

Class A Warehouse | For Sublease

CBRE

Freeport West ARA

Building B

2450 South 6755 West
West Valley City, UT 84128

124,734 Sq. Ft. Office/Warehouse Available January 2027



Property Features

- + Building size: 497,534 sq. ft.

+ Available: 124,734 sq. ft.

- Office: ±12,000 sq. ft.

- Breakroom with restroom: ±2,500 sq. ft.

+ Loading:

- 17 Dock high doors (9' x 10')

- 2 Grade level doors (12' x 14')

+ Power: 4500 amps, 277/480 volt, 3 phase

+ Depth of available space: 225'

+ Clear height: 32'
- + Typical column spacing: 50' x 55'

+ Floor: 6" thick, reinforced

+ Lighting: T-5

+ Heating: Gas unit heaters

+ HVAC throughout the warehouse to maintain temperature of 68-78 degrees F

+ Fire protection: ESFR

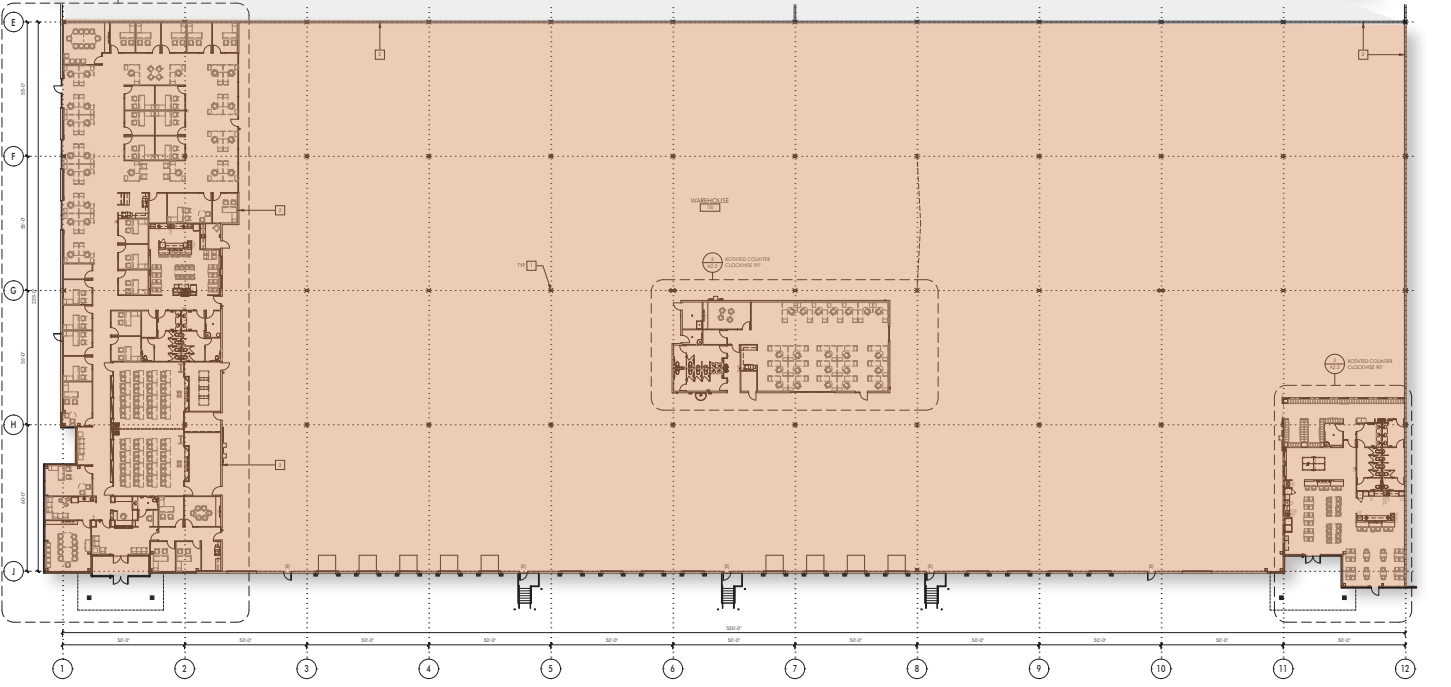
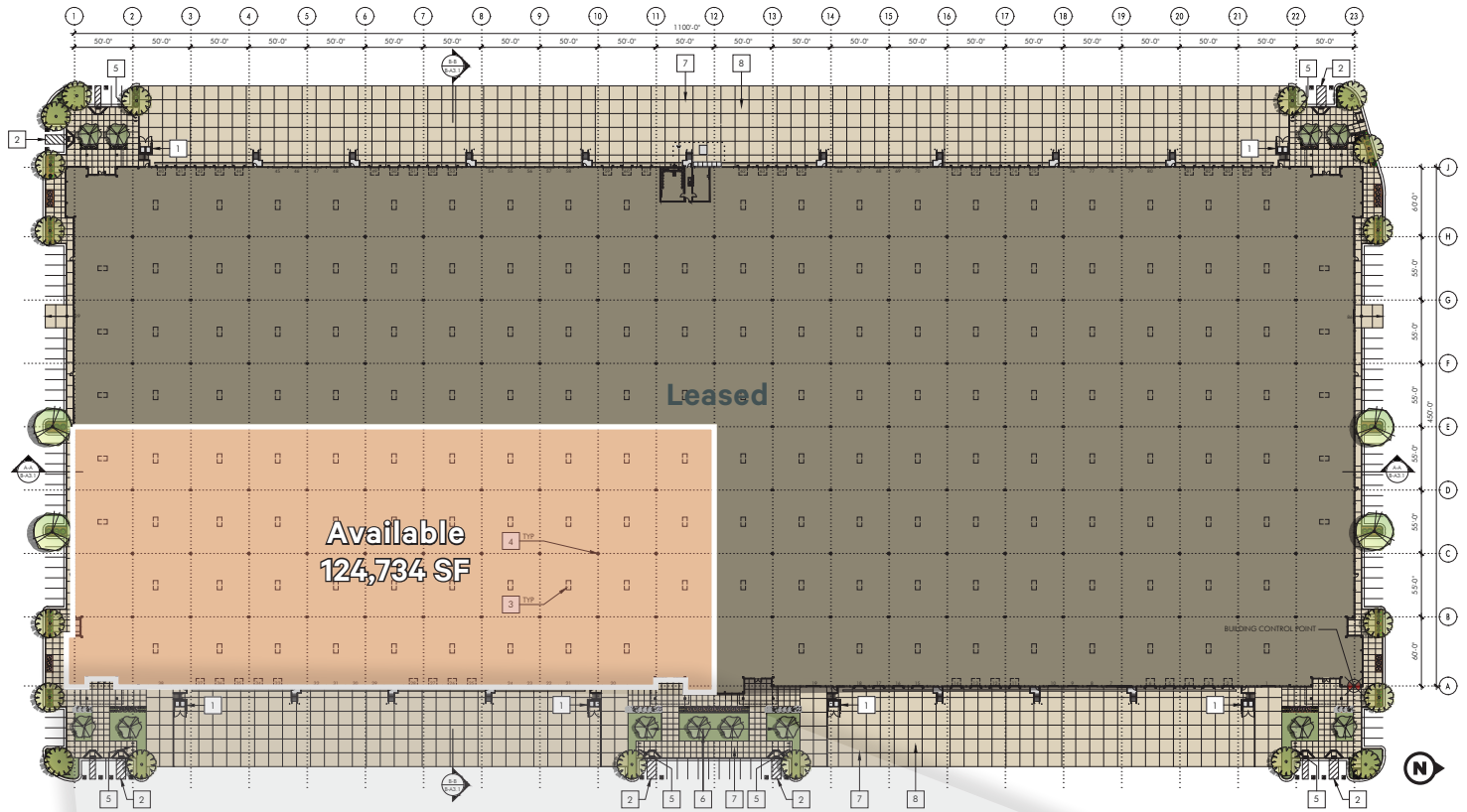
+ Roofing: R-20

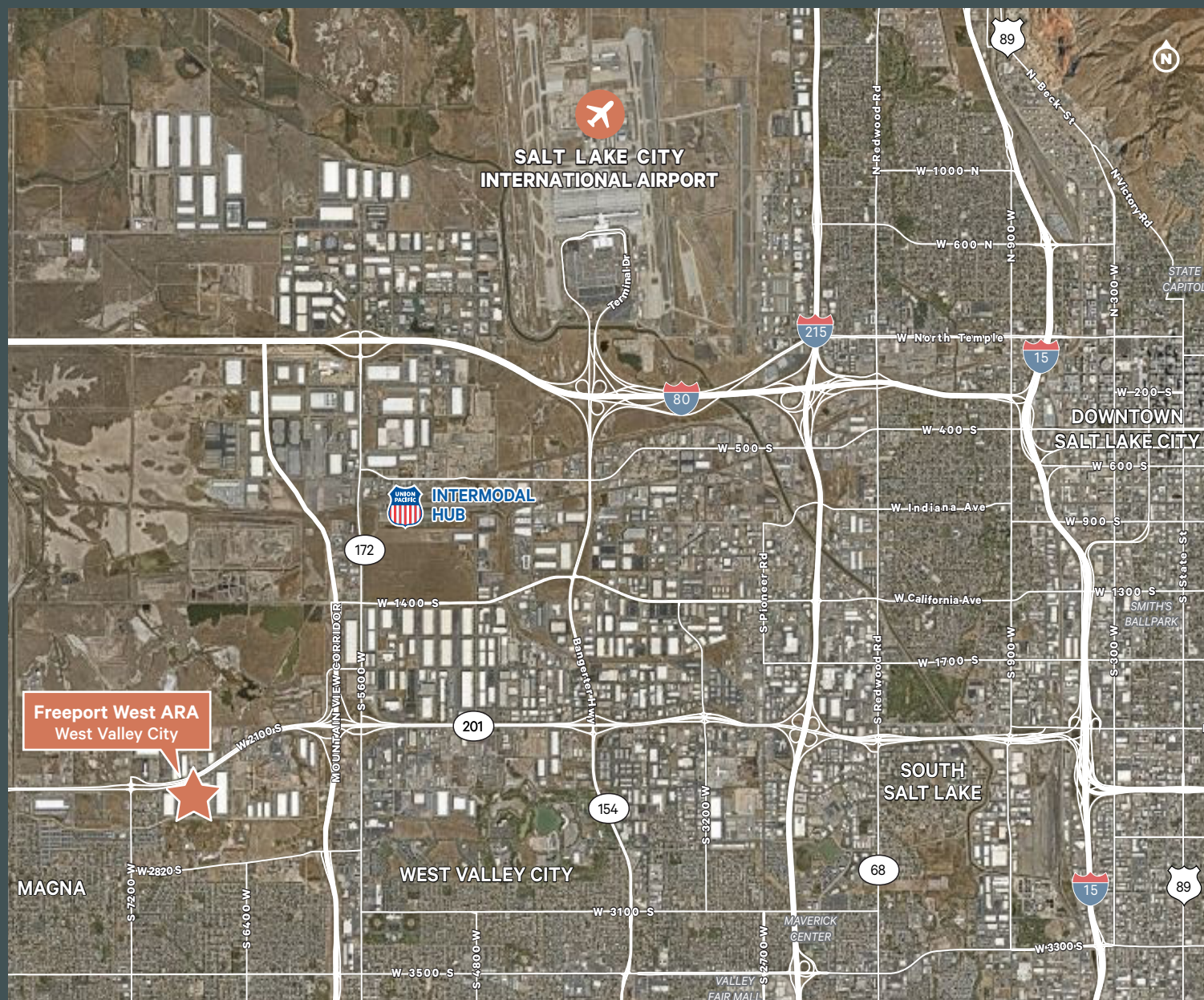
+ Master lease expiration: September 30, 2032

Location Aerial



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