



FOR LEASE
Gladiola Distribution Center
525 South Gladiola Street
Salt Lake City, Utah



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THE
ROMNEY GROUP

\$0.39 PSF, NNN LEASE RATE



BUILDING A READY FOR TENANT IMPROVEMENTS
BUILDING B NOW UNDER CONSTRUCTION

Property Highlights

- 313,500 SF total square feet
Building A: 156,750 SF
Building B: 156,750 SF
- Divisible to $\pm 31,000$ SF
- 30' clear height
- 57'x55' column spacing
- ESFR Fire Suppression
- 70' concrete apron | 329' 6" truck court
- 2,500 amps, 277/480 volt, 3-phase power
- 275' building depth
- 28 (9'x10') dock high doors per building
- 4 (10'x12') ground level doors per building
- Zoned M-2
- Rail spur possible to site
- Within 4 miles to both Salt Lake International Airport and Union Pacific Intermodal Hub
- Access to I-80 via Gladiola Street, Pioneer Road and 500 South Redwood Road

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

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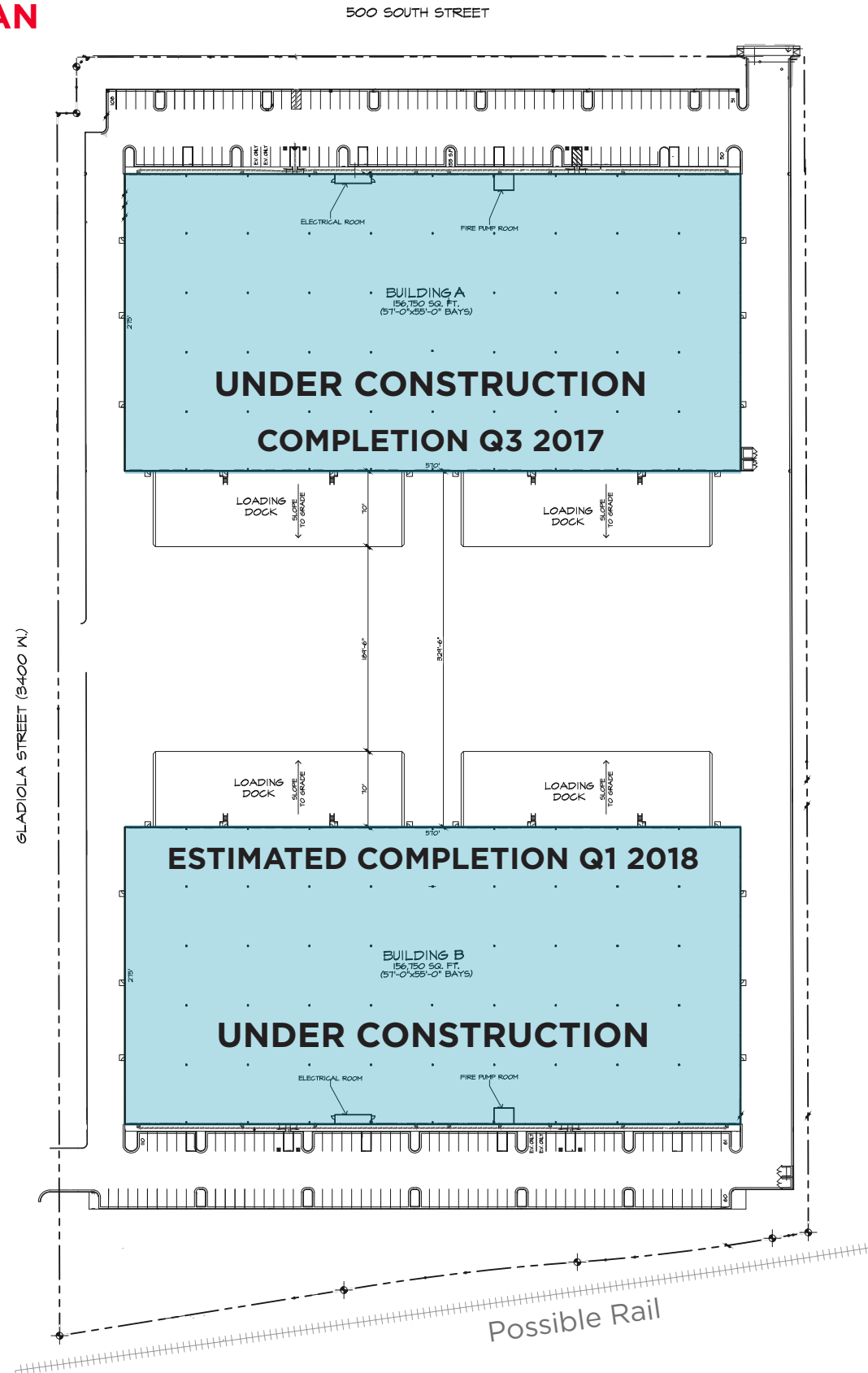
170 South Main Street Suite 1600
Salt Lake City, UT 84101
Main +1 801 322 2000
Fax +1 801 322 2040
comre.com

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(path: G:\1 - Projects\Freeman, T\1 - Flyers\525sGladiolaStreet)

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SITE PLAN



CONSTRUCTION STATUS SEPTEMBER 2017

BUILDING A | LOADING



BUILDING A | INTERIOR



BUILDING B | SITE WORK COMMENCED

