



FOR LEASE  
**Gladiola Distribution Center**  
3365 West 500 South & 615 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 (12'x14') ground level doors per building
- Zoned M-2
- 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

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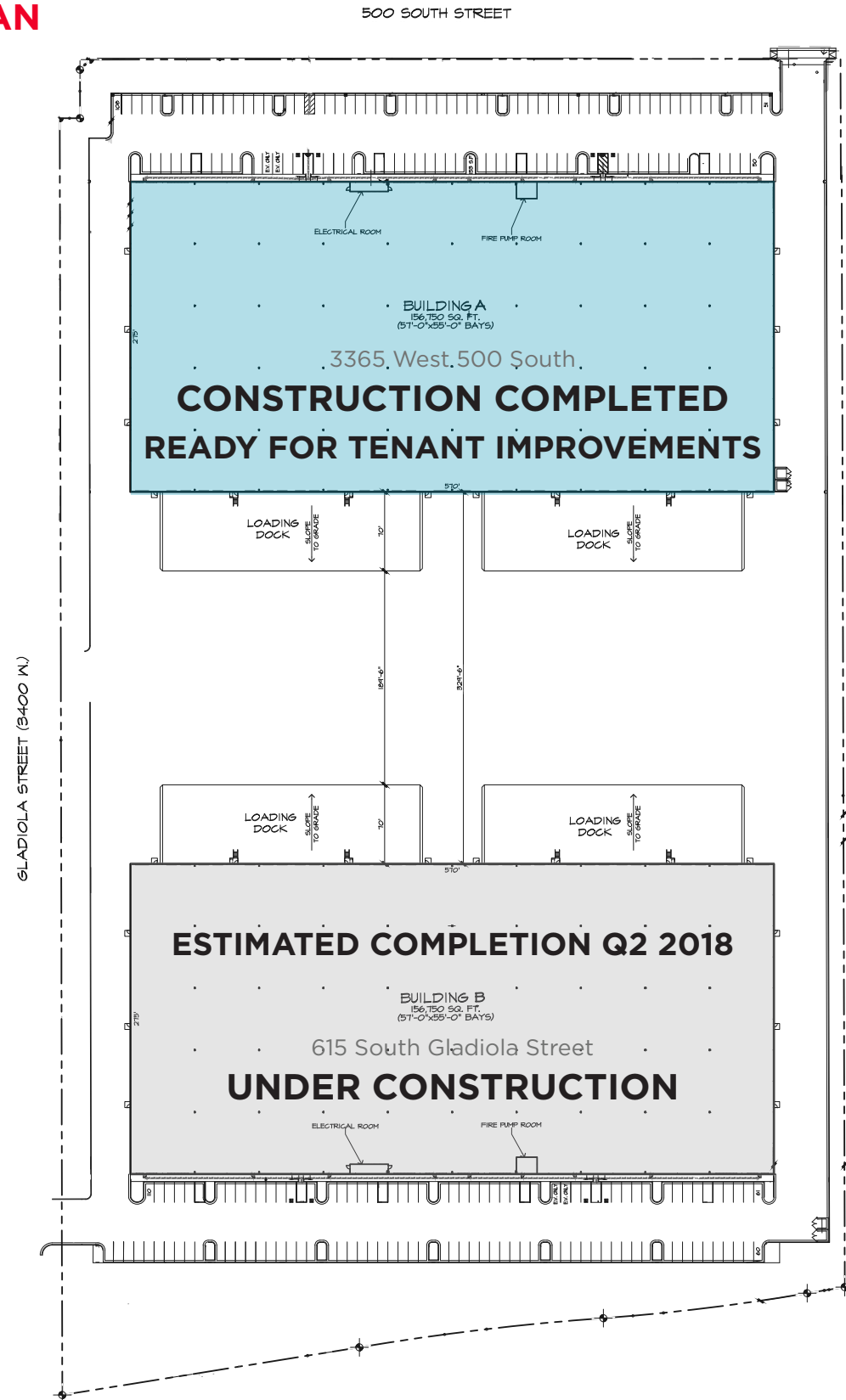
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## SITE PLAN



## CONSTRUCTION STATUS

BUILDING A | LOADING



BUILDING A | INTERIOR



BUILDING B | WALLS TILTED

