

I-215 Commerce Center

Building A | 102,146 SF
Industrial Space For Lease
Salt Lake City, UT

 **4% PROCURRING
BROKER BONUS** 



LBA Logistics 

NEWMARK
 MOUNTAIN WEST

ABOUT THE PROPERTY

CLASS A INDUSTRIAL PARK

Situated in the thriving industrial hub of the Northwest Quadrant (NWQ) in Salt Lake County, I-215 Commerce Center encompasses a combined 476,434 SF across two buildings.

BUILDING A

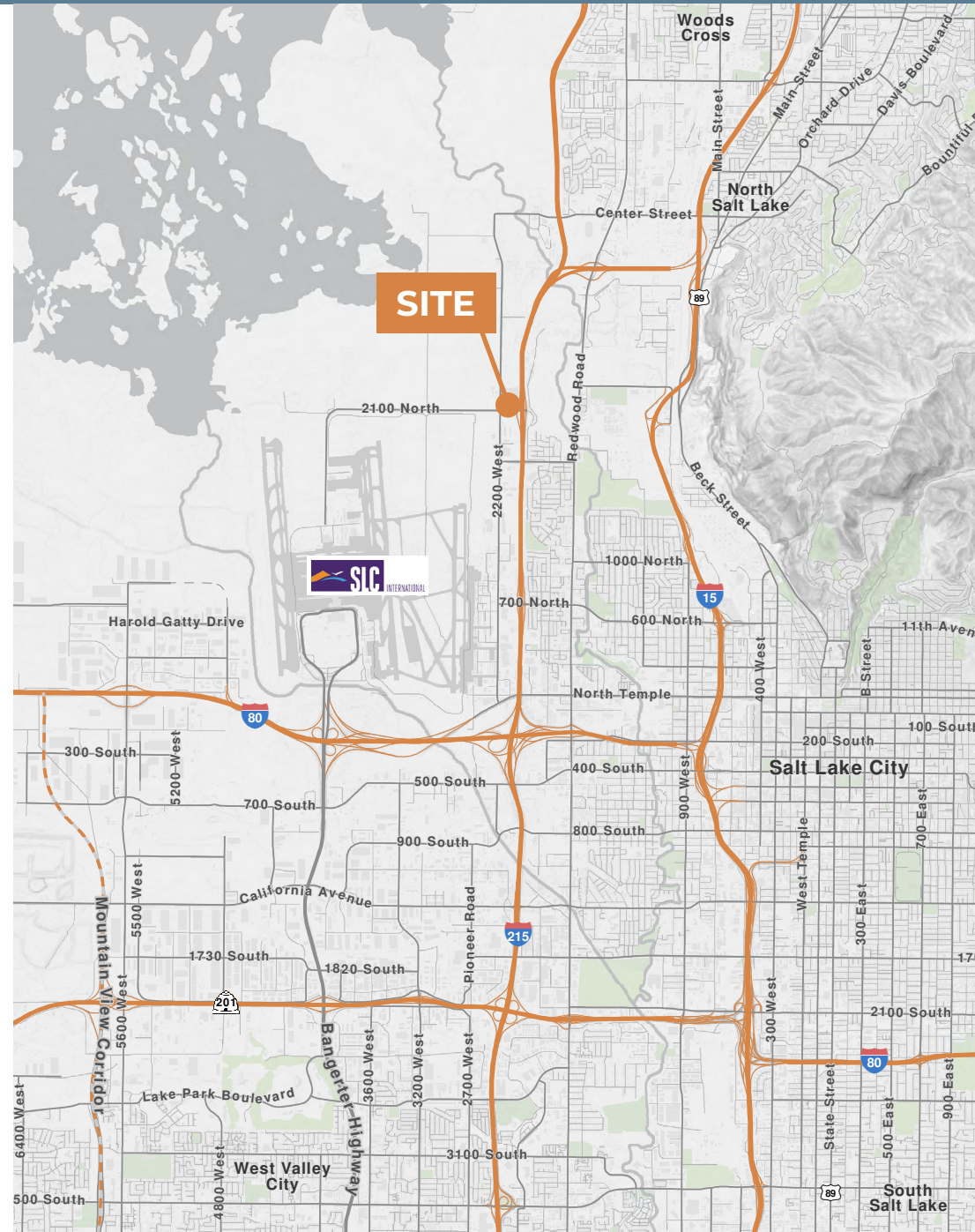
102,146 SF
Divisible to ±38,605 SF
Built in 2018

IDEAL LOCATION & ACCESS

Positioned just off I-215, this location offers immediate connectivity to I-80 and I-15. With direct access to 2100 North, you can reach the Salt Lake City International Airport's freight terminal in just a 10-minute drive.

102,146
SF AVAILABLE

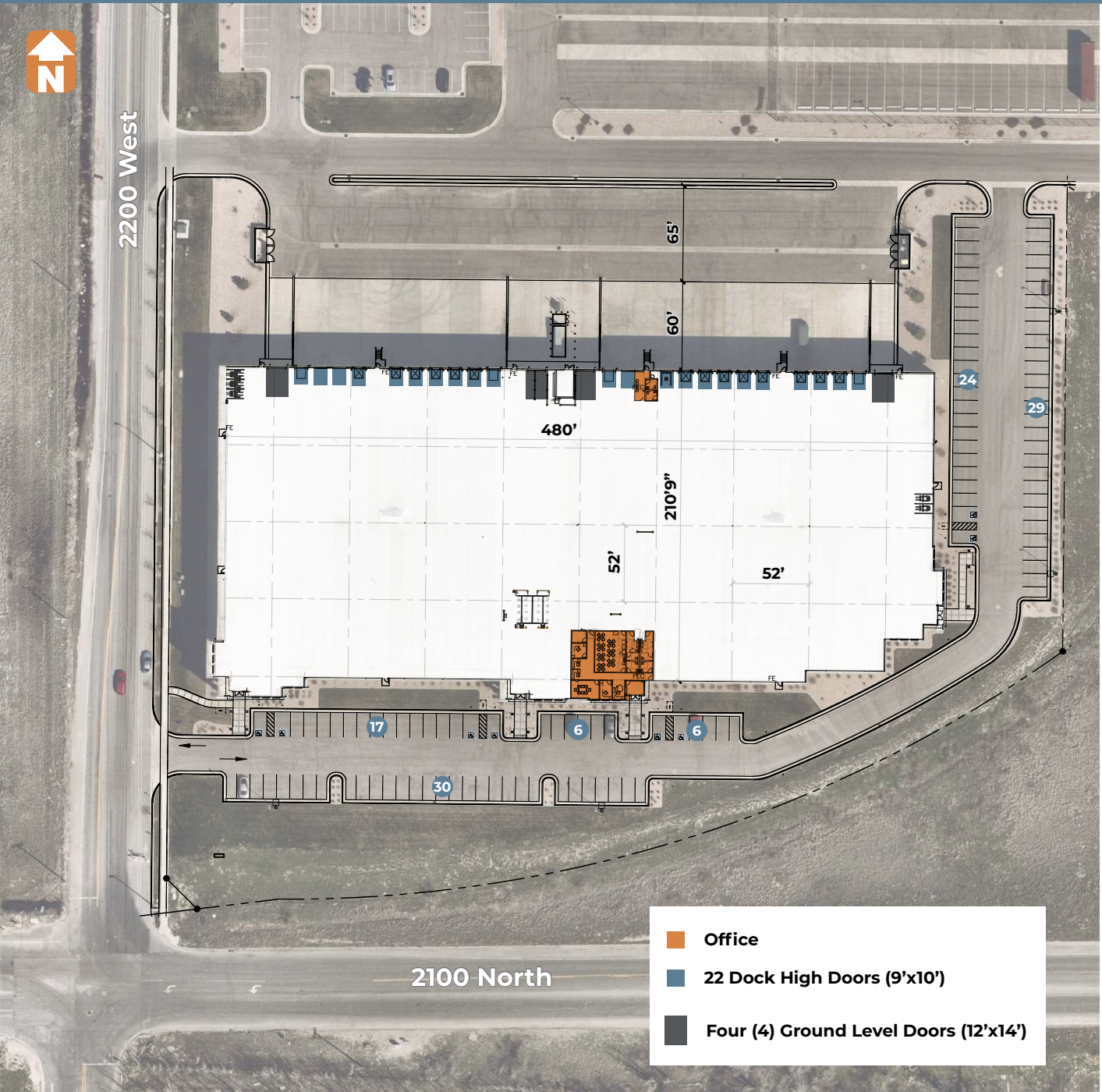
2018
YEAR BUILT

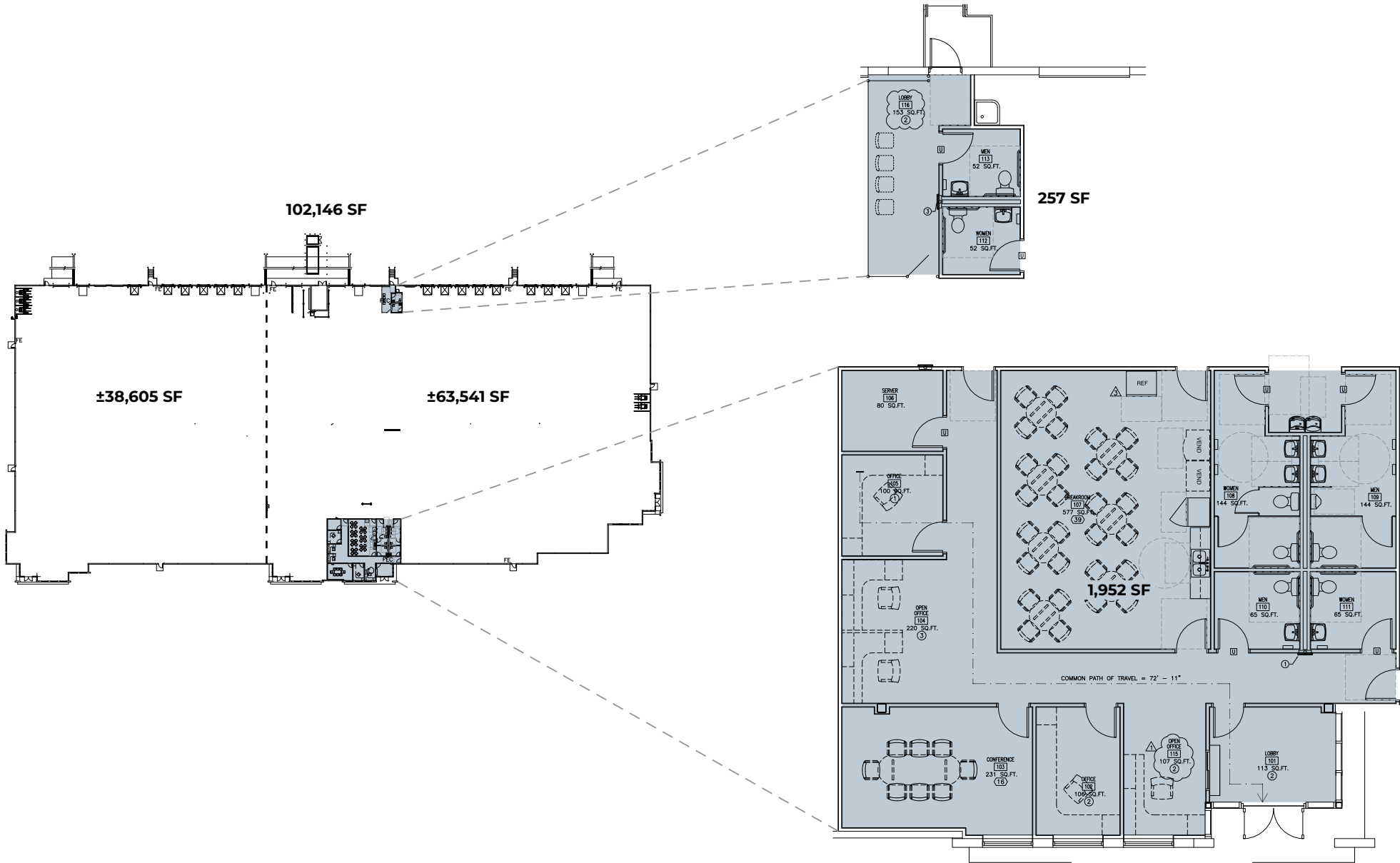




SPECS

AVAILABLE SPACE	102,146 SF
OFFICE	2,209 SF
WAREHOUSE	99,937 SF
DIVISIBILITY	±38,605 SF
COLUMN SPACING	52'x52'
BUILDING DEPTH	210'9"
CLEAR HEIGHT	28'
DOCK DOORS	22 (9'x10')
GROUND LEVEL DOORS	4 (12'x14')
SPRINKLERS	ESFR suppression
POWER	2000 amps / 480/270 V / 3-phase 4 wire
CONCRETE SLAB	6" Reinforced
HVAC	Design-build HVAC system, natural gas fired roof top units (RTU)
FIBER	Dedicated fiber optic infrastructure
INTERNET	Internet and data service up to 1 Gbps
AUTO PARKING	112 spaces
TRUCK COURT DEPTH	125'
EXPOSURE	Prime freeway exposure







**Salt Lake City
Int'l Airport**



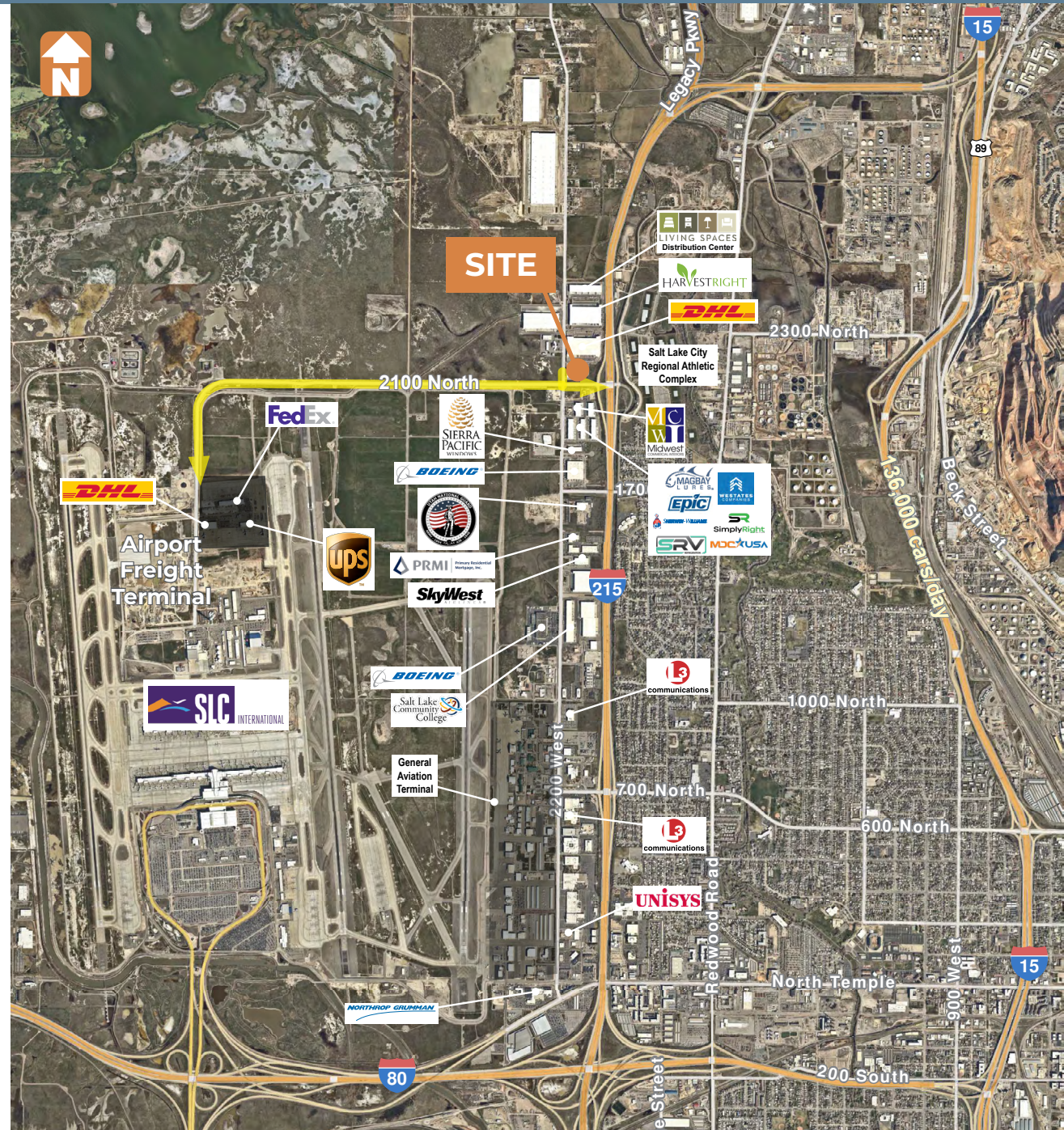
ABOUT THE AIRPORT

Salt Lake City International Airport is the 21st busiest airport in the United States and the 47th busiest in the world. Over 26 million passengers per year fly through the airport on one of the 13 different airlines that operate there. The majority of flights at the airport are operated by Delta or Delta Connection.

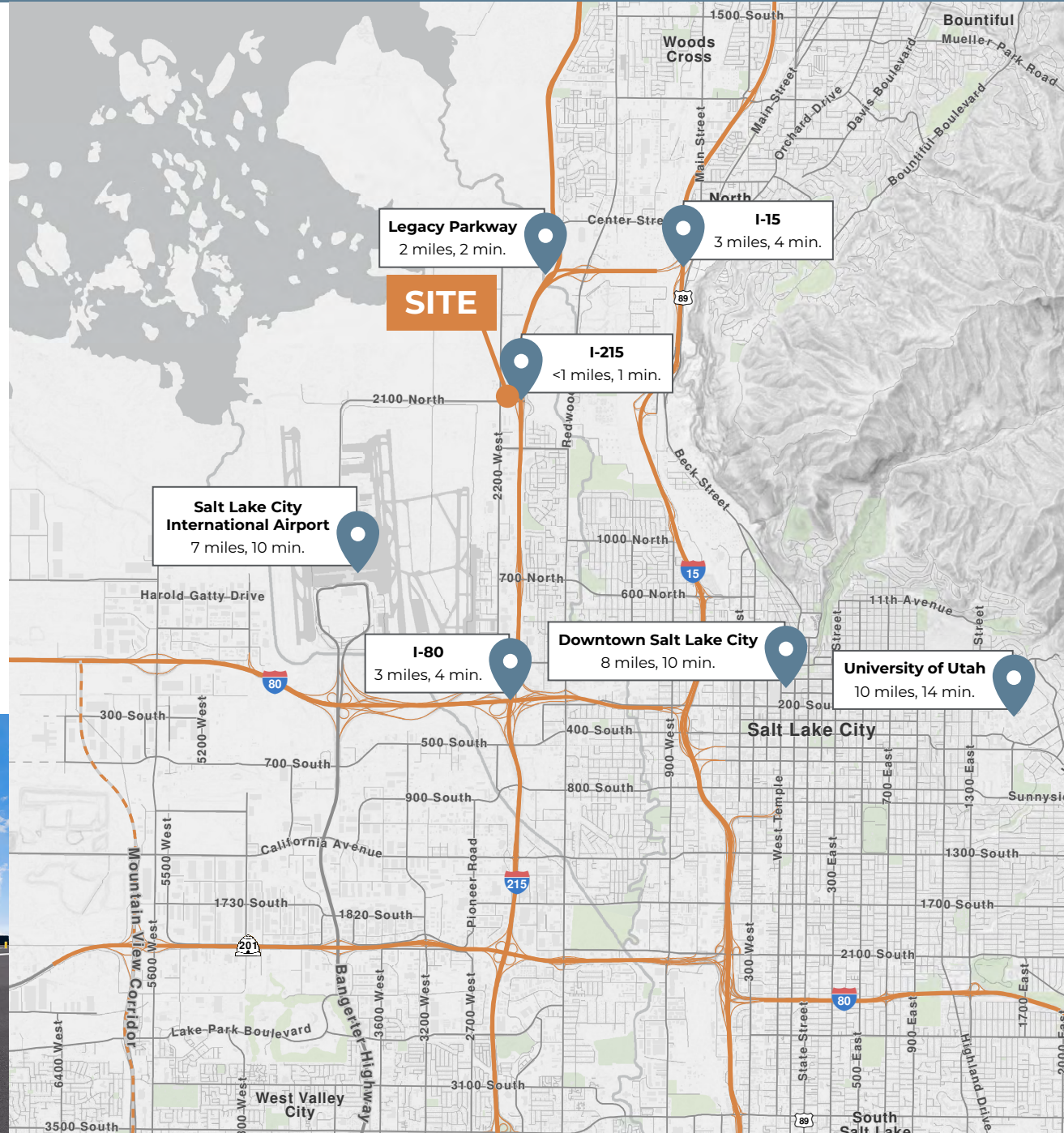
The airport is located about four miles west of Downtown Salt Lake City, has two concourses, 51 gates and four runways. Unlike most major airports, Salt Lake City International Airport also maintains a large general aviation presence, operated separately from the commercial traffic. The airport can be easily accessed by vehicle using I-80, I-215 or Bangerter Highway and by TRAX light rail or bus service.

In 2014, the Airport Redevelopment Program broke ground on construction to redevelop the existing, aging facilities with all new facilities, including a rental car center, a parking garage, a terminal with two linear concourses, two tunnels and an elevated roadway. Phase 1 of the new terminal opened in 2020 with construction continuing in phases through 2027. The new airport was planned with the goal of achieving LEED Gold Certification.

Sources: Salt Lake City International Airport, Wikipedia



Destination	Distance	Drive Time
I-215	<1 mi.	1 min.
Legacy Parkway	2 mi.	2 min.
I-80	3 mi.	4 min.
I-15	3 mi.	4 min.
Salt Lake City International Airport	7 mi.	10 min.
Downtown Salt Lake City	8 mi.	10 min.
University of Utah	10 mi.	14 min.



2150

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