

PROSPERITY DISTRIBUTION CENTER



9669 S. Prosperity Rd.

WEST JORDAN, UT 84081

FOR LEASE: 363,996 SF

EXCLUSIVELY MARKETING BY:

JEFF HEATON, SIOR
EXECUTIVE MANAGING DIRECTOR

jeff.heaton@nmrk.com
t 801-578-5539

LUCAS M. BURBANK
EXECUTIVE MANAGING DIRECTOR

lucas.burbank@nmrk.com
t 801-578-5522

ELI PRIEST
SENIOR MANAGING DIRECTOR

eli.priest@nmrk.com
t 801-746-4746

NEWMARK

ARKA
PROPERTIES GROUP, INC.



nmrk.com

ABOUT THE PROPERTY

PROPERTY HIGHLIGHTS

- 363,996 total available SF
 - North office: 9,800 SF
 - Warehouse office: 7,040 SF (2-Story)
 - West office: 4,300 SF
 - 342,856 warehouse SF
- Divisible to 145,040 SF and 218,956 SF units
- Lot size: 21.90 acres
- Clear Height: 32'
- Thirty-seven (37) Dock High doors equipped with hydraulic levelers, dock locks and seals
- Two (2) Ground Level doors
- Column spacing: 42' x 40'
- 60' dock staging area
- Building dimensions: 756' wide x 460' deep
- Power: 1500 Amp, 227/480 Volt, 3 Phase (to be confirmed)
- LED lighting with motion sensors
- Gas Forced heat in warehouse
- Concrete Tilt construction
- ESFR fire suppression
- M-2 (Major Manufacturing) zoning
- 337 auto parking stalls
- 58 trailer parking stalls
- Fully fenced truck court with additional parking



363,996 Available Square Feet



42'x40' Column Spacing



60' Dock Staging Area



32' Clear Height



Thirty-Seven (37) Dock High Doors

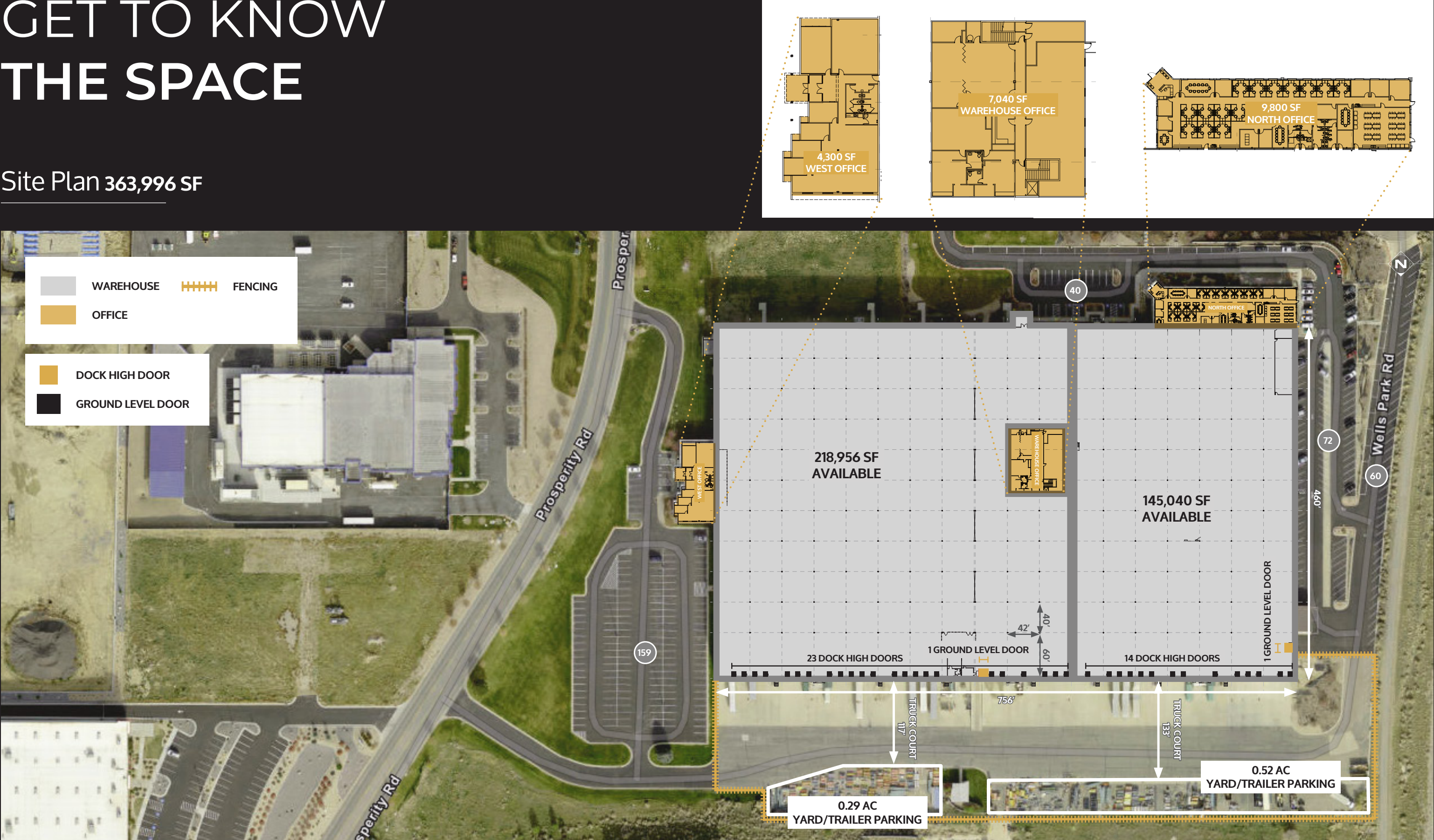


Two (2) Ground Level Doors

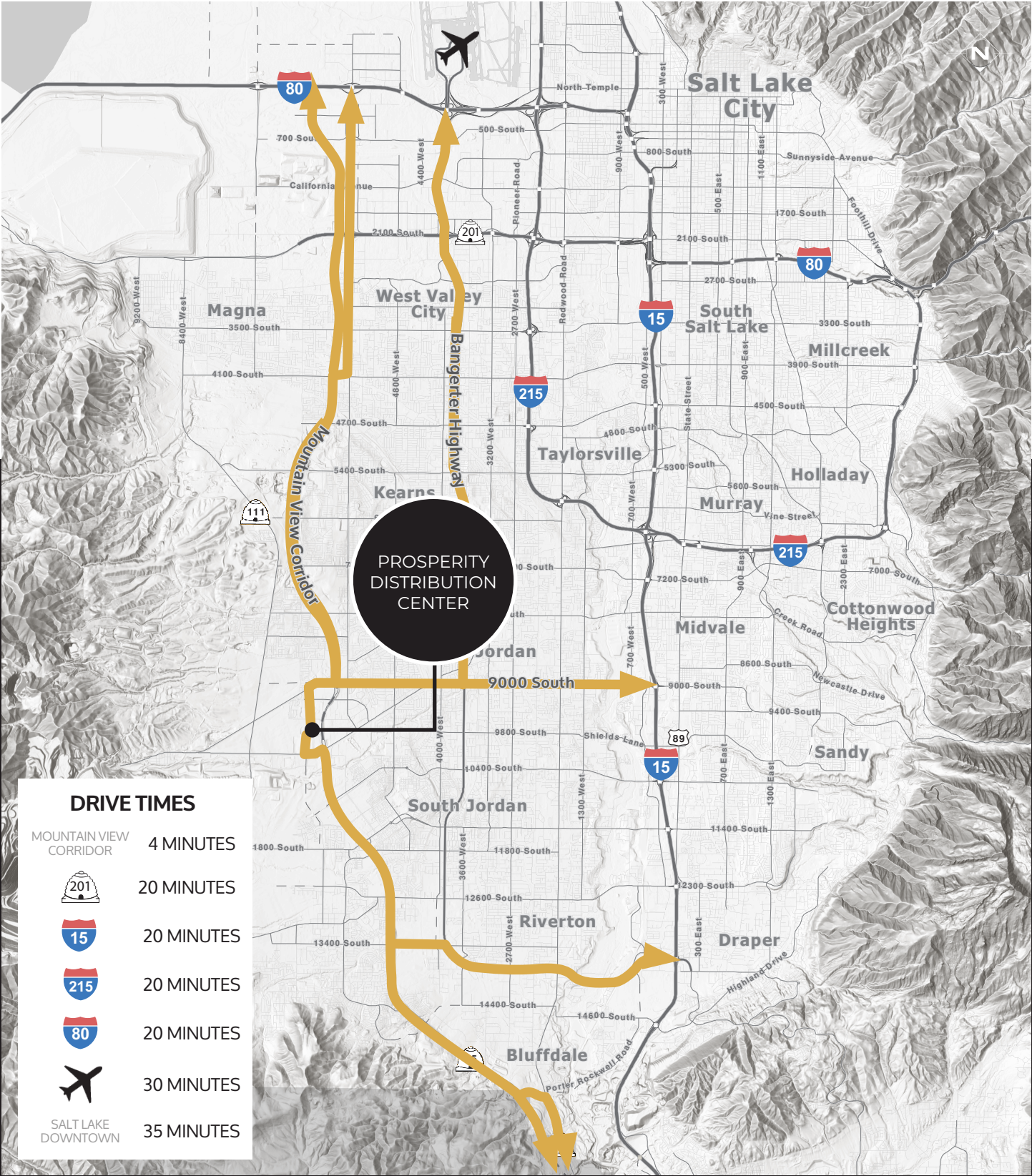


GET TO KNOW THE SPACE

Site Plan 363,996 SF



PERFECT TRANSPORTATION ACCESS



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