

LINK M#4

**PROCURING
BROKER BONUS
\$1.00/SF**
CALL FOR DETAILS

39,770 SF
For Lease

SPECIFICATIONS

SUITE 300

Size	25,402 total square feet - 1,269 office square feet - 24,133 warehouse square feet
Power	225 amps / 277/480 V / 3-Phase
Loading	Four (4) dock high doors all equipped with bumpers - Three (3) with seals - One (1) equipped with pneumatic leveler - One (1) equipped with EOD leveler - One (1) equipped with mechanical pit leveler One (1) ground level door (12'x14')
Column Spacing	49'x50'

SUITE 400

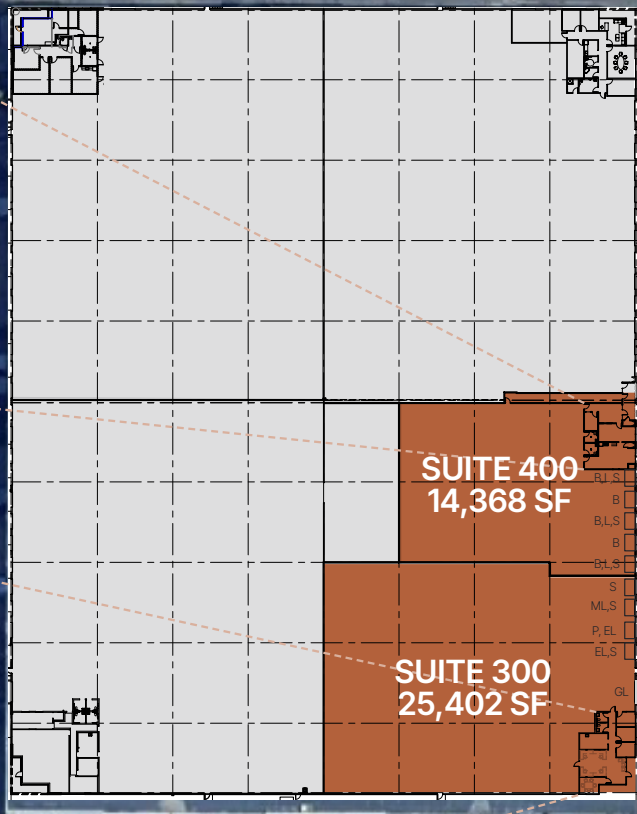
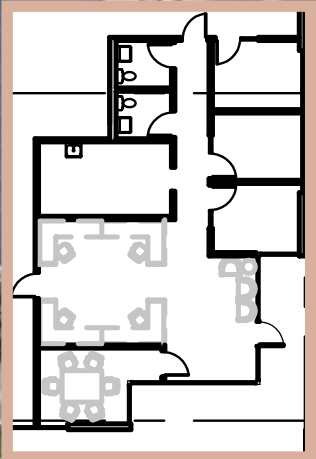
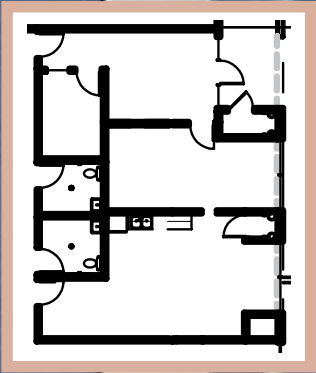
Size	14,368 total square feet - 1,400 office square feet - 12,968 warehouse square feet
Power	225 amps / 480-277V 3-phase
Loading	Five (5) dock high doors - Three (3) with seals, pit-levelers, and bumpers - Two (2) with bumpers
Column Spacing	50'x45'

BUILDING

Clear Height	28'
Heating	Gas forced heating
Sprinklered	ESFR fire suppression system
Lighting	LED with motion sensors Skylights throughout warehouse
Location	Excellent Access to I-15, I-215, I-80, California Avenue, Bangerter Highway and Highway 201 Minutes from Salt Lake City International Airport

3505 W. California Ave.
Salt Lake City, UT 84104

California Ave



SUITE 400
14,368 SF

SUITE 300
25,402 SF

RI S
B
B,L,S
B
B,L,S
S
M,L,S
P,EL
EL,S
GL

Grade With Ramp

- GL** – Ground Level
- B** – Bumper
- S** – Seal
- EL** – EOD Leveler
- L** – Pit Leveler
- M** – Mechanical Leveler
- P** – Pneumatic Leveler

LOCAL ACCESS

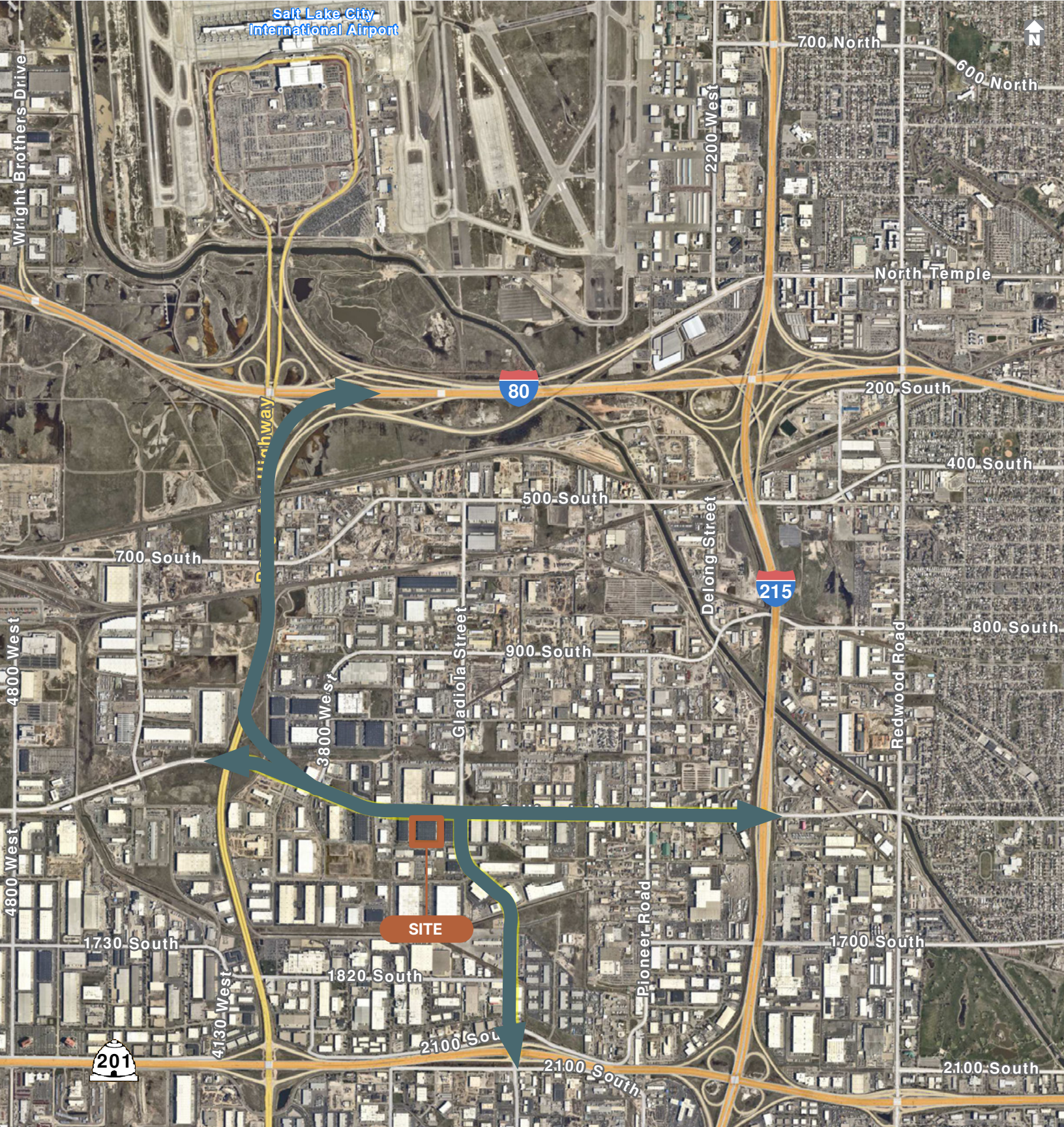
BANGERter HIGHWAY
2 Minutes

I-80
3 Minutes

SALT LAKE CITY INTERNATIONAL AIRPORT
4 Minutes

SR-201
3 Minutes

I-215
4 Minutes



CONTACT INFORMATION

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No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.