

**Tom Freeman**  
Executive Director  
+1 801 303 5449  
tffreeman@comre.com

**Travis Healey**  
Senior Director  
+1 801 303 5565  
thealey@comre.com

**Gina Moore**  
Director  
+1 801 303 5510  
gmoore@comre.com

170 South Main Street Suite 1600  
Salt Lake City, UT 84101  
Main +1 801 322 2000  
Fax +1 801 322 2040  
**comre.com**

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I-80 LOGISTICS CENTER

**PHASE I ±65,540 SF AVAILABLE**  
**PHASE II DELIVERY 1Q/2Q 2017**



**Property Highlights**

- Class A industrial park with up to ±1,094,842 SF of development constructed in two phases.
- Phase I completed buildings are ±285,149 SF & ±306,444 SF.
- Phase II is under construction for a ±503,249 SF building with delivery 1Q/2Q 2017.
- Lease Rate: \$0.38 PSF, NNN
- Corporate Business Park Environment
- Ample Amenities
- Situated on 63 acres
- Parkway Infrastructure
- Park located adjacent to Interstate 80 with visibility on I-80
- Park has excellent access to all major Interstates, Salt Lake International Airport, and is well situated with several points of ingress/egress with intersections at 5600 West & 7200 West

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**PROPERTY INFORMATION:**

**BUILDING 1: COMPLETED**

- Size: ±306,444 SF cross dock configuration
- Available: ±65,540 SF
- Office: To Suit
- Dock Doors: 72 (dock equipment per specs)
- Grade Level Doors: 4
- Parking: 279 stalls
- Trailer Parking: 87 stalls
- Clear Height: 32' Clear
- Fire Suppression: ESFR
- Column Spacing: 50' X 52'/60' Staging Bays

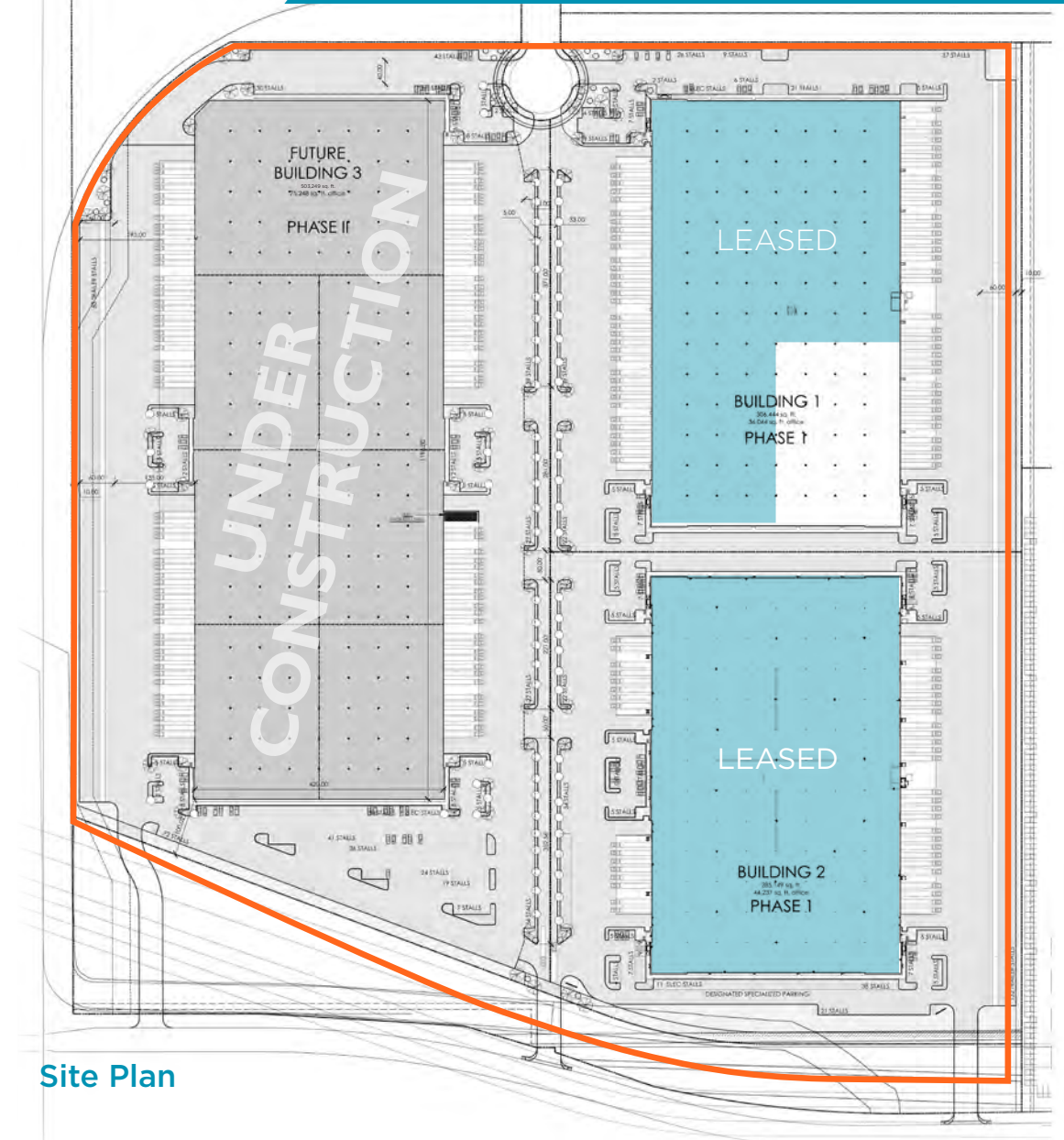
**BUILDING 2: COMPLETED/FULLY LEASED**

- Size: ±285,149 SF cross dock configuration
- Office: To Suit
- Dock Doors: 48 (dock equipment per specs)
- Grade Level Doors: 6
- Parking: 265 stalls
- Trailer Parking: 67 stalls
- Clear Height: 32' Clear
- Fire Suppression: ESFR
- Column Spacing: 50' X 52'/60' Staging Bays

**BUILDING 3: UNDER CONSTRUCTION**

- Size: ±503,249 SF cross dock configuration
- Office: To Suit
- Dock Doors: 106 (dock equipment per specs)
- Grade Level Doors: 8
- Parking: 549 stalls
- Trailer Parking: 83 stalls
- Clear Height: 36' Clear
- Fire Suppression: ESFR
- Column Spacing: 50' X 56'/60' Staging Bays
- Warehouse Decking: Painted White

**I-80 LOGISTICS CENTER**



Site Plan

