



**WOODS
CROSS**
INDUSTRIAL



PROPERTY SUMMARY

2269 S 1200 W WOODS CROSS, UT 84087
INDUSTRIAL WAREHOUSE SPACE FOR LEASE
BUILDINGS: A, B, & C



PRESENTED BY



**ANDY
GUNTHER**

andy@futrcommercial.com

www.futrcommercial.com | 801.541.6820



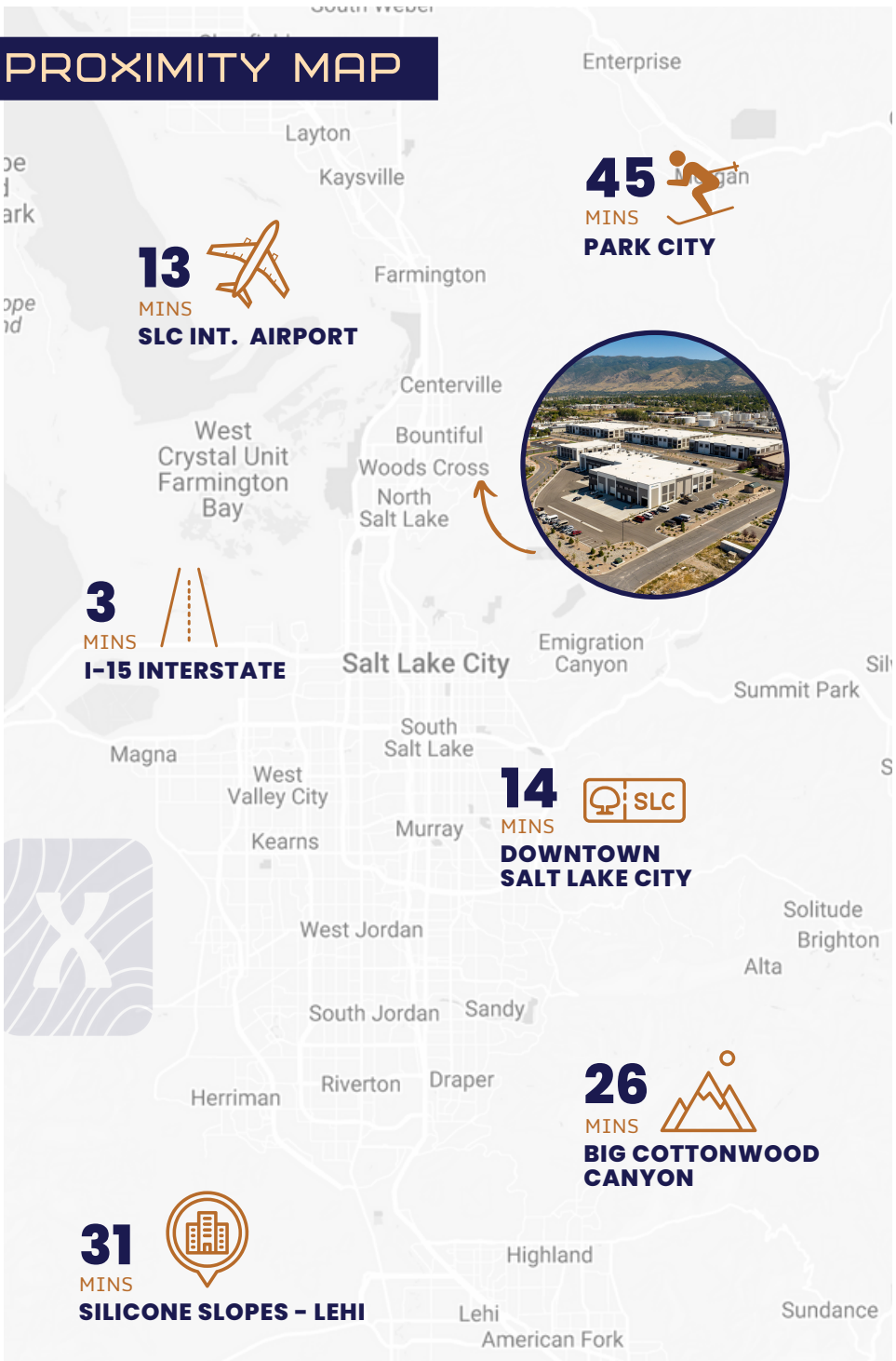
TRANSFORM YOUR
OPERATIONS – SECURE
OUR PREMIUM INDUSTRIAL
WAREHOUSE SPACE NOW!



Offering modern facilities with an unbeatable location, this space is uniquely configured to streamline your logistics and boost operational efficiency. With flexible lease terms and a ready-to-move-in facility, it's an opportunity you can't afford to miss. Tap into the potential of this prime real estate and give your business the vital edge it needs to thrive.

GALLERY

PROXIMITY MAP



13
MINS
SLC INT. AIRPORT



45
MINS
PARK CITY



3
MINS
I-15 INTERSTATE



14
MINS
DOWNTOWN SALT LAKE CITY



26
MINS
BIG COTTONWOOD CANYON



31
MINS
SILICONE SLOPES - LEHI

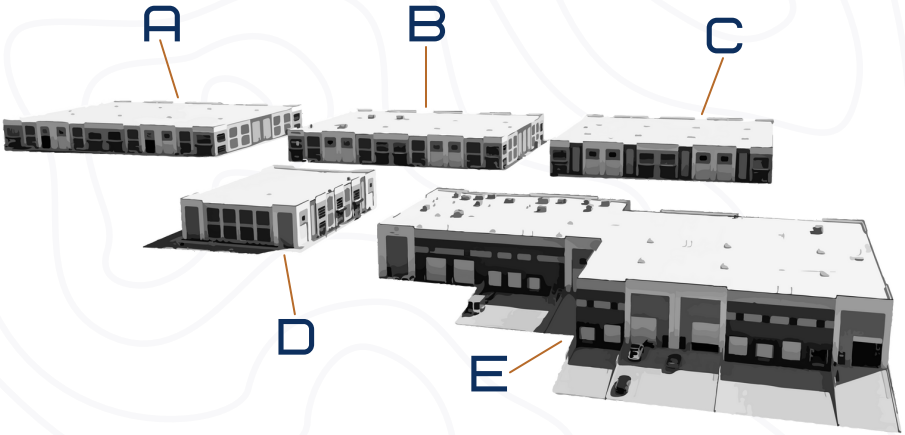


EASY ACCESS



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SITE MAP



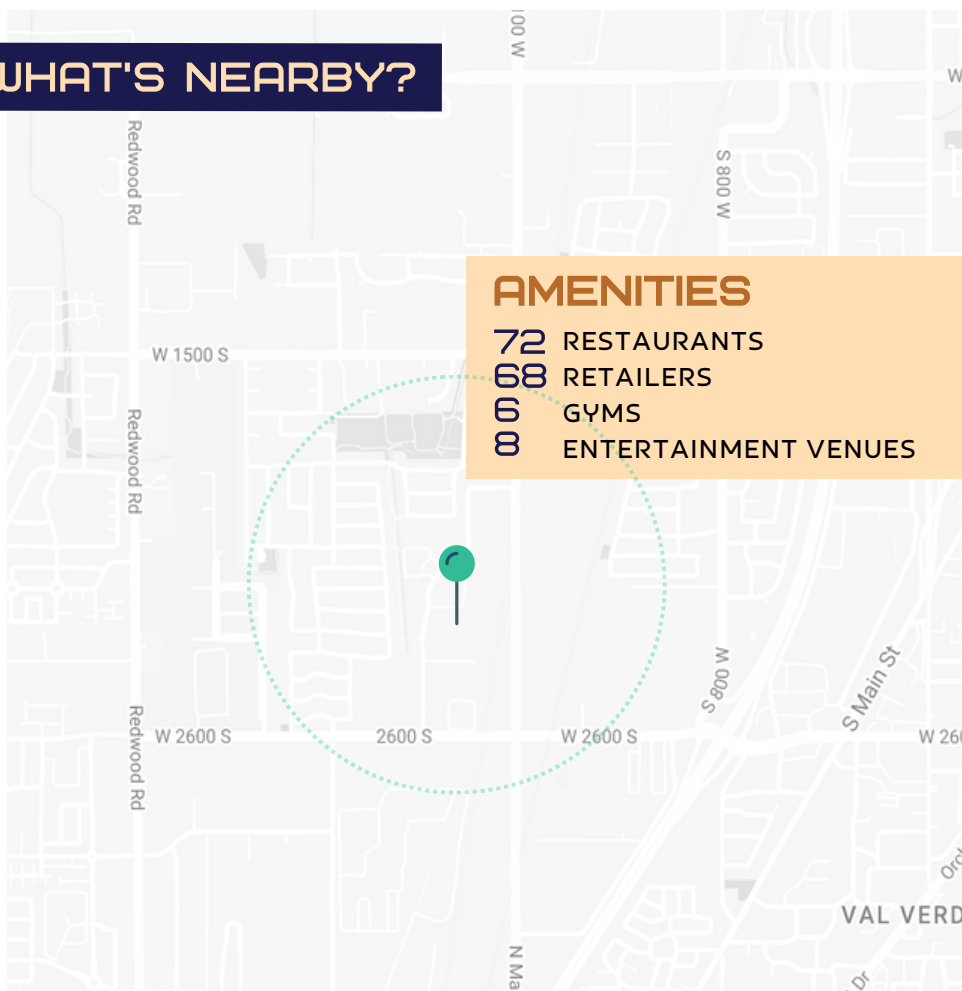
BUILDING A	63,504 SF
BUILDING B	45,884 SF
BUILDING C	41,729 SF
BUILDING D	14,063 SF
BUILDING E	LEASED



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WHAT'S NEARBY?



AMENITIES

72 RESTAURANTS

68 RETAILERS

0 GYMS

0 ENTERTAINMENT VENUES

WOODS CROSS INDUSTRIAL LOCAL FAVORITES

- BLACK BEAR DINER
- HUNGRY HAWAIIAN
- CUBBY'S
- MOD PIZZA
- COSTA VIDA
- ROBIN'TINO'S
- CAFE RIO
- ZAO CAFE
- CAFE ZUPPAS
- DAIRY QUEEN
- WALGREENS
- SWEETO BURRITO
- APOLLO BURGER
- R&R BBQ
- SMITH'S
- MO' BETTAS
- OLIVE GARDEN
- LEE'S MARKETPLACE



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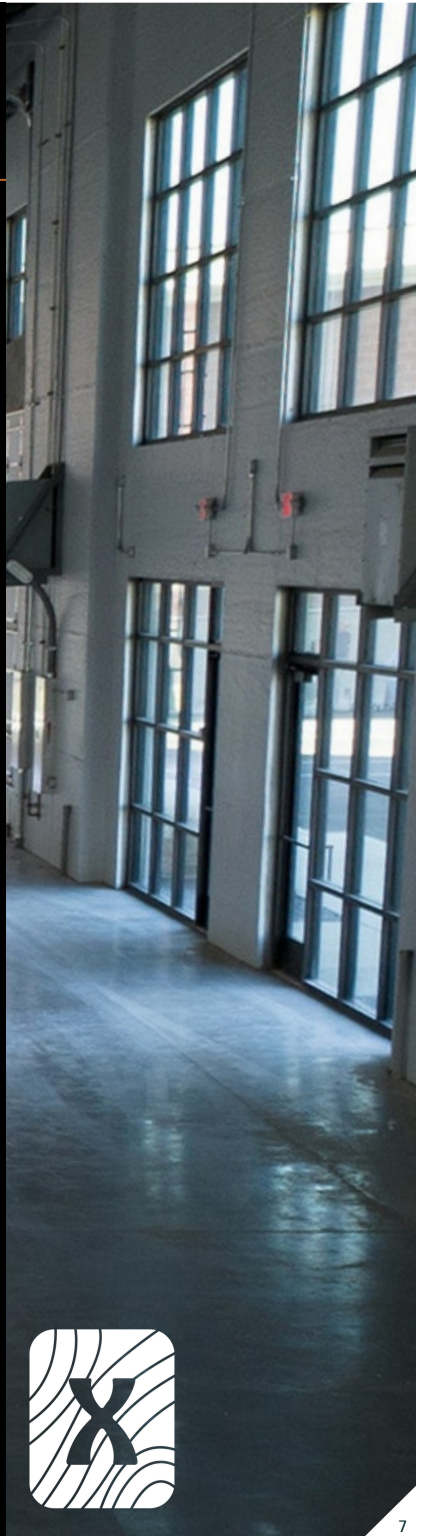
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PROPERTY FEATURES

- AFFORDABLE RATES
- 1/4 MILE TO I-15
- MINS FROM WOODS CROSS AIRPORT
- GENEROUS TI ALLOWANCE AVAILABLE
- MINS FROM I-215
- BY MAJOR RETAIL, DINING, & LODGING
- MULTIPLE ENTRY POINTS
- MINS FROM SLC AIRPORT
- MINS FROM I-15
- MINS FROM LEGACY PARKWAY

With its strategic location and superior facilities, this leasing opportunity offers your business the tools it needs to excel in a competitive marketplace.



WOODS CROSS INDUSTRIAL

ASK ABOUT FORKLIFT & RAMPING SYSTEMS

BAY DOORS ONLY, NO DOC-HIGH DOOR



**PORTABLE
LOADING RAMP**



PHOTO IS AN EXAMPLE ONLY

Warehouses are constantly shipping and receiving a variety of consumer goods and other products. A portable loading ramp is a great addition to any warehouse even if it already has a dedicated loading bay as they can create an additional loading area to meet the demand of busy seasons. A portable loading ramp can be easily transported and set in any area a truck, van, or other transport vehicle can access.

This makes it easy for warehouse personnel to drive a forklift or move a pallet jack directly onto the vehicle, ensuring safe & efficient picking and placement of pallets.

**FORKLIFT
TRUCK**



PHOTO IS AN EXAMPLE ONLY

Forklifts are one of the tiniest pieces of drivable gear on the market today, making them ideal for warehousing operations. They're small enough to fit in tight spaces like racking aisles, and they're easy to maneuver in different directions. It's also worth noting that, depending on the forklift, many can carry loads up to 35,000 pounds, making them excellent for transporting enormous pallets around the warehouse. Furthermore, forklift trucks provide convenience, increase productivity, and they are dependable.

CAN BE NEGOTIATED

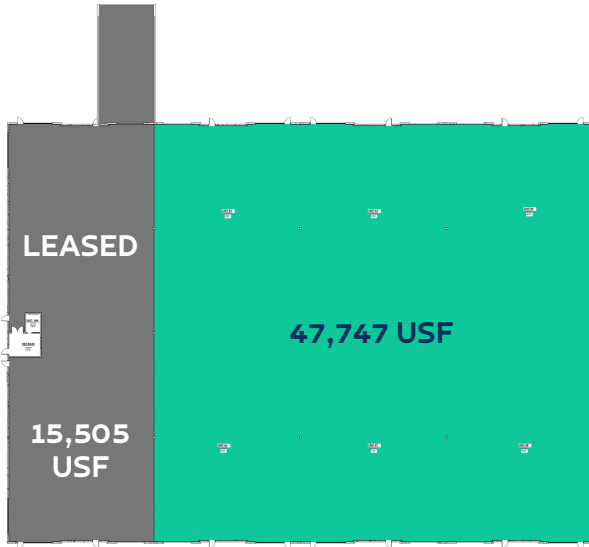
AVAILABILITY

WOODS CROSS INDUSTRIAL



LOCATION	BUILDING A 2119 S 1200 W, WOODS CROSS, UT 84087
SF / COST	RATES AVAILABLE UPON REQUEST, CONTACT ANDY GUNTHER
STATUS	47,999 SF LEFT TO LEASE
AMENITY	MINS FROM AIRPORTS & MAJOR INTERSTATE HIGHWAYS

SPACE PLAN



BUILDING A

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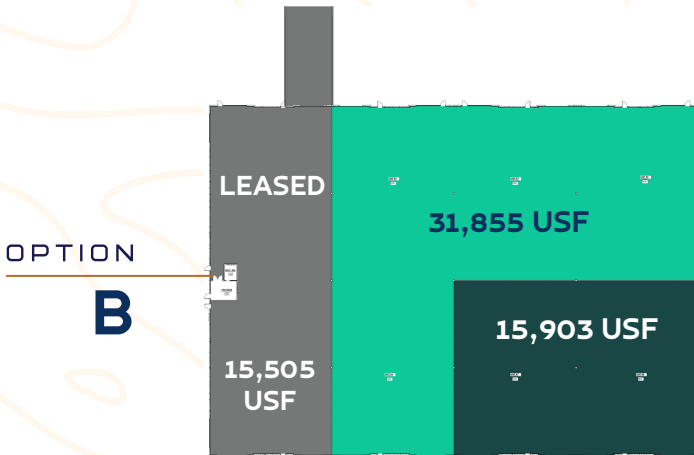
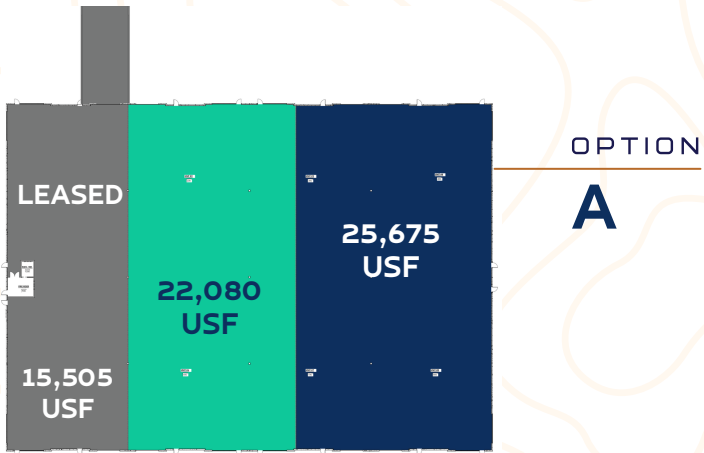
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POTENTIAL SPACE PLANS



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AVAILABILITY

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LOCATION	BUILDING B 2193 S 1200 W, WOODS CROSS, UT 84087
SF / COST	RATES AVAILABLE UPON REQUEST, CONTACT ANDY GUNTHER
STATUS	45,884 LEASED UP
AMENITY	MINS FROM AIRPORTS & MAJOR INTERSTATE HIGHWAYS

SPACE PLAN



BUILDING B

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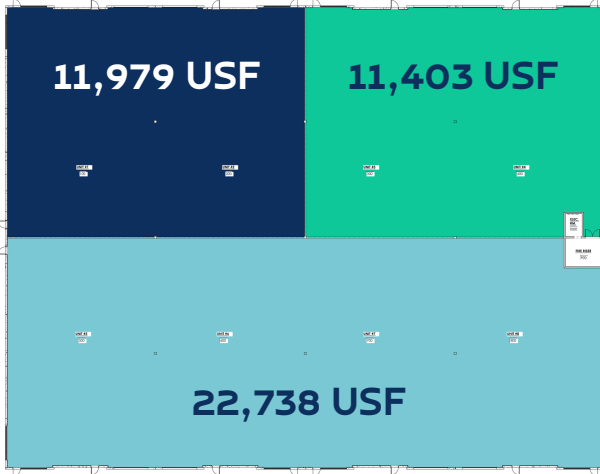
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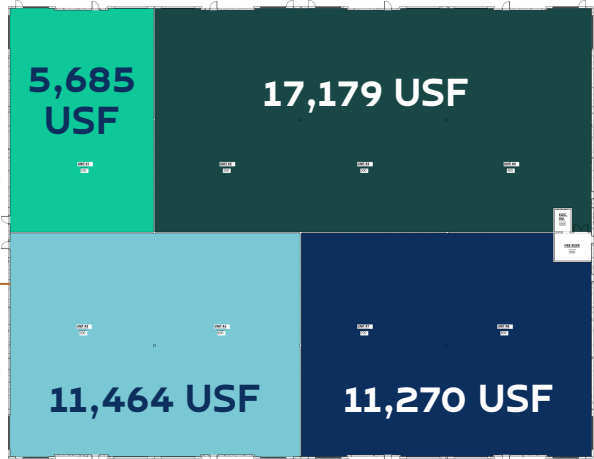
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POTENTIAL SPACE PLANS



OPTION
A



OPTION
B

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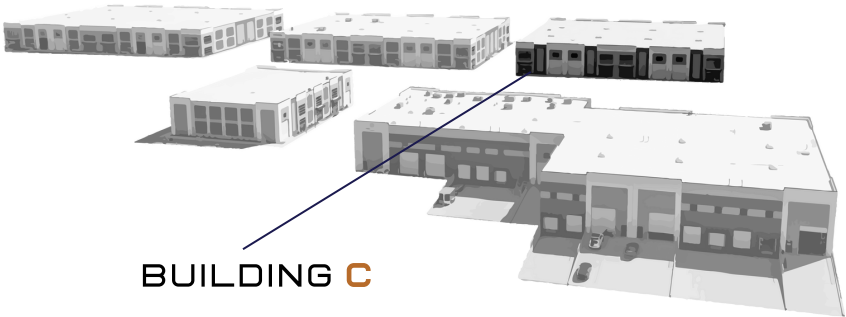
AVAILABILITY

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LOCATION	BUILDING C 2269 S 1200 W, WOODS CROSS, UT 84087
SF / COST	RATES AVAILABLE UPON REQUEST, CONTACT ANDY GUNTHER
STATUS	31,729 SF LEFT TO LEASE
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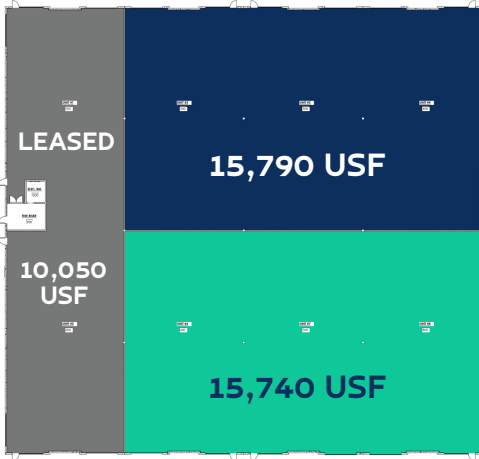
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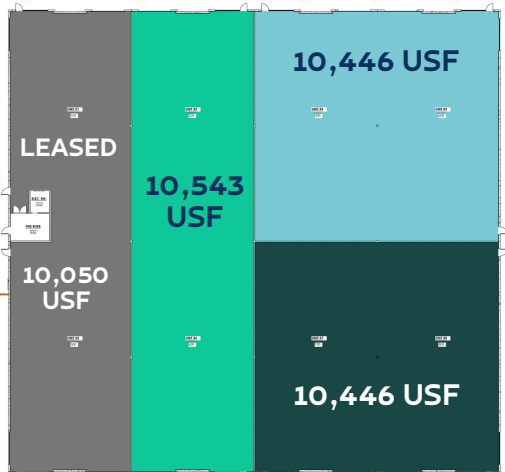
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POTENTIAL SPACE PLANS



OPTION

A



OPTION

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DISCOVER THE LIMITLESS
POSSIBILITIES THAT OUR
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SPACE BRINGS TO YOUR
BUSINESS.



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