



6047 W. Beagley Rd. | West Valley City, Utah

State of the Art Freezer/Cooler Warehouse Available

Expected Delivery Q1 2026



Sansone Group and Principal Asset Management are pleased to introduce a new Class-A speculative cold storage facility totaling 287,460 square feet. Located in West Valley, UT, just eight miles southwest of downtown Salt Lake City, this facility is situated within the Southwest (West Valley) Submarket. With a proven track record in the development of distribution and manufacturing facilities across the United States, Sansone Group has completed over 50 million square feet of projects in 28 states. This includes more than 2 million square feet of refrigerated warehouse space and over 1 million square feet of industrial buildings right here in West Valley City.

Property highlights

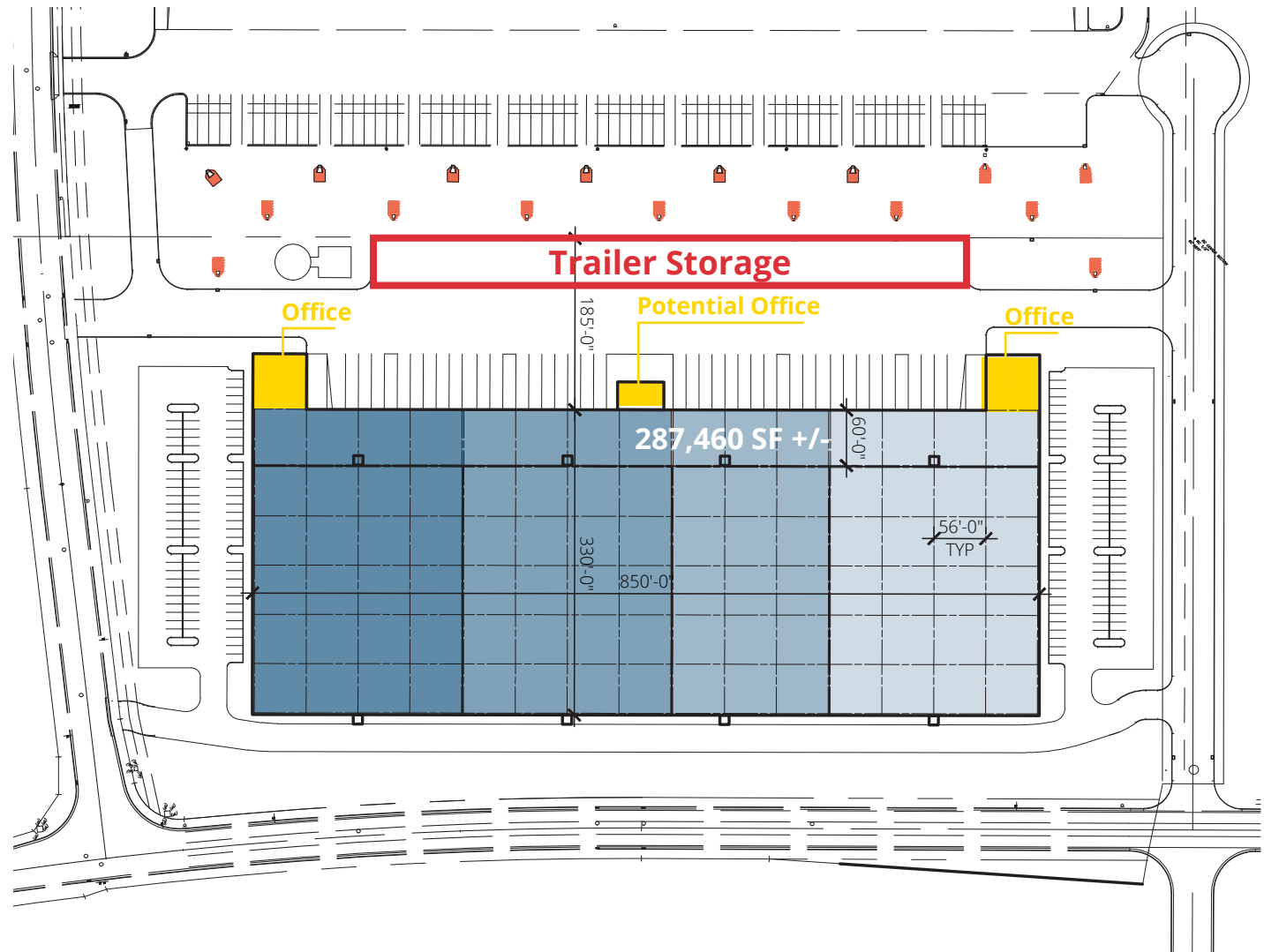
- Institutional grade cold storage building totaling 287,460 square feet
- Within a rapidly growing area of West Highway 201
- Access to all major highways via the less congested 7200 West interchange
- Large employment base in close proximity
- Close proximity to the Union Pacific Intermodal Hub that provides direct access to all western sea ports
- Just west of the Mountain View Corridor expansion
- Within a 12-hour drive of over 61 million people



DESTINATION	DRIVE TIME	MILES
Union Pacific Intermodal Hub	8 Minutes	3.5 Miles
Salt Lake City International Airport	12 Minutes	8 Miles
Downtown Salt Lake City	14 Minutes	12 Miles
The University of Utah	20 Minutes	14 Miles
Silicon Slopes	18 Minutes	17 Miles

BUILDING OVERVIEW

- Total building size: 287,460 SF
 - Freezer: 227,421 SF
 - Cold dock: 51,622 SF
 - Northwest Office: 3,465 SF
 - Southwest Office: 3,465 SF
 - Potential Office: 1,487 SF
- Temperature capabilities
 - Freezer: -20° F to 35° F
 - Cold dock: +35° F
- Clear height: 32'-50'
 - Freezer: 50'
 - Cold dock and office: 32'
- Cold storage doors
 - (4) 10' x 20' High Speed Rytech doors
 - (28) 10' x 114" vertical lift doors with 40,000 lb levelers
- Drive-in doors: (2) 12' x 20'
- 166 car parking stalls
- 53 trailer parking stalls



RACKING PLANS

Pallet Count: Up to 60,640 pallet positions*

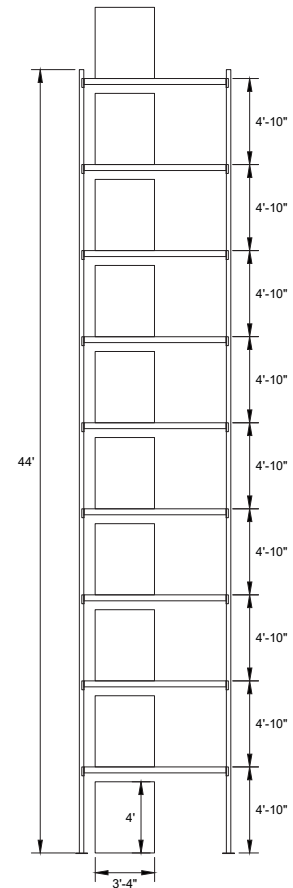
- Section A - 16,200 SF
- Section B - 16,200 SF
- Section C - 12,040 SF
- Section D - 16,200 SF

** Assuming a standard 48" pallet with Very Narrow Aisle racking configuration and a 44' top of rack height. Actual number of pallet positions will vary.*

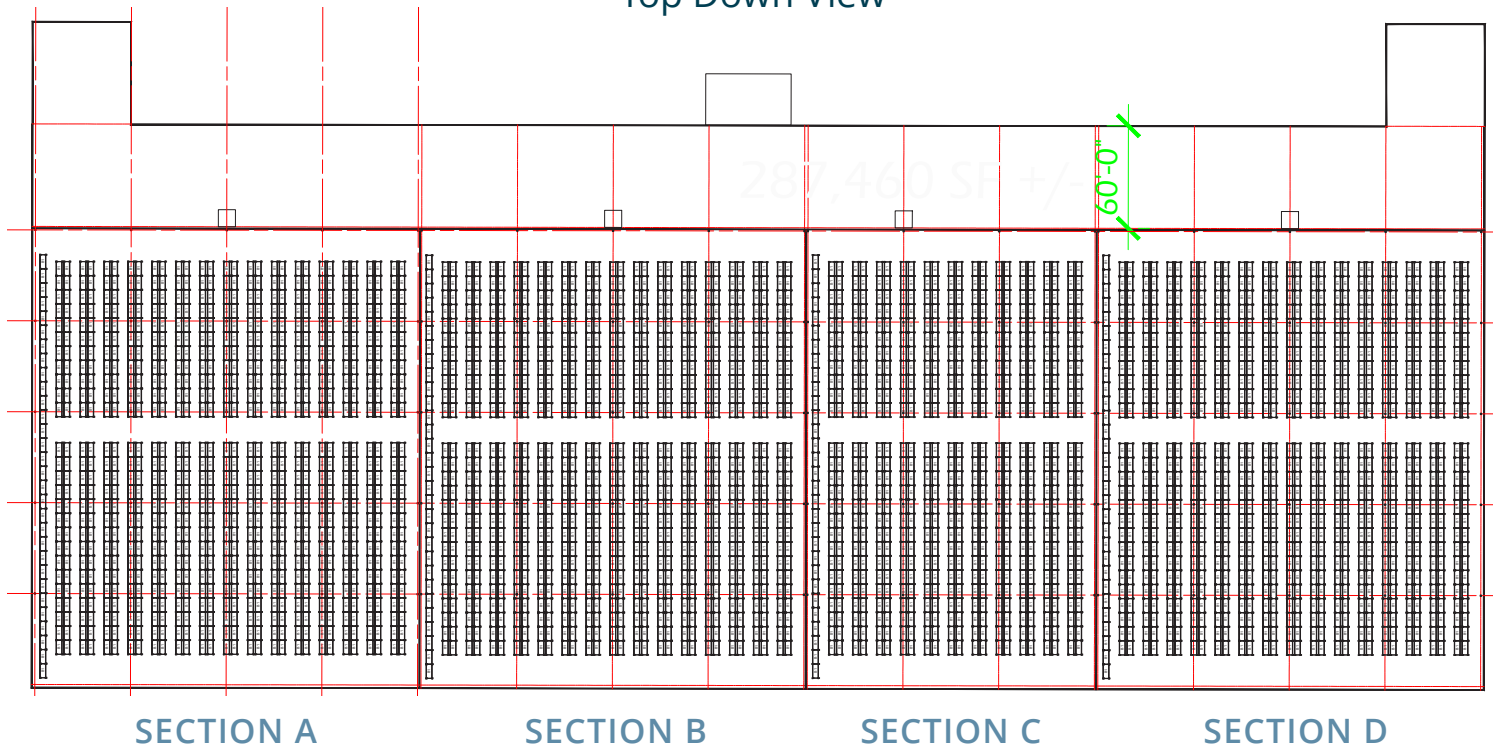
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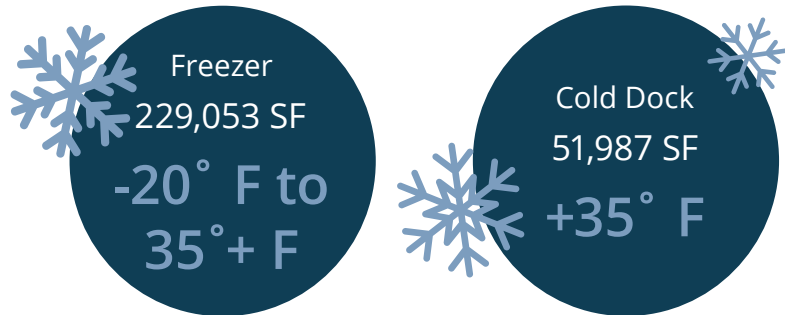
Side View



Top Down View



FREEZER CONSTRUCTION



Cold system: ALTA expert

The system features multiple EXPERT Penthouse Industrial Series Air Cooled Packages, with units dedicated to each freezer chamber and additional units serving the entire cold dock.

The refrigerated and freezer structure will be constructed using insulated metal wall panels. These panels consist of urethane insulation sandwiched between durable, embossed galvanized metal facings, coated with a baked-on paint for added protection.

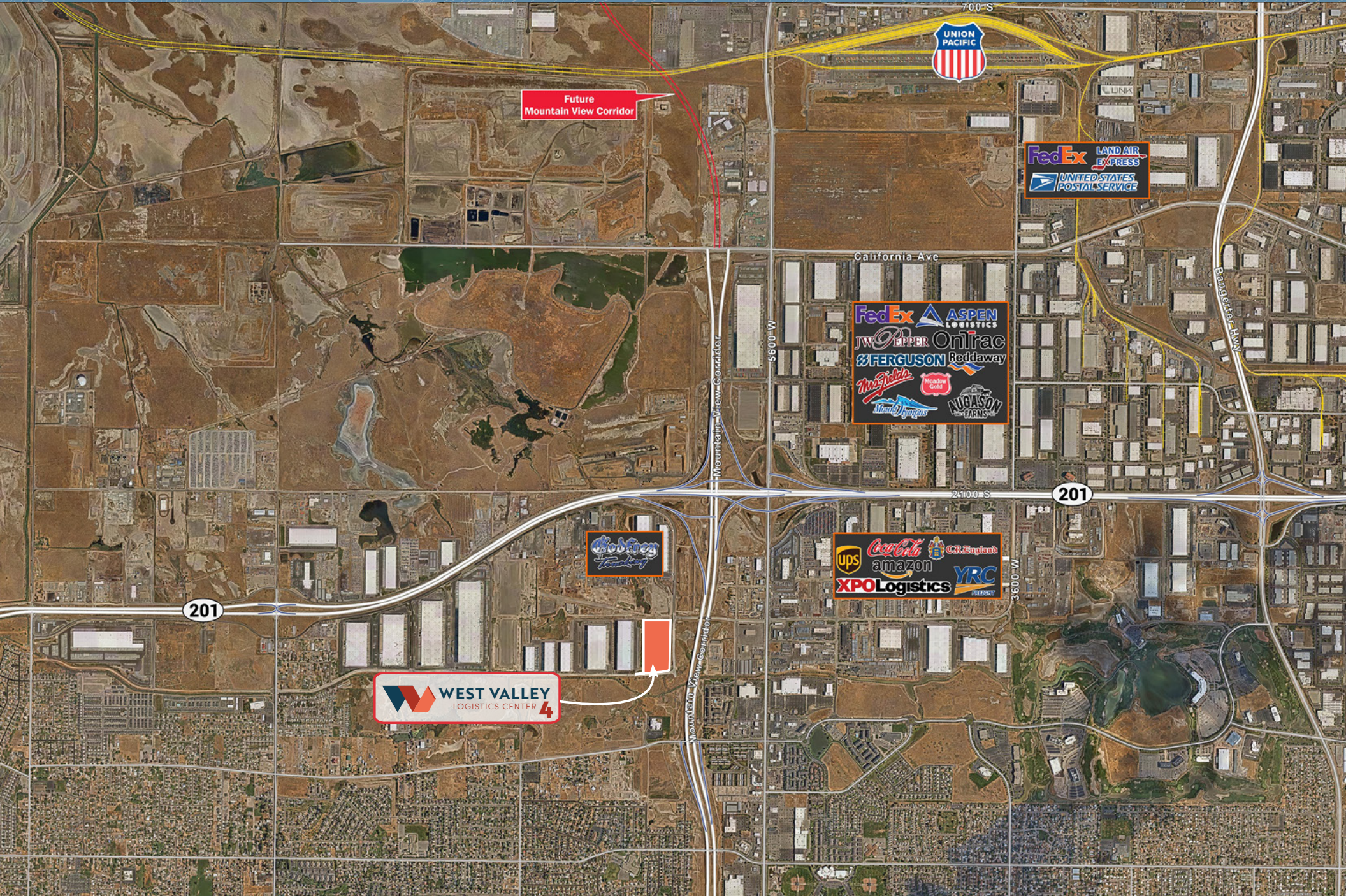
Freezer and Cold Dock Doors

All exterior doors within the freezer are designed for energy efficiency, featuring a thickness that meets R32 standards. Cooler doors also comply with this requirement. Other exterior doors are seamless, flush, foam-filled constructions made of durable steel. The exterior hollow metal door frames are constructed from galvanized, welded 14-gauge steel, ensuring strength and durability. All door openings are properly caulked for optimal insulation.

Drive-In Doors

The facility includes insulated drive-in doors, measuring 12 feet by 20 feet, with weather stripping at the jambs, head, and sill. Each overhead door is equipped with heavy-duty tracks and wheels for reliable operation.

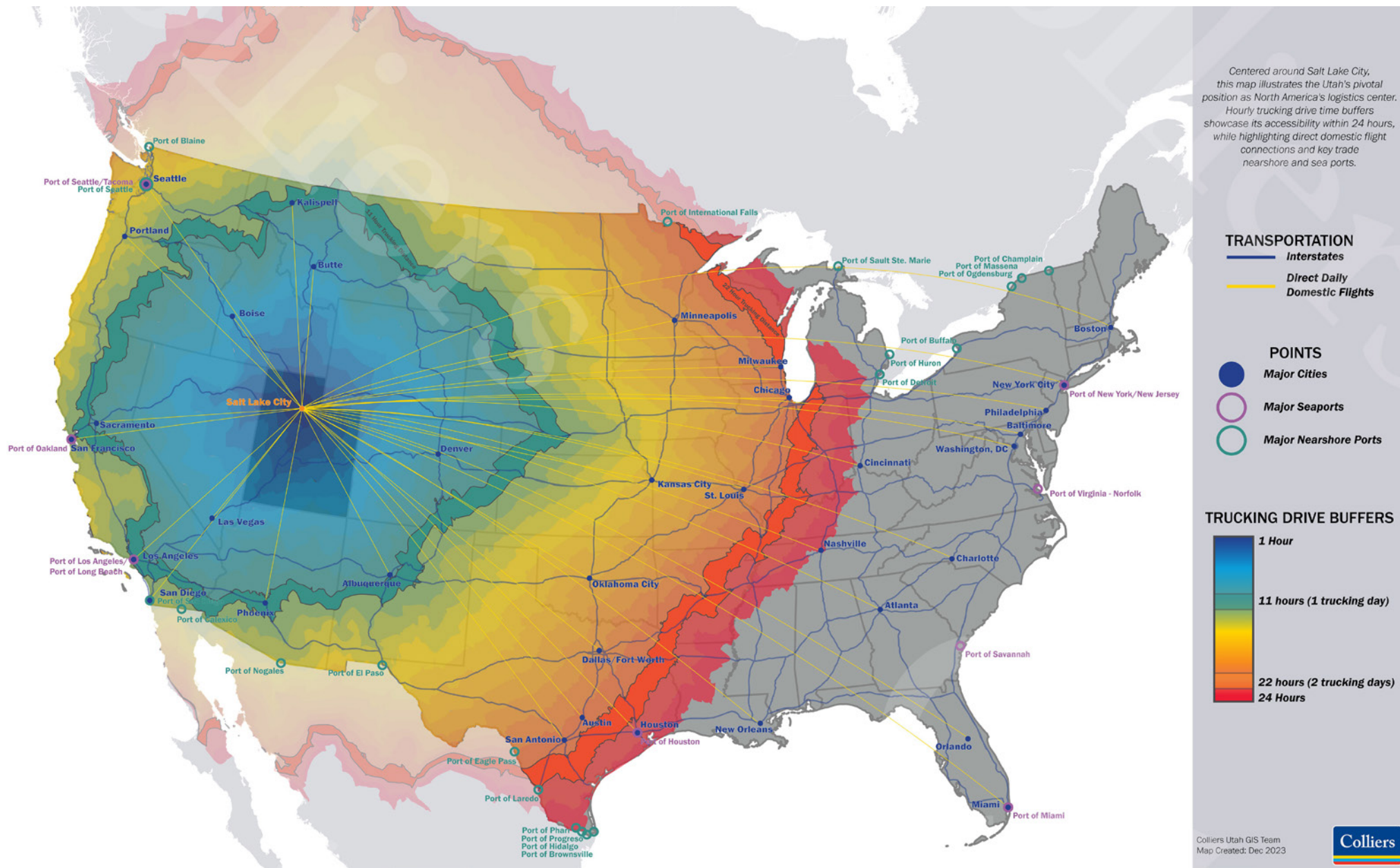




Future Mountain View Corridor



TRUCKING TIME MAP



WHY UTAH?

Utah Provides a High-Quality of Life

Utah is a national leader in high job growth, low unemployment, low cost of doing business, and talented labor. Utah regularly ranks among the best states for business, careers, living, health, and quality of life. Utah provides an array of employment opportunities in various industries, and offers its residents numerous lifestyle options that range from quiet rural settings to thriving urban centers.

Most of Utah's population resides along The Wasatch Front, roughly 150 miles of contiguous cities and communities, running predominantly north-south along the I-15 corridor and the western slope of the Wasatch Mountain range, from Brigham City to Nephi.



Utah Provides a High-Quality of Life

Utah is world-renowned for its bounty of **public lands and recreational opportunities** ranging from mountain wilderness to desert landscapes. Utah has five national parks, six national forests, numerous state parks and recreation areas, and over a dozen ski resorts.

Utah is a geographically diverse state, encompassing a **convergence of three distinct geological regions**: the Rocky Mountains, the Great Basin, and the Colorado Plateau.

The beehive is the state symbol of Utah. The Mormon settlers used the symbol to represent **hard work and industriousness**. The beehive is where all workers cooperate in the construction of something much bigger than themselves, as a model for an efficiently run society.

Utah's Population Demographics (2020)



3.34M
Population



1.05M
Households



3.13
Average Household Size

Utah's Income Factors (2020)



\$73.0K
Median Household Income



\$92.6K
Average Household Income



\$29.2K
Per Capita Income

Utah's Workforce in Numbers (2020)

1.27M
Total Employees



54.4%
Services



22.6%
Retail Trade



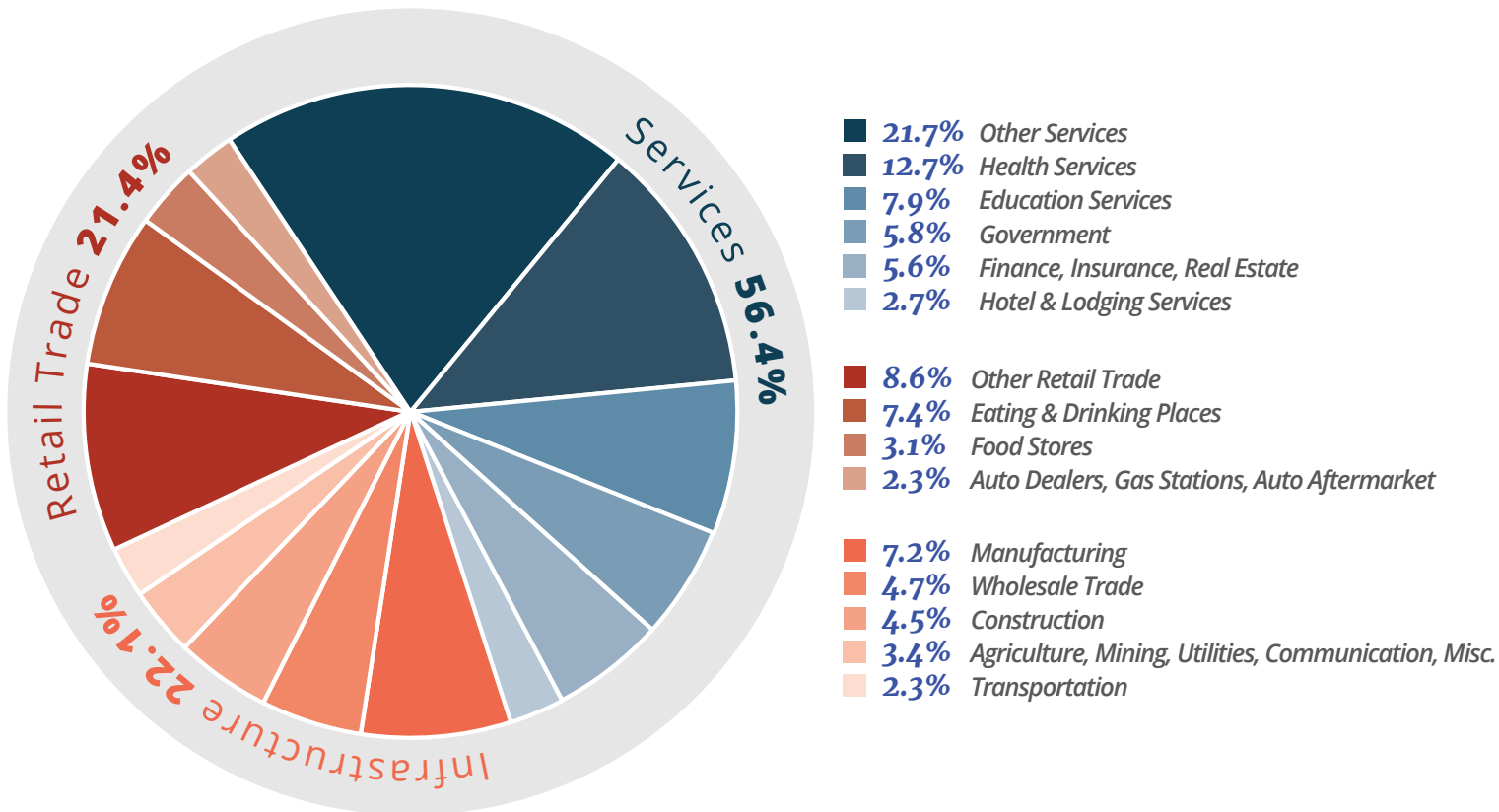
23.0%
Infrastructure



Utah: Diverse & Skilled

Utah's job market is robust and diversified. The economy booms thanks to a combination of strong employment growth, the vibrant and diverse industries present, and strategic collaboration between business, labor and government.

Utah's Workforce by Industry





Moving Consumer Goods is Vital to Utah

From Logan in the north to St. George in the south, Utah's unmatched transportation infrastructure has earned it a reputation for building mutually beneficial relationships with companies in the logistics and distribution sectors. Utah's network of rails, roads and airports provide the backbone of Utah's freight network.

- Utah exports \$12 billion in goods and services annually.
- United Parcel Service currently has more than 4,000 Utah workers and recently added more than 1,700 employees to its Salt Lake City location. The company recently opened its doors to a new 840,000 SF distribution center.
- Amazon selected Salt Lake City for a new regional fulfillment center. The company's 855,000-square-foot distribution center in the city's northwest quadrant has more than 1,500 employees.
- In 2007 AmerSports relocated its North American headquarters to Ogden, Utah and recently announced it will expand its distribution operations, adding up to 155 jobs, \$6.5 million in state revenue, and \$32 million in capital investment over the next 10 years.
- Charlotte Pipe and Foundry Company, the nation's top maker of cast iron and plastic pipe and fittings, recently expanded its Cedar City, Utah facility. The expansion added more than 157,000 square feet to the plant and 30 new jobs.

Utah's Freight Industry has an
Employment Base of Over

36k

(Utah Department of Transportation)

Utah Exports

\$12B

in Goods & Services Annually

(Utah Department of Transportation)

Utah is Home to Over

15k

Trucking Companies

(Utah Department of Transportation)

Top Manufacturing Employers in Utah

Autoliv

#32 Largest employer in Utah by number of employees (2020)

The world's largest automotive safety supplier (such as airbags, seat belts, steering wheels, etc.) with sales to all major car manufacturers

Significant manufacturing operations in Weber and Box Elder Counties



#50 Largest employer in Utah by number of employees (2020)

Leading manufacturer and marketer of disposable medical devices, particularly in cardiology, radiology, oncology, critical care and endoscopy.

Headquartered in South Jordan, Utah



#17 Largest employer in Utah by number of employees (2020)

In 2018 Amazon began shipping and receiving packages from a new 855,000 SF fulfillment center in Salt Lake City's Northwest Quadrant. The fulfillment center employs around 1,500 workers.



#23 Largest employer in Utah by number of employees (2020)

UPS chose Salt Lake City's Northwest Quadrant for their 840,000 SF Regional Hub due to its proximity to the Salt Lake City International Airport and Utah's strategic one-day and two-day trucking routes



#51 Largest employer in Utah by number of employees (2020)

Lifetime Products is a leading producer of plastic and metal products such as folding tables, chairs, and basketball hoops.

Headquartered in Clearfield, Utah



One of Procter & Gamble's newest manufacturing sites built in 2011, is located in Box Elder County, which produces paper consumer products (Bounty Paper Towels, Charmin Toilet Paper, and others)

\$500 million expansion to the facility over coming years was recently announced, and will also add up to 200 more jobs



C.R. England, one of the largest refrigerated trucking companies in the world is headquartered in West Valley City, Utah



Swift Transportation operates nearly 20,000 trucks and has a network that has grown to over forty full service facilities in both the continental United States and Mexico.



Manufacturer and supplier of irrigation products for residential and commercial markets, in business since 1986. Orbit distributes over 2,000 products to 40 countries on five continents.

Headquartered in Bountiful, Utah



Sinclair Trucking provides delivery services and offers businesses a distribution network for a variety of products, including gasoline, diesel, jet fuel, fuel oils, LPGs, and asphalts.



Winter Activities

Utah's winter captivates adventure seekers, drawing over four million visitors annually to its acclaimed ski resorts, including iconic destinations like Park City and Snowbird. With pristine powder and diverse terrains, Utah, home to over a dozen top-notch resorts, caters to all levels of skiers and snowboarders against the stunning backdrop of the Wasatch Range. Beyond the slopes, winter enthusiasts can explore activities like snowmobiling and ice climbing, making Utah a premier destination for a thrilling winter escape.



Utah's Playground

Utah's natural wonders extend to its breathtaking national parks, captivating millions of visitors each year. From the mesmerizing red rock formations of Zion and Bryce Canyon to the otherworldly landscapes of Arches and Canyonlands. Utah's Mighty 5, present a captivating tapestry of geological marvels. The state's unique topography, attracts nature enthusiasts, hikers, climbers, and photographers from around the globe. With each park offering a distinct and awe-inspiring experience, Utah stands as a premier destination for those seeking to immerse themselves in the grandeur of America's southwestern beauty.





Entertainment & Sports

In Salt Lake City, sports fans enjoy the excitement of NBA basketball with the Utah Jazz and college football at the University of Utah. The Utah Jazz, a Western Conference powerhouse, electrifies fans at the Vivint Arena, which seats over 18,000. The University of Utah's Utes draw crowds of more than 45,000 to Rice-Eccles Stadium, where their competitive spirit unites the university community and football fans alike. Adding to the sports scene is the newly formed Utah Hockey Club, set to make its mark in professional hockey. With a fresh team and growing anticipation, the Utah Hockey Club promises to deliver fast-paced action, further enhancing Utah's vibrant sports culture.



WEST VALLEY

LOGISTICS CENTER 4

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