



**THE
QUAD**
THE QUADRANT
BUILDING II

1194 North 6880 West
Salt Lake City, Utah

CROSSDOCK DISTRIBUTION FACILITY FOR LEASE

271,600 SF



**RITCHIE
GROUP**





PROPERTY FEATURES

Welcome to The Quadrant II, a premier industrial property in Salt Lake City, Utah. This state-of-the-art facility offers an impressive 1,067,000 SF building, combining modern design with strategic location to meet the demands of today's industrial tenants.

Square Footage Available

271,600 SF Available

Dock High Doors

52

*26 equipped with Levelers

Restrooms

Two (2) restrooms

Office Square Footage

+/- 8,300 SF

Grade Doors

2

Floor Slab

7" Full reinforced

Total Building Square Footage

1,067,000 SF

Trailer Court Size

200'

Sprinklers

ESFR

Column Spacing

56' x 56', 60' speed bays

Parking Spaces

149

Power

2,000 AMPS 480/277 volts,
3 phase

Clear Height

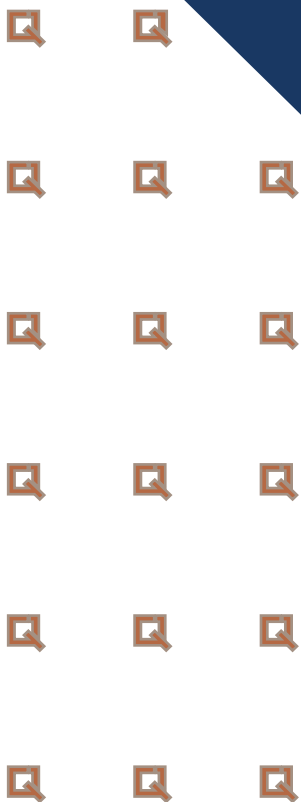
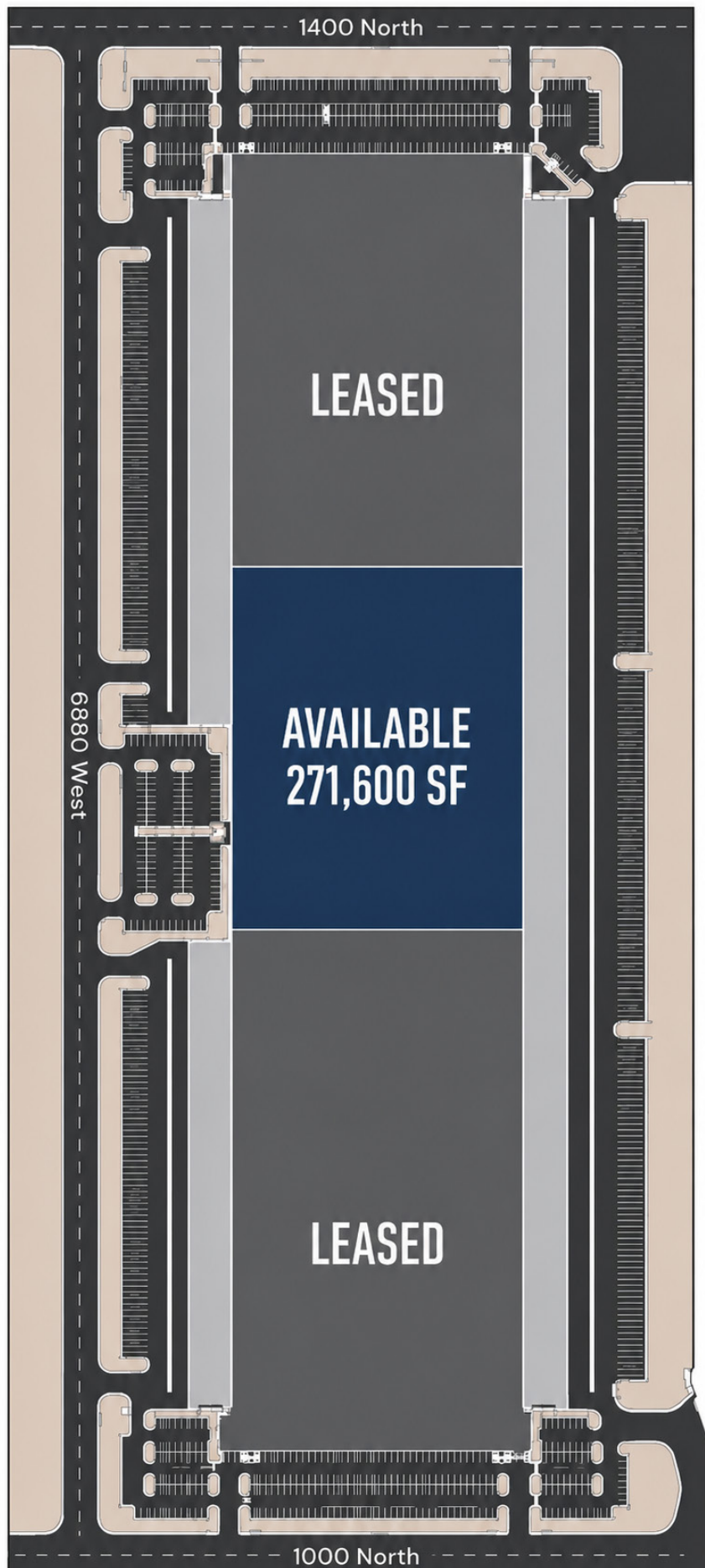
36'

Zoning

M-1 (light industrial)

Natural Lighting

Skylights and clerestory



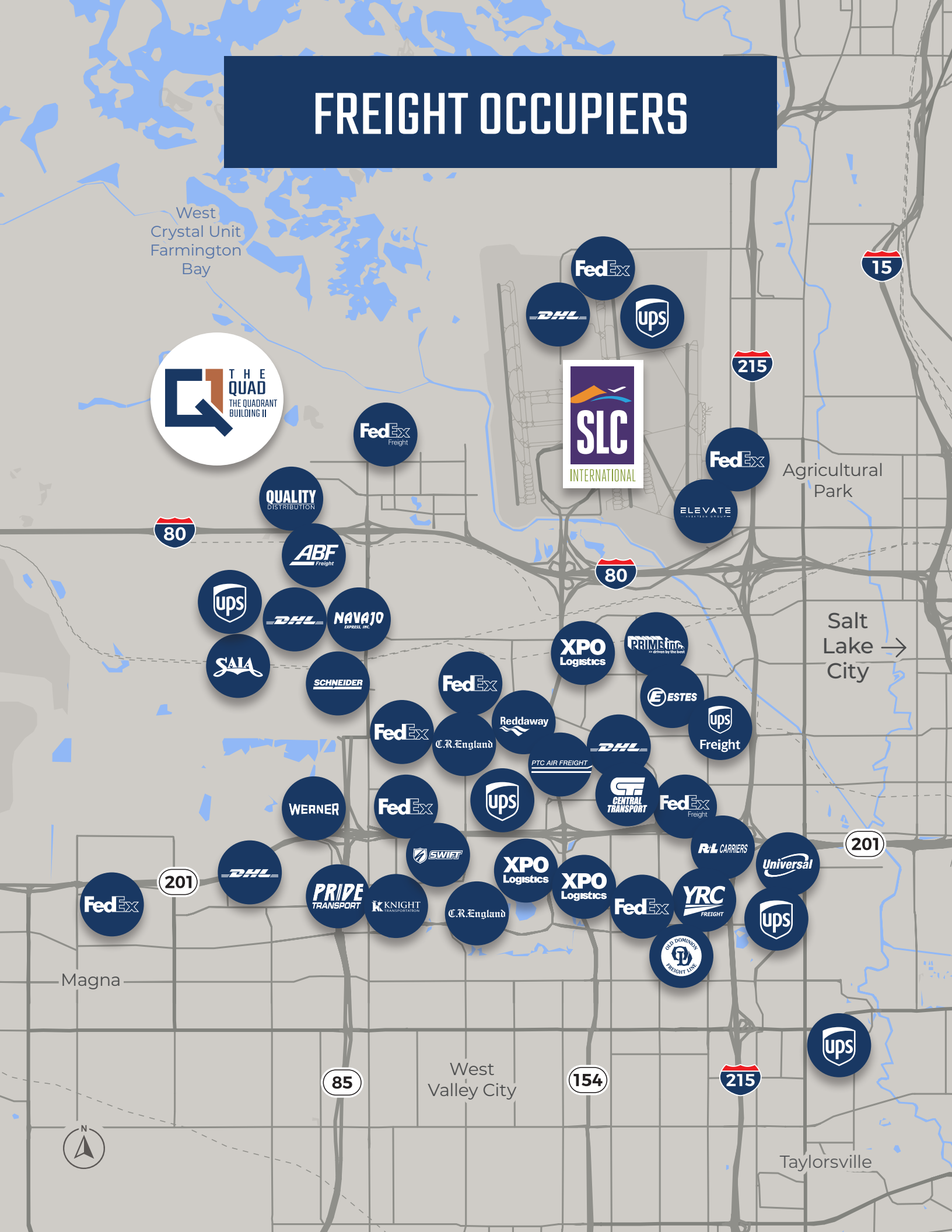
The Quadrant II is strategically positioned for freight and distribution occupiers due to its prime location just off I-80 and only 5 minutes from Salt Lake International Airport. The development offers direct access to major transportation routes and lies within the Utah Inland Port jurisdictional area, making it an ideal hub for regional and global logistics operations.



REGIONAL CONNECTIONS

Albuquerque, NM	599 MI	9.5 HRS	Phoenix, AZ	700 MI	11 HRS
Billings, MT	552 MI	8.5 HRS	Pocatello, ID	165 MI	2.5 HRS
Boise, ID	345 MI	4.5 HRS	Portland, OR	766 MI	11 HRS
Cheyenne, WY	441 MI	6.5 HRS	San Diego, CA	750 MI	10.5 HRS
Denver, CO	521 MI	7.5 HRS	San Francisco, CA	736 MI	10.5 HRS
Las Vegas, NV	422 MI	6 HRS	San Jose, CA	768 MI	11 HRS
Los Angeles, CA	700 MI	10 HRS	Seattle, WA	840 MI	12 HRS

FREIGHT OCCUPIERS



UTAH'S THRIVING ECONOMY & WORKFORCE

Unemployment Rates

3.3% Utah

4.2% U.S.

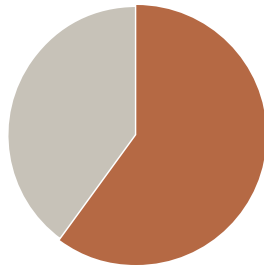
Job Growth Rates

2.3% Utah

1.5% U.S.

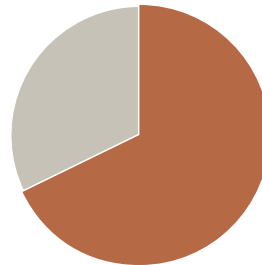
Percent of Major Industry Groups Adding Jobs

60%



Labor Force Participation Rate

68.5%



Major Headquarters

31

Top private-sector employers

fulfillment
by **amazon**

ARUP
LABORATORIES

DELTA

DISCOVER

Intermountain Health

Technologies

.vivint

Walmart

WELLS FARGO

ZIONS BANK



Population

342,419

10 miles

886,857

15 miles

Median Age

33



300

Daily non-stop flights from Salt Lake City International Airport



3

Cross-country interstates: I-70, I-80 and I-15



Top 5

West coast ports are within 1-2 days of Utah



89 Miles

Regional FrontRunner commuter train connects Provo, Salt Lake City and Ogden



97K

Average weekday rides on TRAX light rail



5G Supply Chain

Utah Inland Port Authority has established first 5G supply chain network in U.S.

DRIVE TIMES

I-80	7 min.
I-15	15 min.
Salt Lake City International Airport	12 min.
Downtown Salt Lake City	15 min.
Murray	22 min.
Draper	32 min.
Provo	53 min.
Park City	57 min.

Great Salt Lake

Farmington

SLC
International

Salt Lake
City

Murray

Draper

Park
City

Twin
Peaks

Mt.
Timpanogos

189

Utah Lake

Provo
Peak

Provo





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