

FOR SUBLEASE
201 MOUNTAIN VIEW PARK
6162 West Beagley Road
West Valley City, UT 84128

±83,221 SF AVAILABLE



**CUSHMAN &
WAKEFIELD**

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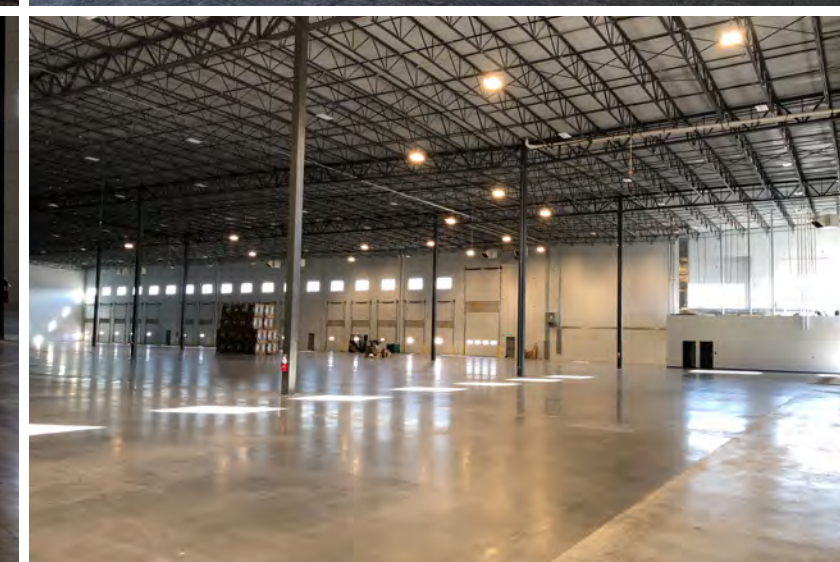
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PROPERTY HIGHLIGHTS

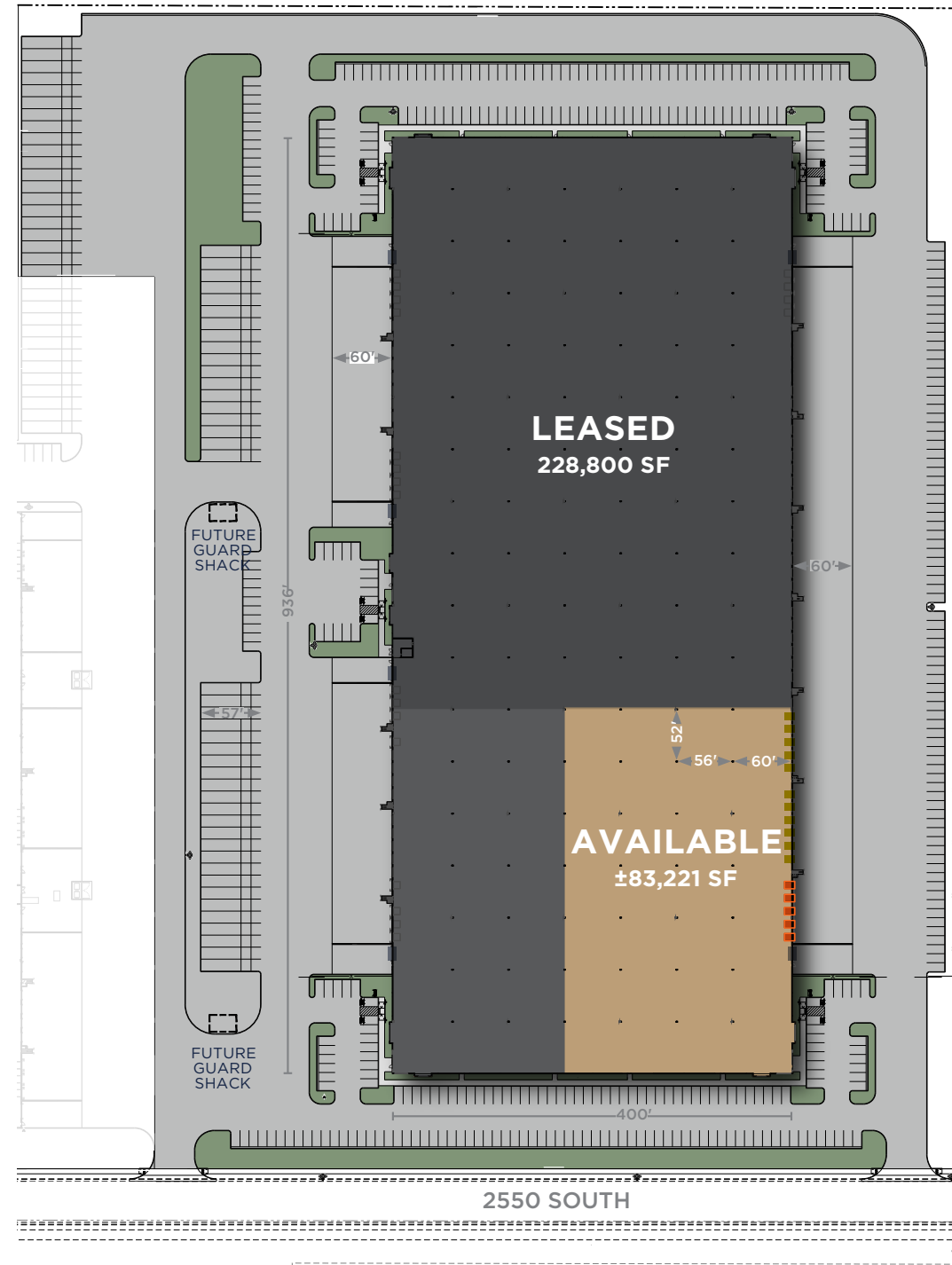
- ±83,221 SF
- ±1700 SF office
- 36' clear height
- 52'x56' column spacing with 60' speed bay
- High efficiency LED warehouse lighting (30' candles at 36" AFF) with motion sensors
- 16 dock doors, all equipped with 40,000 lb pit levelers, 5 mechanical & 11 hydraulic
- 1 (14'x16') ground level door
- 200 Amps 277/480 volt, 3-phase power
- Slab Thickness: 7" with 4500 PSI
- Sprinklers: ESFR
- 10 Trailer stalls
- 100 Auto parking stalls
- Available April 1, 2024
- Master LED: January 31, 2028



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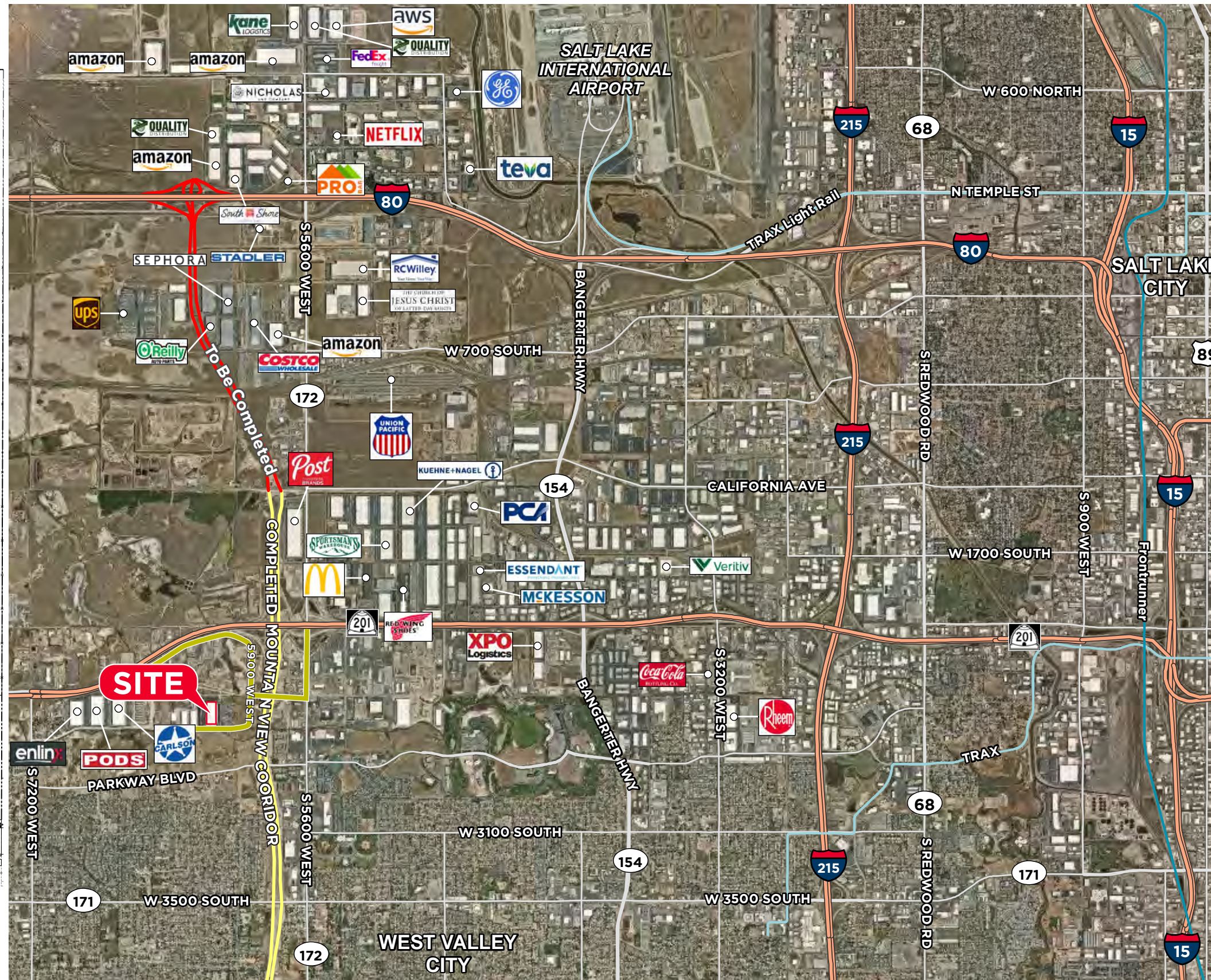
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SITE PLAN



16 DOCK DOORS

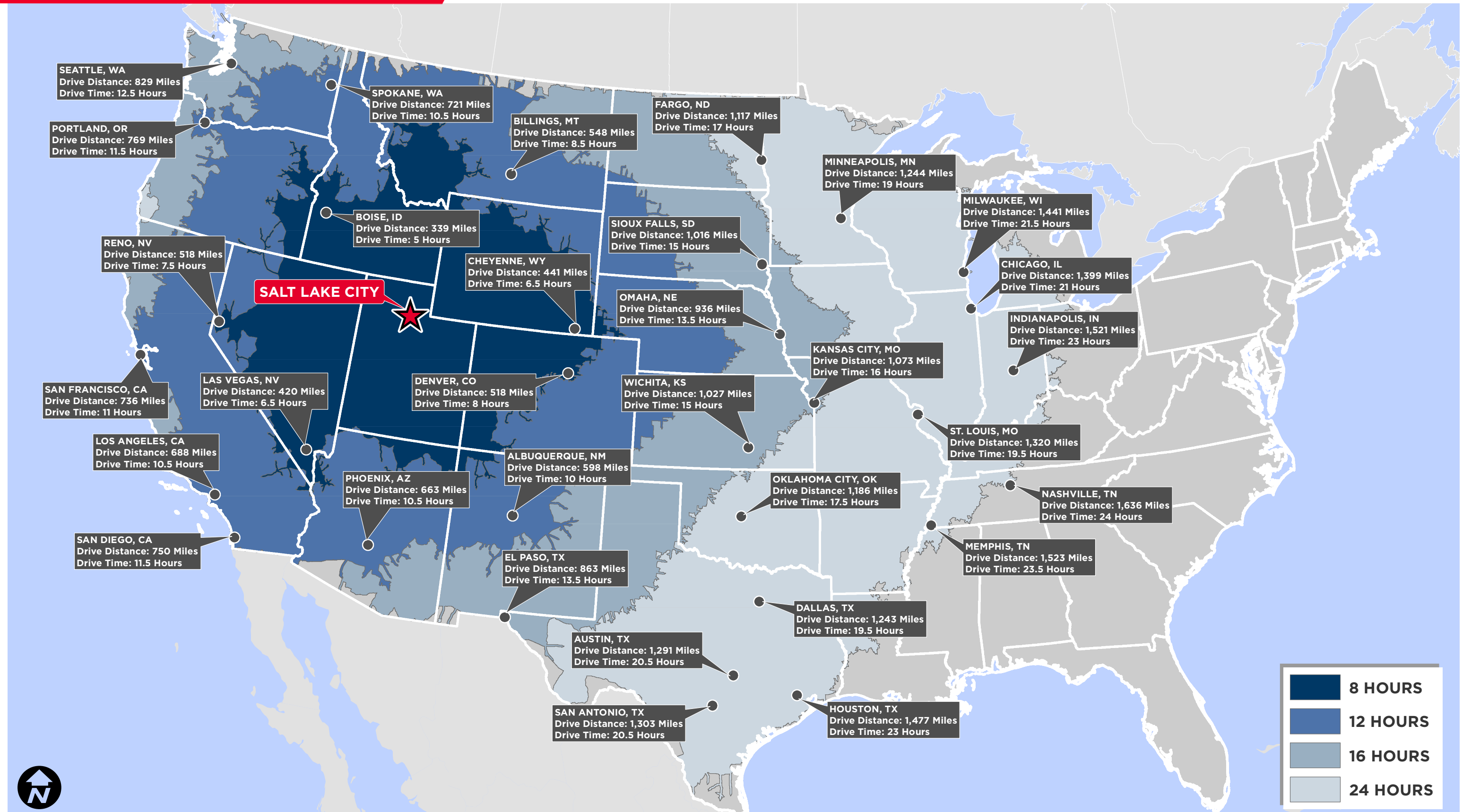
5 equipped with 40,000 lb mechanical pit levelers, and 11 fitted with 40,000 lb hydraulic pit levelers



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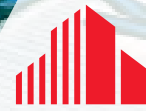
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TRUCKING TRAVEL DISTANCES



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