



5400 COMMERCE

**AVAILABLE FOR PRE-LEASE
DELIVERY Q4 2026**

THREE CLASS A, REAR-LOAD INDUSTRIAL
BUILDINGS TOTALING 470,334 SQ. FT.
DIVISIBLE TO 19,500 SQ. FT.

5400 COMMERCE CENTER
West Valley City, Utah



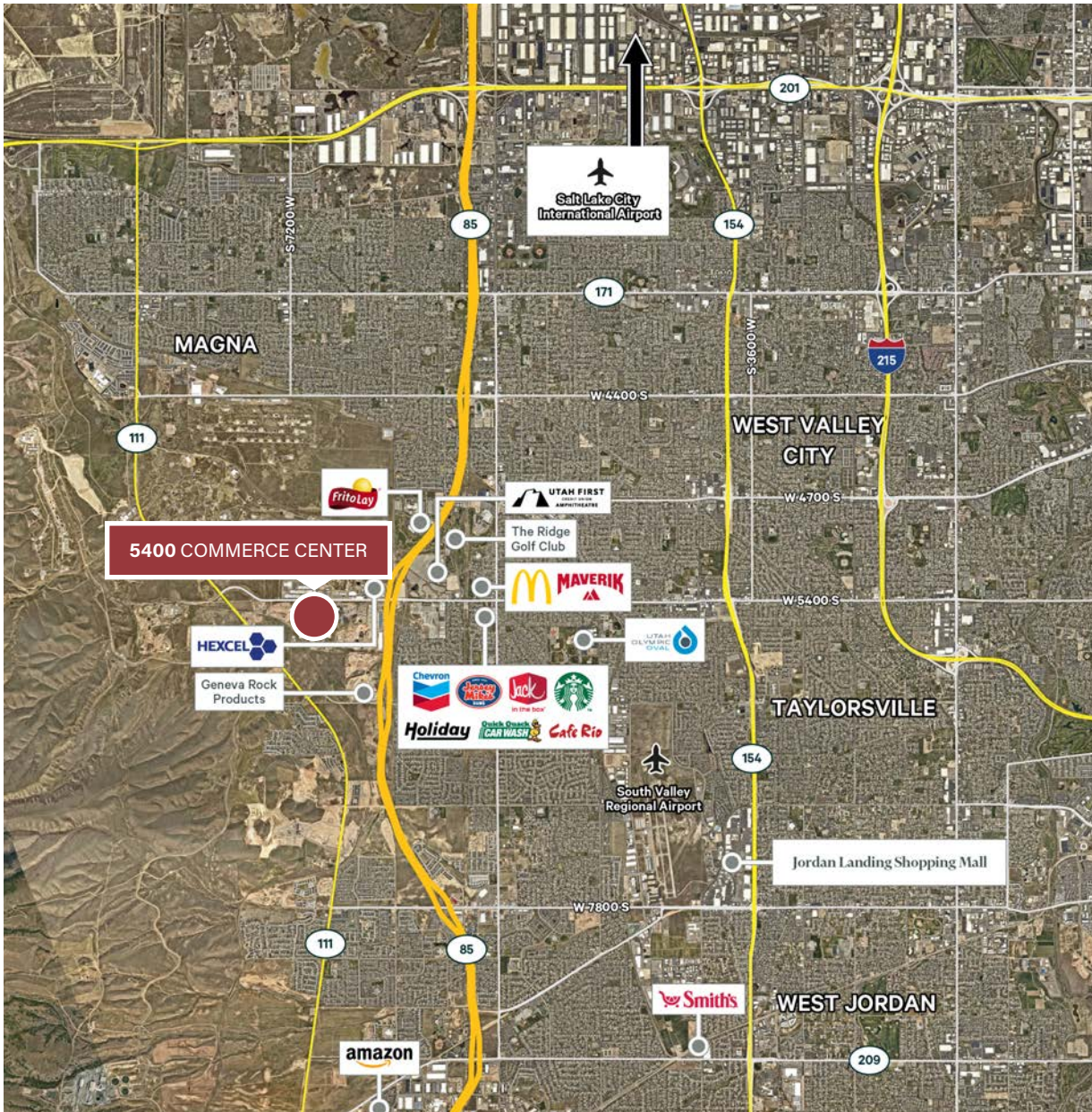
CONCRETE-TILT CONSTRUCTION | ESFR SPRINKLER SYSTEM | LEED CERTIFIED | 32-36' CLEAR HEIGHTS







6"-7" REINFORCED CONCRETE SLABS | 3000-4000 AMPS, 480/277 VOLT, 3 PHASE POWER

SITE PLAN



LOCATION HIGHLIGHTS



-  **±0.5 MILES** | Mountain View Corridor
-  **5.5 MILES** | SR-201 Freeway
-  **8 MILES** | I-80 Freeway
-  **7.5 MILES** | Union Pacific Intermodal
-  **11 MILES** | Salt Lake City International Airport
-  **10 MILES** | I-215 Freeway

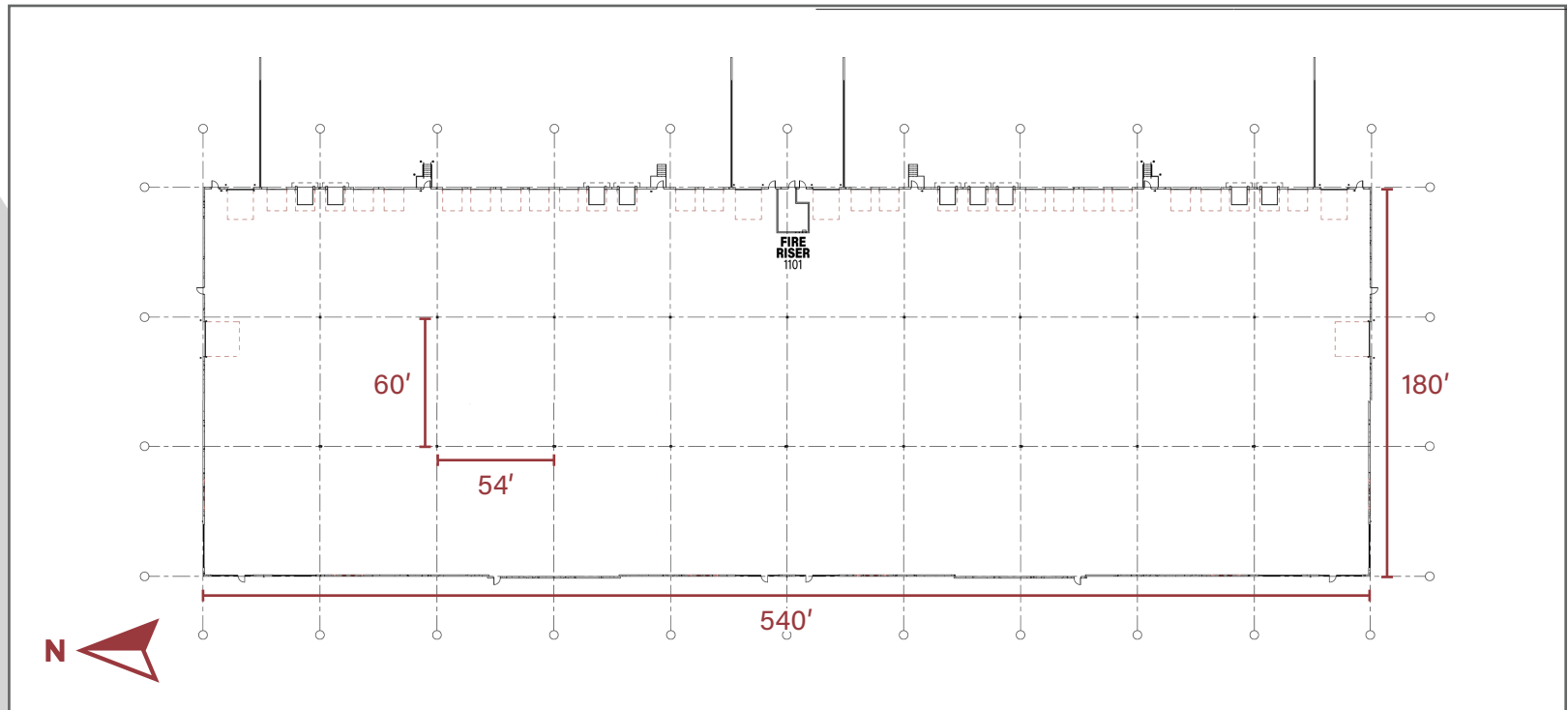
- + Mid-valley location allows for efficient access to all of Salt Lake County
- + Well located on 5400 South with quick access to Mountain View Corridor and 201 Highway
- + Zoned M, Light Industrial in West Valley City

Bldg.

1

SPECIFICATIONS

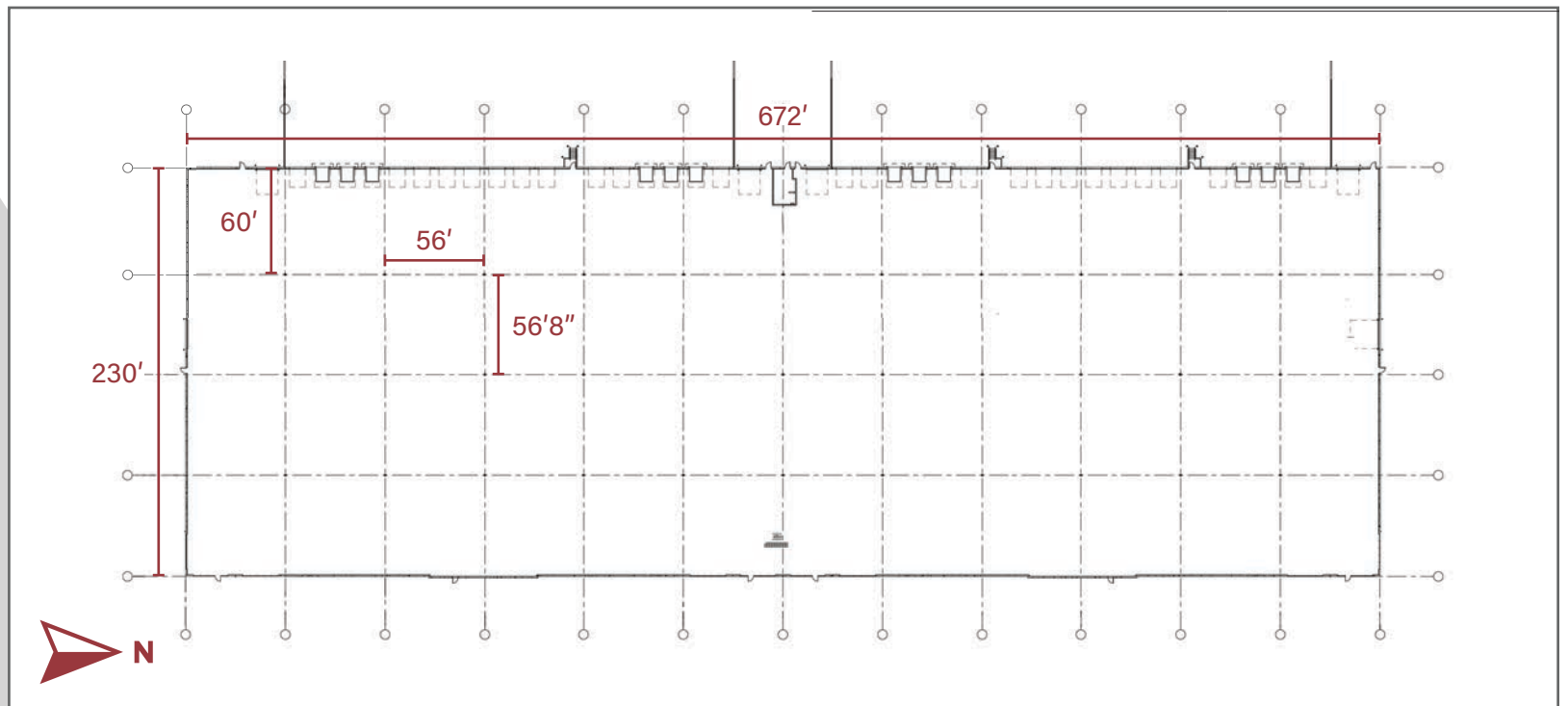
BUILDING SIZE	97,249 Sq. Ft.	FIRE SUPPRESSION	ESFR
DIVISIBLE TO	±19,500 Sq. Ft.	TRUCK COURT DEPTH	185' shared truck court
SPEC OFFICE	±1,900 Sq. Ft.	CLEAR HEIGHT	32'
BUILDING DIMENSIONS	540' wide X 180' deep	WAREHOUSE LIGHTING	High Bay LED
TYPICAL COLUMN SPACING	54' X 60'	EMPLOYEE PARKING	111 Stalls
POWER	3000 amp, 480 volt, 3 phase	LOADING	<ul style="list-style-type: none">• 28 Dock High Doors• 6 Drive In Doors• 9 Dock High Doors equipped with dock levelers and seals
FLOOR SLAB	6" reinforced slab		



Bldg. 2

SPECIFICATIONS

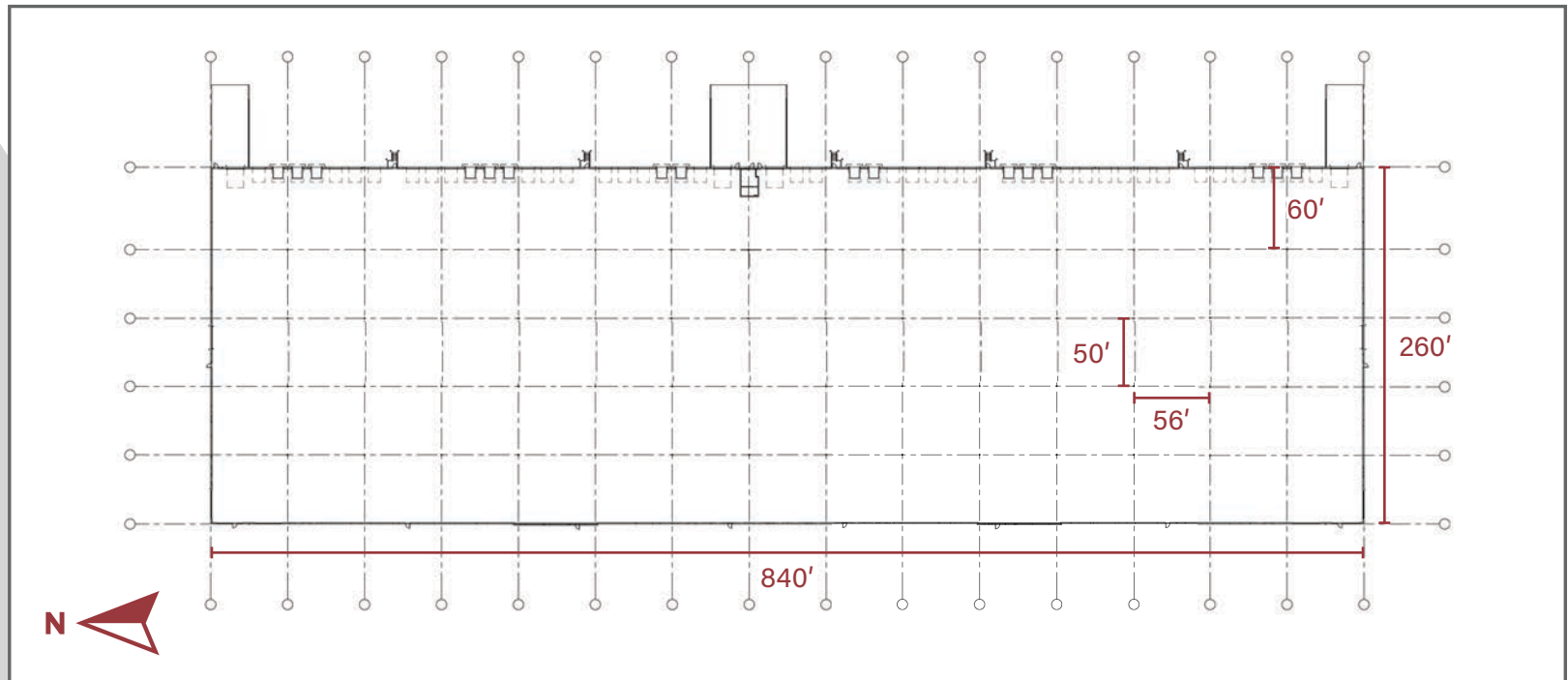
BUILDING SIZE	154,586 Sq. Ft.	FIRE SUPPRESSION	ESFR
DIVISIBLE TO	±38,500 Sq. Ft.	TRUCK COURT DEPTH	185' shared truck court
SPEC OFFICE	±1,900 Sq. Ft.	CLEAR HEIGHT	32'
BUILDING DIMENSIONS	672' wide X 230' deep	WAREHOUSE LIGHTING	High Bay LED
TYPICAL COLUMN SPACING	56' X 56'8" (60' speed bay)	EMPLOYEE PARKING	156 Stalls
POWER	4000 amp, 480 volt, 3 phase	LOADING	<ul style="list-style-type: none"> • 35 Dock High Doors • 6 Drive In Doors • 12 Dock High Doors equipped with dock levelers and seals
FLOOR SLAB	6" reinforced slab		



Bldg. 3

SPECIFICATIONS

BUILDING SIZE	218,499 Sq. Ft.	TRUCK COURT DEPTH	130'
DIVISIBLE TO	±44,000 Sq. Ft.	CLEAR HEIGHT	36'
SPEC OFFICE	±2,500 Sq. Ft.	WAREHOUSE LIGHTING	High Bay LED
BUILDING DIMENSIONS	840' wide X 260' deep	EMPLOYEE PARKING	176 Stalls
TYPICAL COLUMN SPACING	56' X 50' (60' speed bay)	OFF DOCK TRAILER PARKING	54 Stalls
POWER	4000 amp, 480 volt, 3 phase	LOADING	<ul style="list-style-type: none"> • 47 Dock High Doors • 6 Drive In Doors • 16 Dock High Doors equipped with dock levelers and seals
FLOOR SLAB	7" reinforced slab		
FIRE SUPPRESSION	ESFR		



WHY UTAH?

Utah's Economic Accolades

#1

Overall State

US News & World Report, 2025

Best Business Climate in the Country

Schweitzer Engineering Laboratories, 2024

State for Economic Outlook (18th Consecutive Year)

Rich States Poor States, 2025

State in Social Mobility

Archbridge Institute, 2025

#2

Rank for Best State Economy

WalletHub, 2025

#3

Top 10 Friendly States for Entrepreneurs

Inc., 2025



Key Industries

- Manufacturing
- Aerospace
- Financial Services
- Life Sciences
- Software

Largest Employers



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