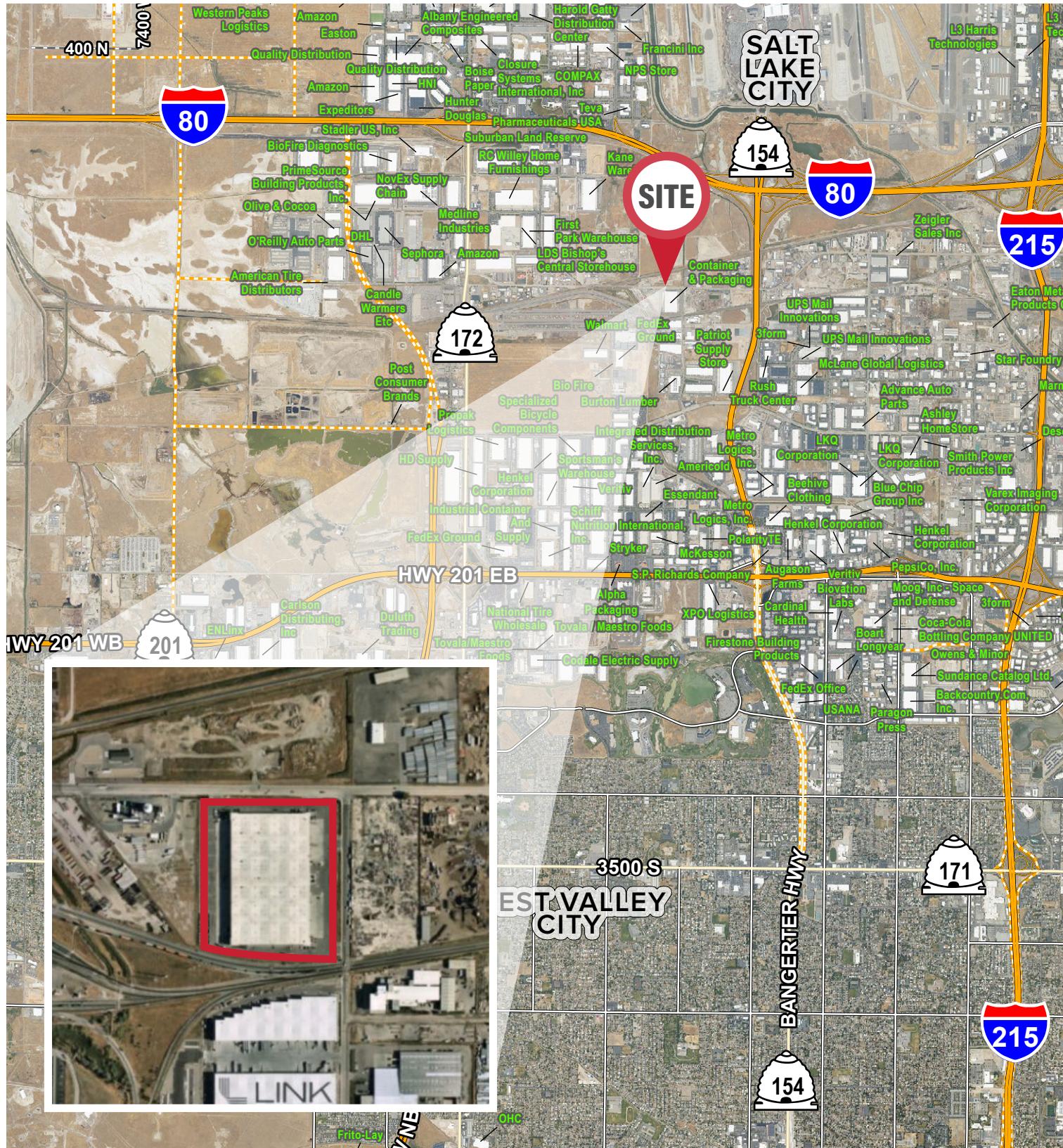


# PACIFIC LANDING III

4475 West 700 South | Salt Lake City, UT 84104



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## FOR SUBLEASE

\$0.44/Monthly NNN

Partial Existing Racking May be Included During Sublease Term

## Property Highlights

- Available: 115,848 SF
- Office: 1,520 SF
- Warehouse: 114,328
- Loading:
  - Seventeen (17) Total Dock High Doors with Seals and bumpers
  - Ten (10) with Pit Levelers (2 Hydraulic), Seven (7) with Edge of Dock Levelers
- Three (3) Grade Level Doors: 12'x14'
- Clear Height: 32'
- Column Spacing: 52'x56'
- Truck Court Depth: 185'
- ESFR Fire Suppression System
- LED Motion Sensor Lighting
- Security System
- Skylights
- Gas Forced Heat in Warehouse
- Power: 900 Amps 480/277 V | 3-Phase | 4-Wire
- Concrete Tilt Construction
- Year Built: 2011
- Zoning: Salt Lake City Light Industrial (M-1)
- Convenient Access Off I-80 and Bangerter Highway
- Master Lease Expiration Date: February 28, 2026

## Contact

**SKYLER PETERSON, SIOR**  
Executive Vice President  
m 801.656.7354  
speterson@legendcommercial.com

**TRE BOURDEAUX, SIOR**  
Vice President  
m 801.824.0397  
tbourdeaux@legendcommercial.com

**PARKER TAGGART**  
Senior Associate  
m 801.928.1815  
ptaggart@legendcommercial.com



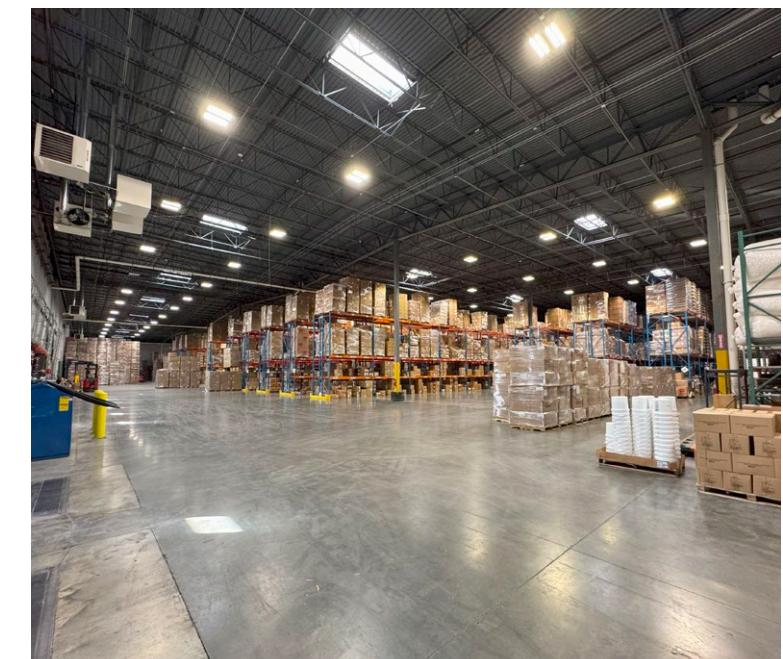
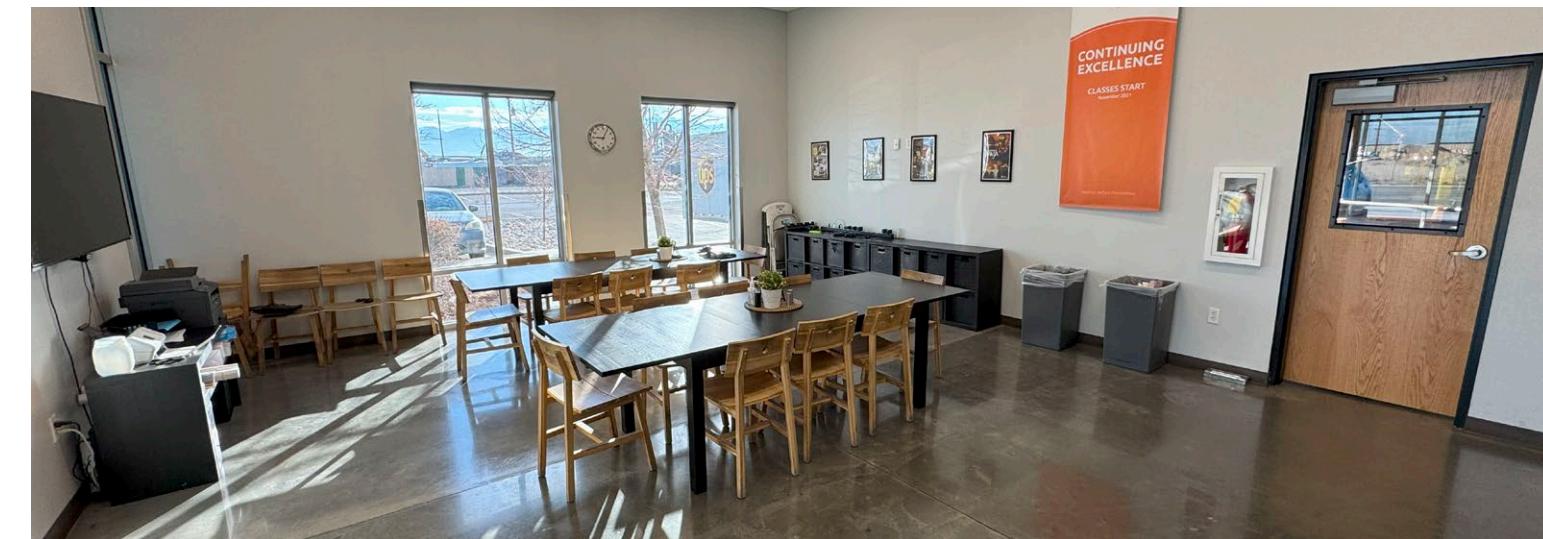
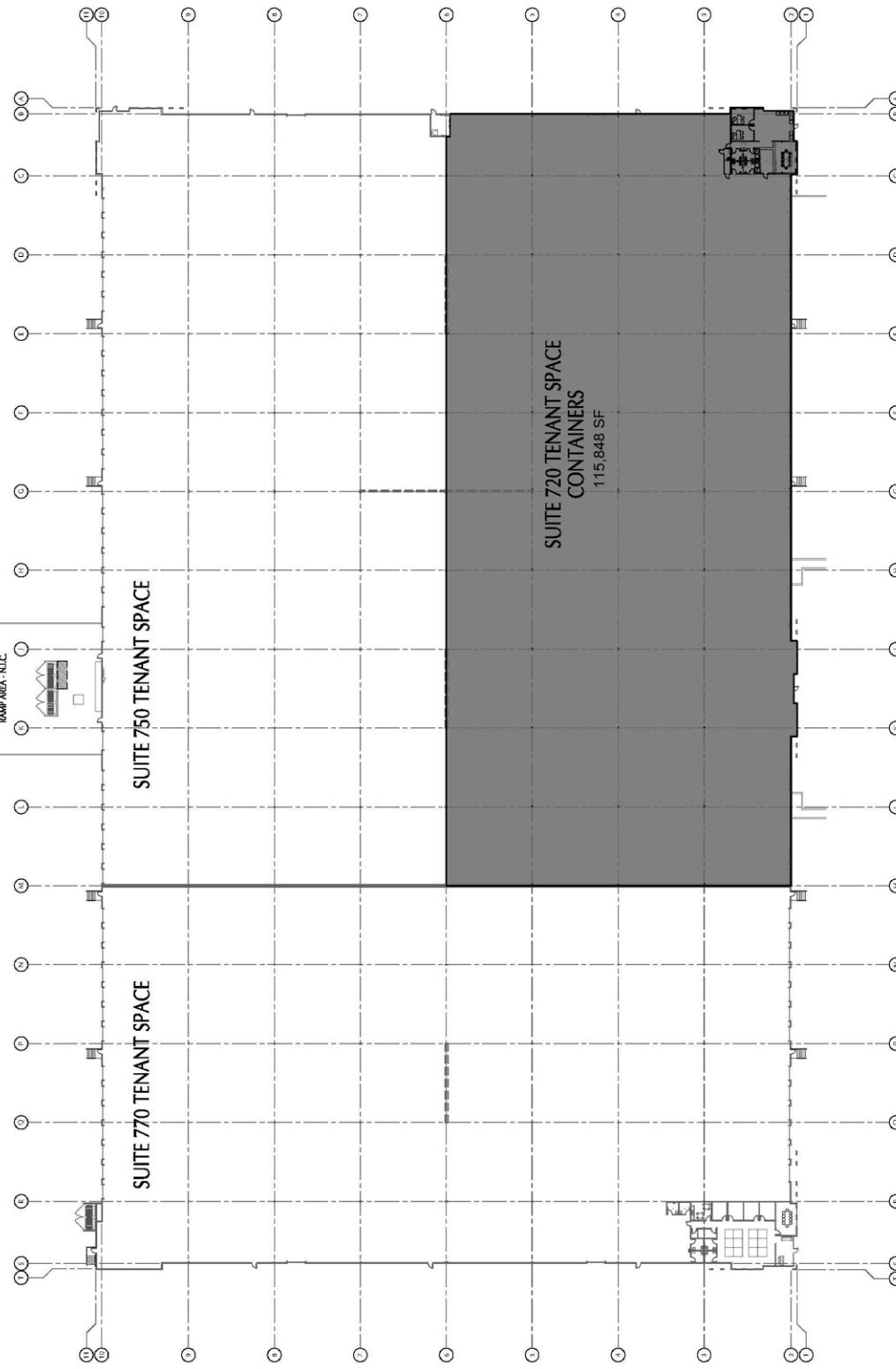
801.930.6750 | [www.legendcommercial.com](http://www.legendcommercial.com)  
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