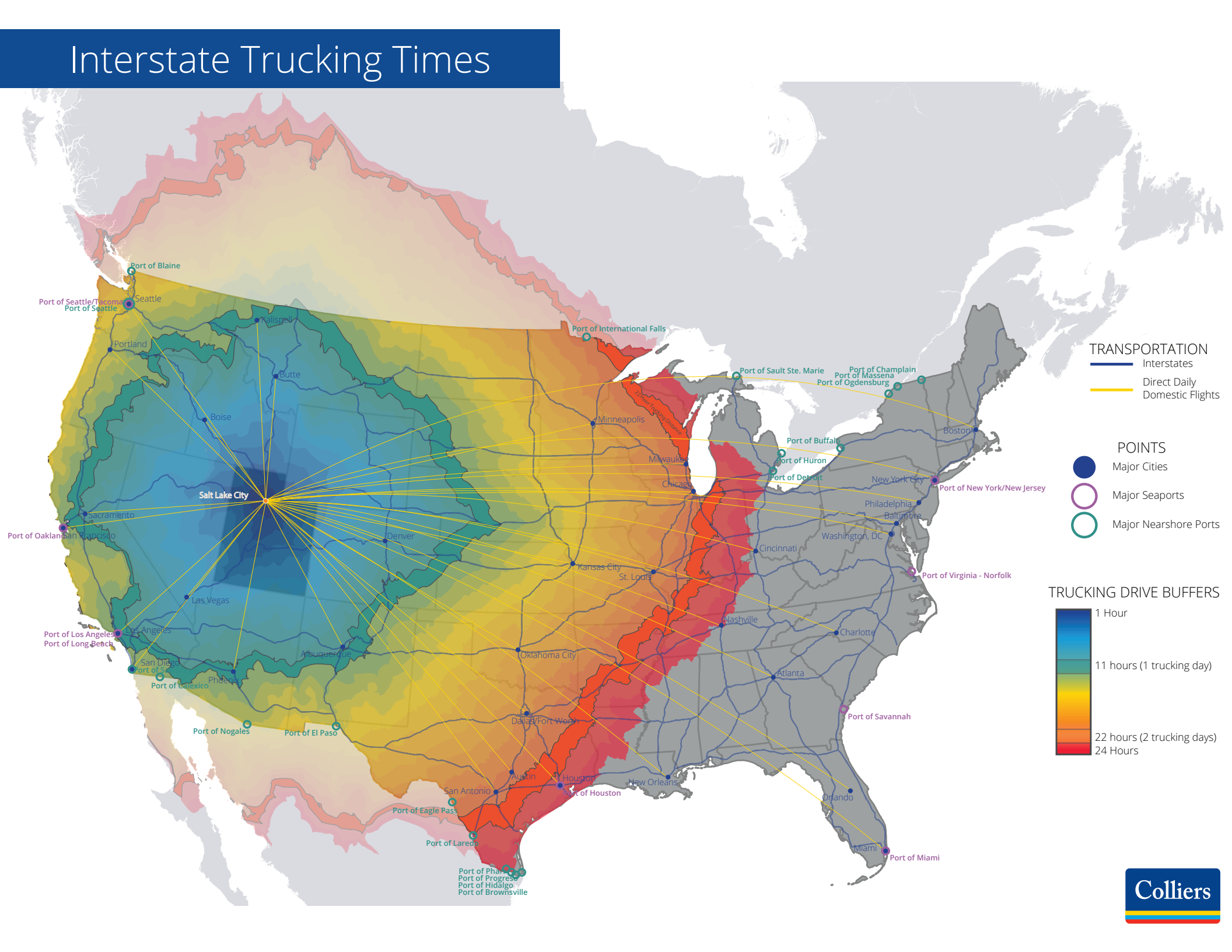
POINTS

- Major Cities
- Major Seaports
- Major Nearshore Ports

TRUCKING DRIVE BUFFERS

- 1 Hour
- 11 hours (1 trucking day)
- 22 hours (2 trucking days)
- 24 Hours

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