



For Sublease

The Quadrant I

1195 North 6550 West, Salt Lake City, UT



353,939 SF RSF Available Now

Divisibility: • 137,000 SF • 109,000 SF • 109,000 SF

Sublease through 1/31/2032

Below market rate

Property Features



Available Sublease

353,939 SF



Clear Height

36'



Power

3,000 Amps/277/480 Volt/3-Phase
(to building)



Timing

Available now through 1/31/2032



Dock Loading

63 dock high doors
• 27 w/levelers & bumpers
• 9 w/levelers, bumpers & weather shields



Sprinklers

ESFR'



Lease Rate

Negotiable (below market)



Grade Doors

3



Natural Lighting

Skylights Clerestory



Building Size

1,011,710 SF



Construction

Concrete tilt-up



Floor Slab

7" Full reinforced



Acreage

55.25 Acres



Trailer Parking

TBD



Trailer Court Size

200'



Column Spacing

56' x 60', 60' speed bays



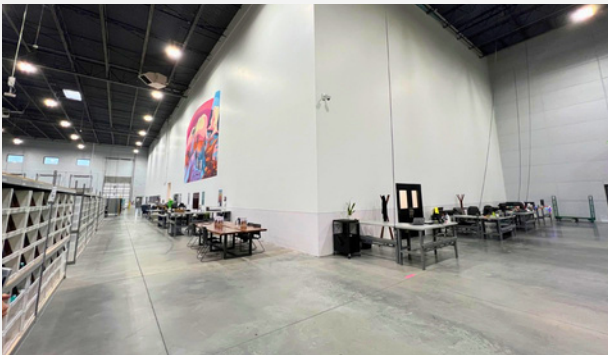
Car Parking

1.36/1,000

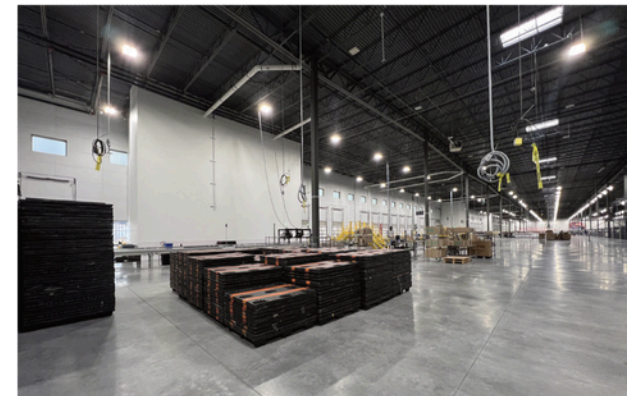
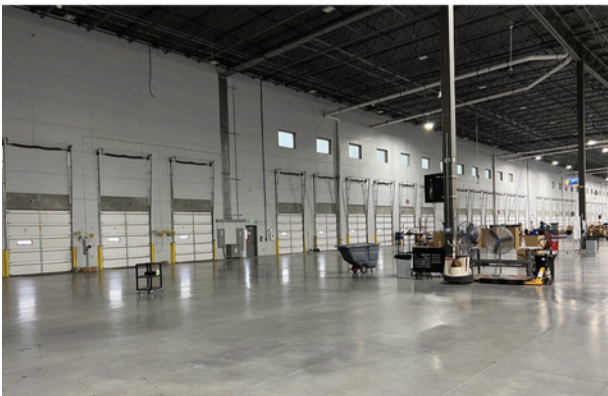
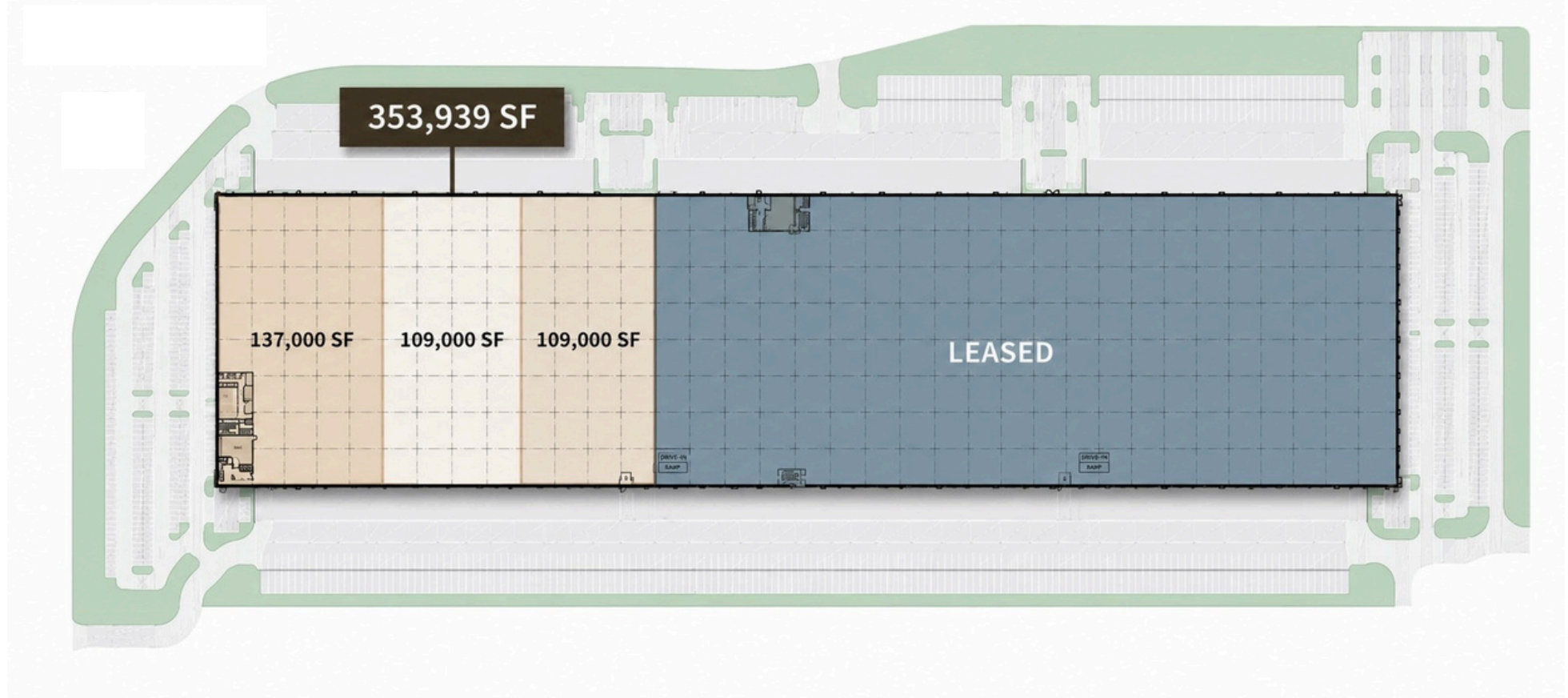


Zoning

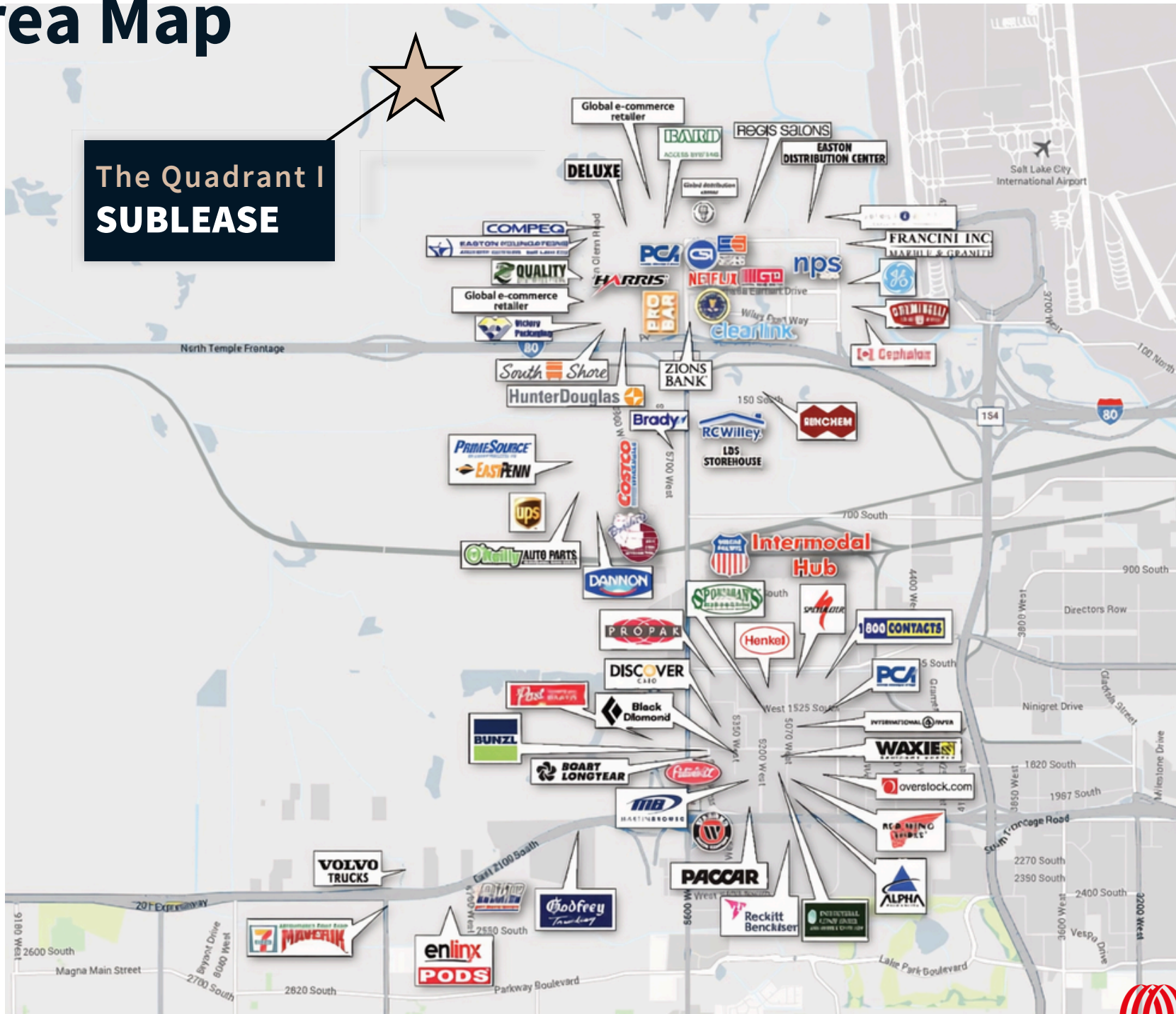
M-1 (light industrial)



Site plan



Area Map



Contact

Culum J. Mills

Culum.Mills@jll.com

801.231.4605

Rhett Rasmussen

Rhett.Rasmussen@jll.com

480.828.1528

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