

Metro

BUSINESS PARK | SALT LAKE CITY

42 W. 2320 S.
Suite A



Metro

BUSINESS PARK | SALT LAKE CITY

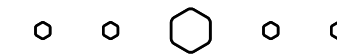


Metro Business Park

This nine building business park, located in the well established highly attractive location of Salt Lake City. With convenient access via Highway 201, I-80, and the I-15 Interchange and minutes to the Salt Lake City International Airport.

Metro Business Park features walking access to Trax, ample parking, and beautifully landscaped green space. This park is an ideal option for all businesses.

- Walking access to Trax
- Zoned: Business/Research Park
- Easy access
- Centrally Located in the Salt Lake Valley
- Minutes away from Salt Lake International Airport and Downtown Salt Lake



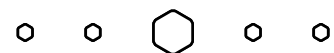
BUILDING O	RATE	SQ. FT.
Full Building	\$0.90 PSF/MO/NNN	38,227

BUILDING R	RATE	SQ. FT.
Suite A	\$9.00 PSF/YR/NNN	7,280

BUILDING V	RATE	SQ. FT.
Suite A	\$9.00 PSF/YR/NNN	4,645



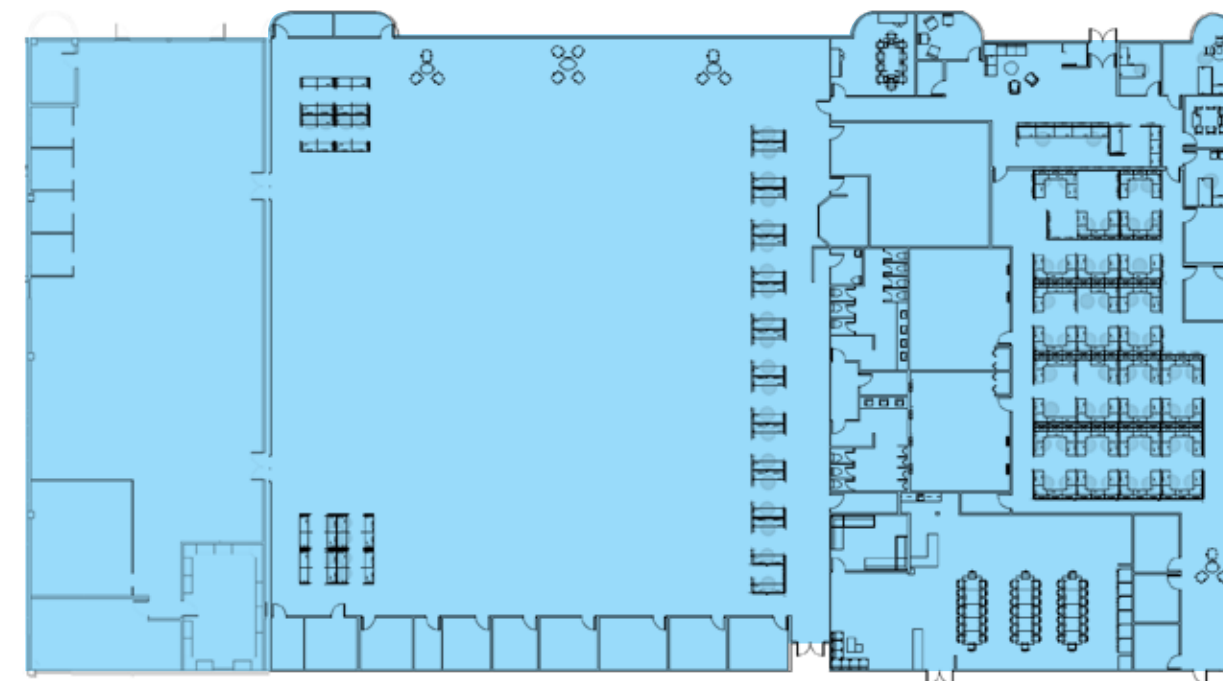
Building O



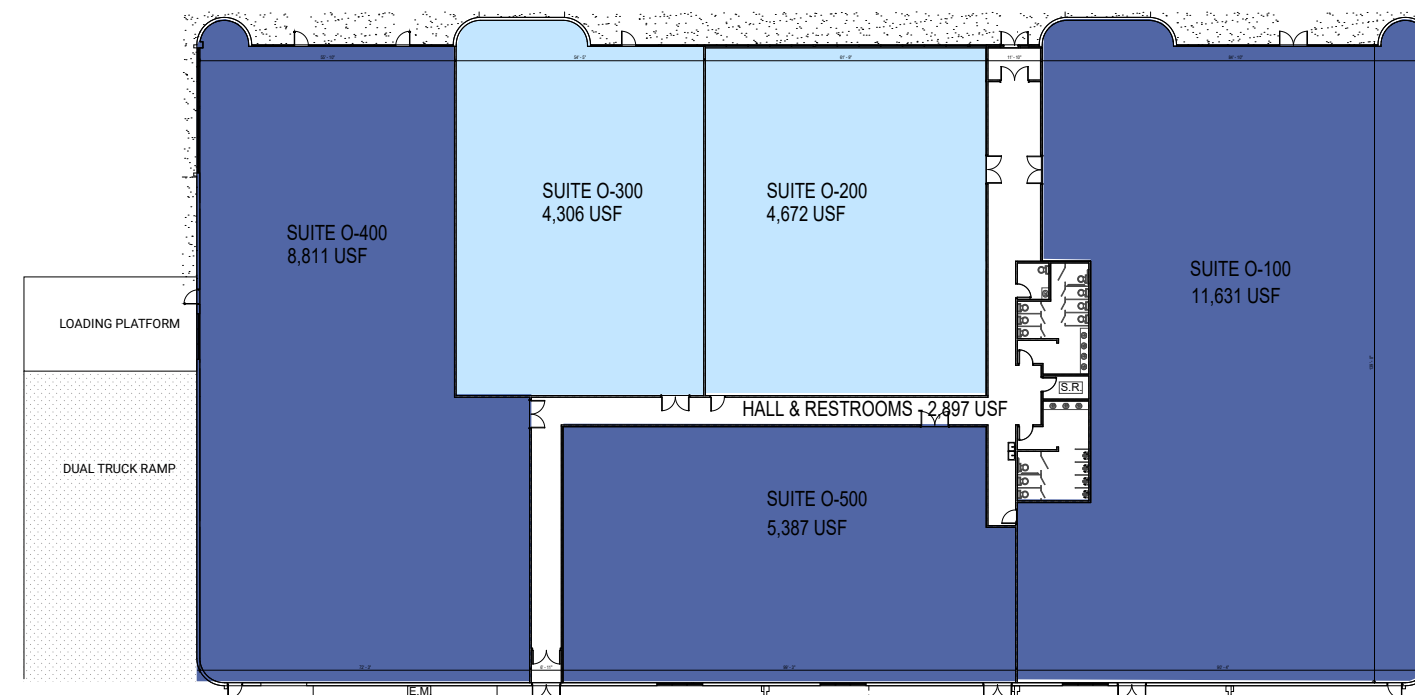
1275 West 2240 South

- Entire building available or premises can be demised.
- Up to 38,227 SF
- Lease Rate: \$0.90/MO/NNN
- OpEx/CAM Estimate: \$0.35
- Parking Ratio: 8/1,000
- Two Backup generators for full building operation
- Multiple grade level doors to be added.
- Dual truck ramp with loading platform
- 18' clear height
- Suite is located within a two-minute walk to the TRAX station.

Current Floor Plan



Potential Demise Plan



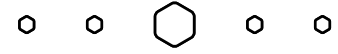
Industrial Space

Flex Office Space

BUILDING IS BEING CONVERTED TO FLEX-INDUSTRIAL



Building R



1293 West 2200 South

- Suite A
- 7,280 SF
- Lease Rate: \$9.00/YR/NNN
- OpEx/CAM Estimate: \$4.05 annually
- Parking Ratio: 3/1,000
- Suite is located within a three-minute walk to the TRAX station.



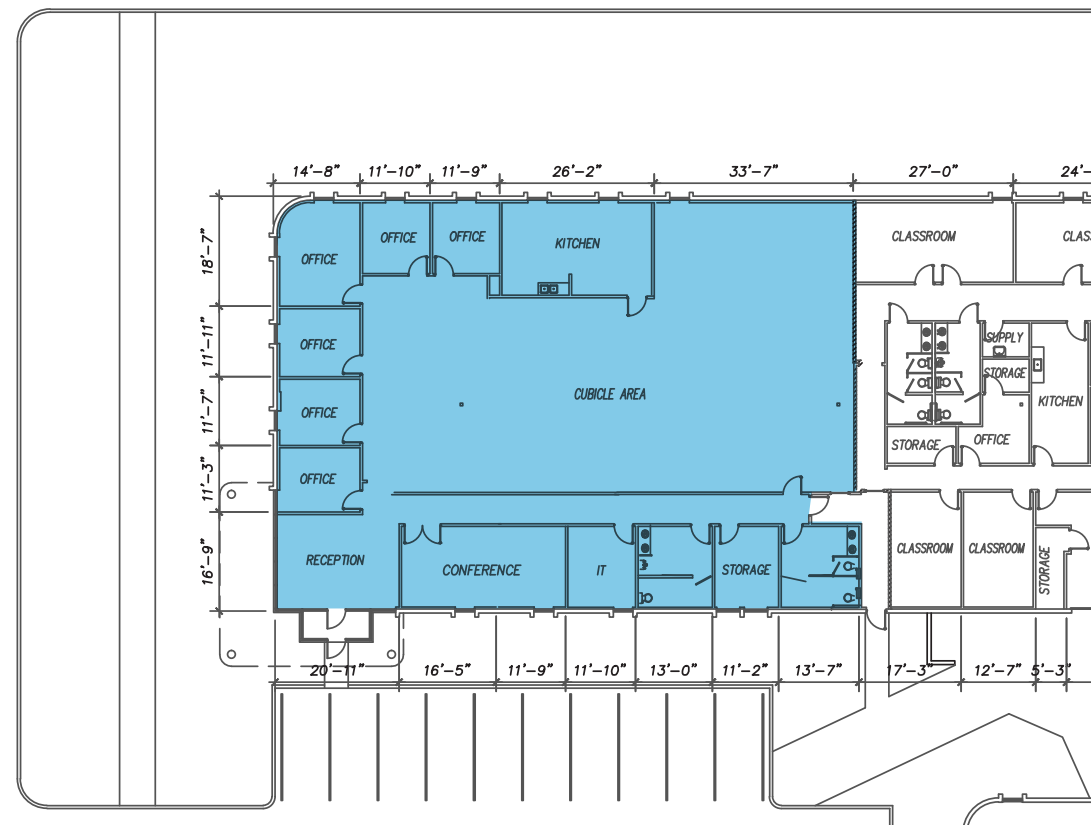
Building V



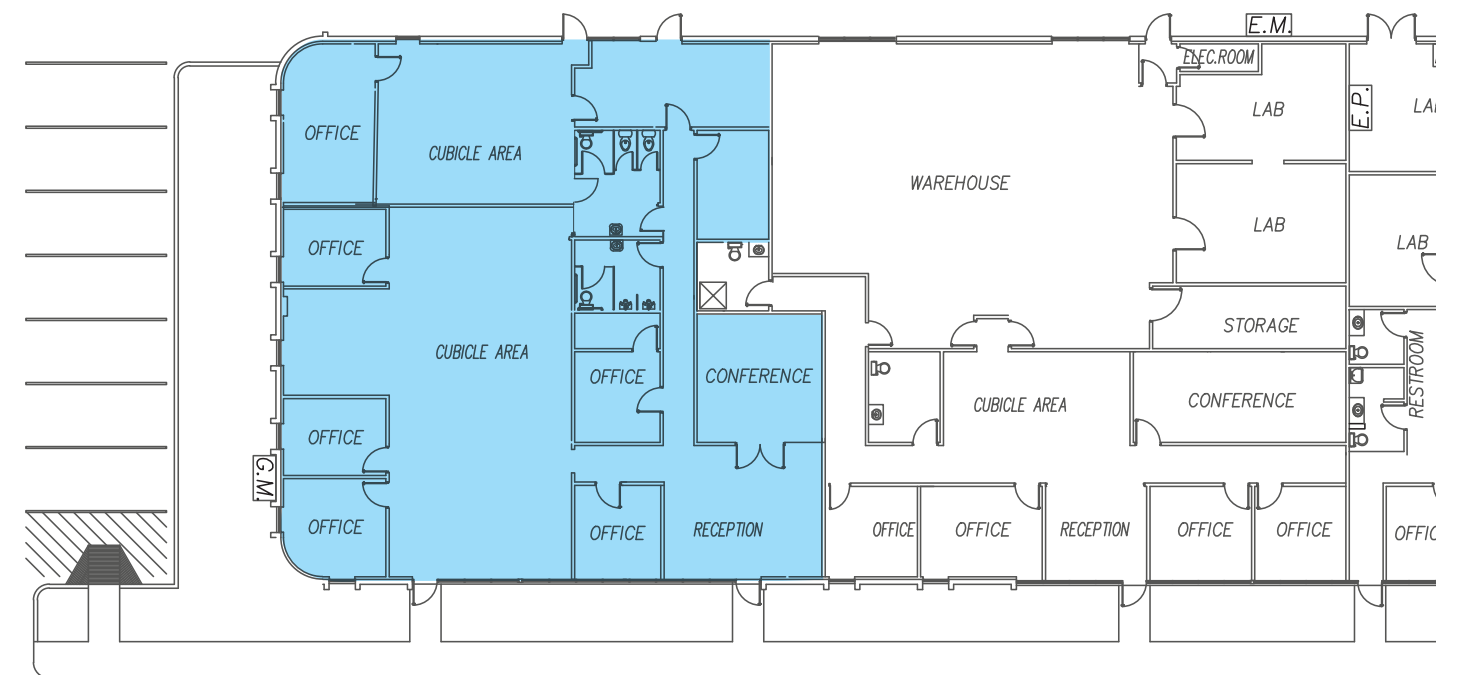
1142 West 2320 South

- Suite A
- 4,645 SF
- Lease Rate: \$9.00/YR/NNN
- OpEx/CAM Estimate: \$4.05 annually
- Parking Ratio: 3/1,000
- Suite is located within a two-minute walk to the TRAX station.

Floor Plan



Floor Plan



UTAH The Crossroads



Centered around Salt Lake City, this map illustrates the Utah's pivotal position as North America's logistics center. Hourly trucking drive time buffers showcase its accessibility within 24 hours, while highlighting direct domestic flight connections and key trade nearshore and sea ports.

Since the driving of the golden spike completed the first transcontinental railroad in 1869, Utah has been the "Crossroads of the West."

Today, Utah is a hub for air, ground and rail distribution services with its geographic position that includes major trucking routes, almost equidistant from any major Western U.S. market.

Utah is a magnet for international business. Utah's exports in 2023 created an estimated \$8 billion in GDP, \$4 billion in earnings, \$16.7 billion in output and 71,891 jobs. The state's international trade strategy is based on diplomacy and protocol, promoting business and attracting foreign investment.

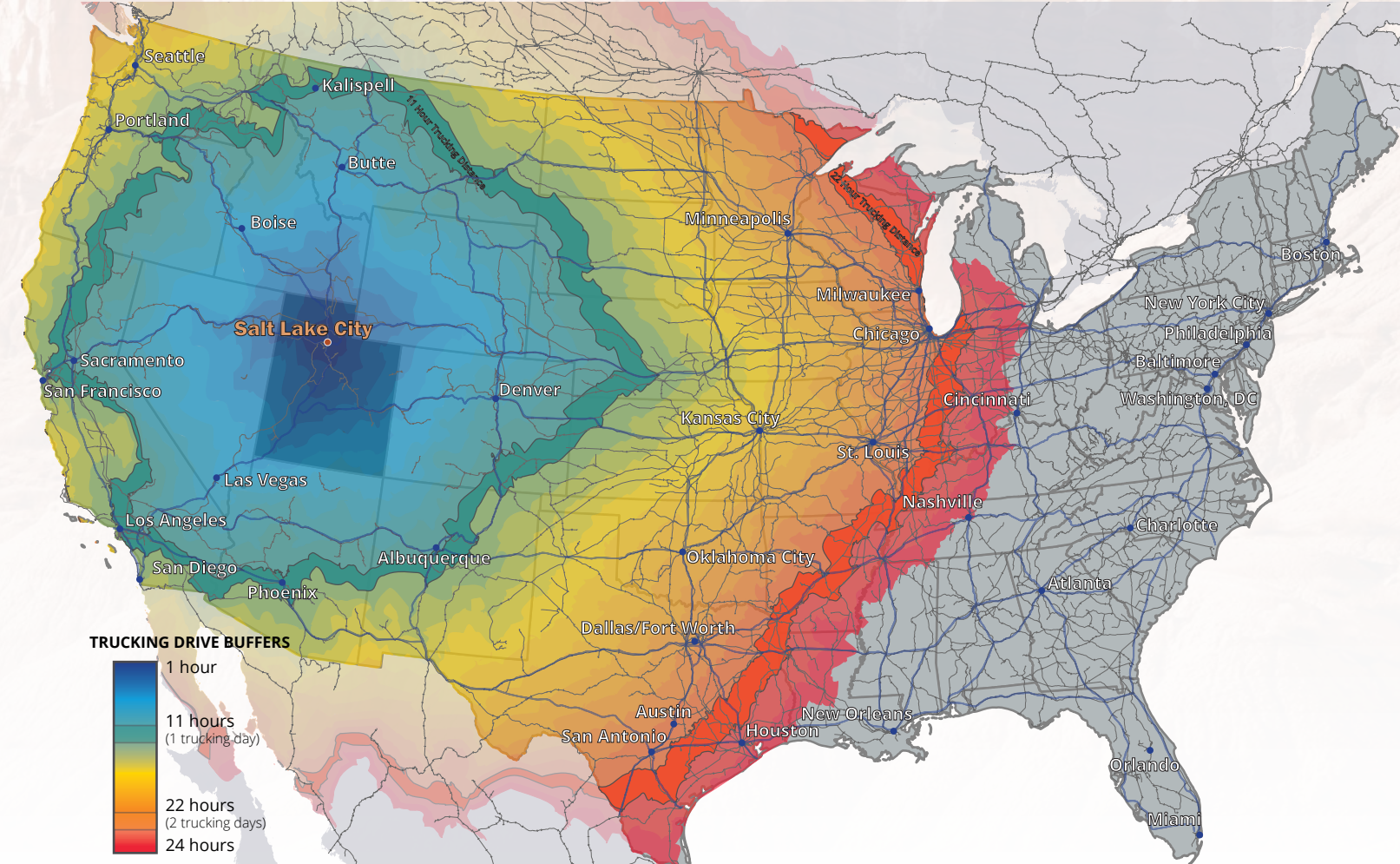
The tremendous growth within the state requires consideration for intentional growth and critical infrastructure to support that growth. The Utah Inland Port Authority was created to develop structures and systems to support the transport of critical goods such as transportation networks, warehouse/storage and distribution centers and delivery systems, while also working closely with local communities, investing in education/training and job creation. UIPA works with several communities to create project areas for business access to resources, infrastructure and support.



Utah Exports **\$12B** in Goods & Services Annually

Utah is home to over **15K** trucking companies

(Utah Department of Transportation)



Moving Consumer Goods is Vital to Utah



From Logan in the north to St. George in the south, Utah's unmatched transportation infrastructure has earned it a reputation for building mutually beneficial relationships with companies in the logistics and distribution sectors. Utah's network of rails, roads and airports provide the backbone of Utah's freight network.



#16 Employer in Utah by number of employees
A regional 855,000 SF shipping & receiving fulfillment center in SLC's Northwest Quadrant. The facility alone employs over 1,500 workers.



#23 Employer in Utah by number of employees
UPS operates a 840,000 SF regional hub which benefits from the proximity to SLC International & strategic 1-to-2 day trucking routes.



#19 Employer in Utah by number of employees



#59 Employer in Utah by number of employees

CONNECTED TO IT ALL



**INTERNATIONAL AIRPORT
5 MINUTES**



**DOWNTOWN SLC
7 MINUTES**



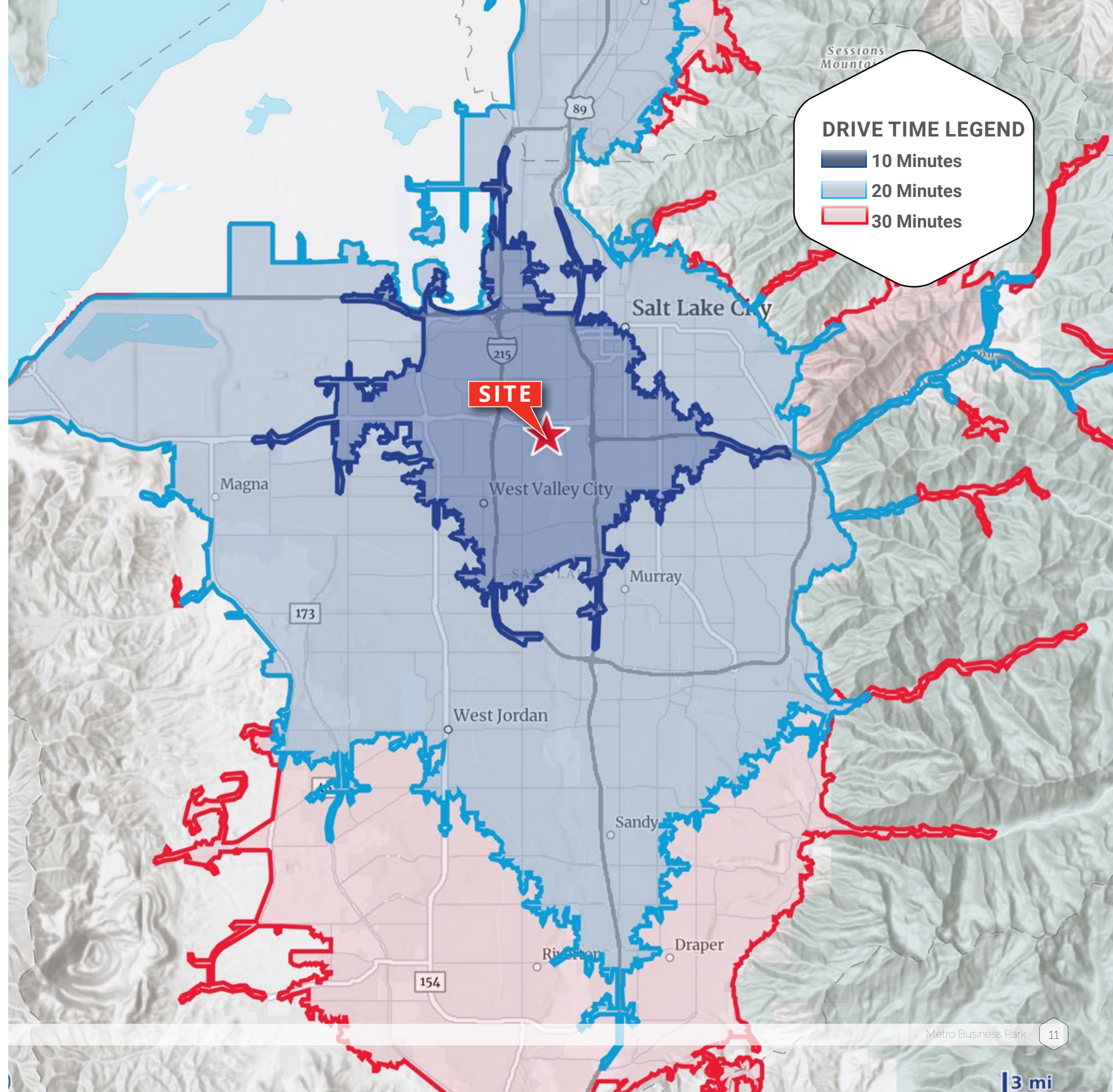
**UNIVERSITY OF UTAH
15 MINUTES**



**SKI AREAS
30 MINUTES**



**POINT OF THE MOUNTAIN
30 MINUTES**



DRIVE TIME LEGEND

- 10 Minutes
- 20 Minutes
- 30 Minutes

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Accelerating success.