FOR LEASE



## **Gladiola Distribution Center**

3365 West 500 South & 615 South Gladiola Street Salt Lake City, Utah



SPAN

ONSTRUCTION

FOR LEASE

THE



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#### **Property Highlights**

• 313,500 SF total square feet Building A: 156,750 SF Building B: 156,750 SF

- Divisible to ±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

**Tom Freeman, SIOR** Executive Director +1 801 303 5449 tom.freeman@cushwake.com **Travis Healey, SIOR** Senior Director +1 801 303 5565 travis.healey@cushwake.com

# **Gladiola Distribution Center** 3365 West 500 South & 615 South Gladiola Street Salt Lake City, Utah

## ROMNEY GROUP

#### **\$0.39 PSF, NNN LEASE RATE**



## **BUILDING A READY FOR TENANT IMPROVEMENTS BUILDING B NOW UNDER CONSTRUCTION**

- 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

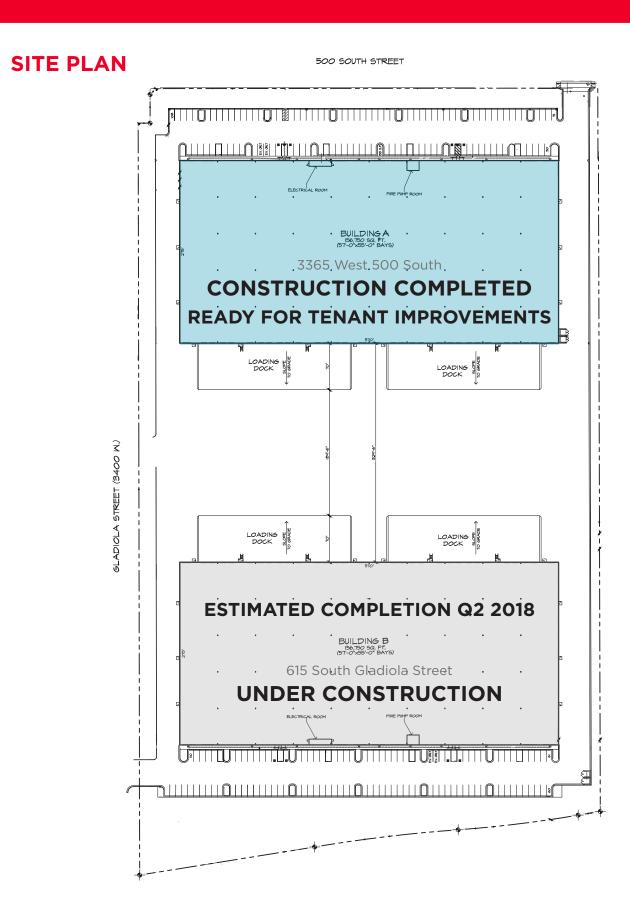
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### **CONSTRUCTION STATUS**



