



**7800 LOGISTICS**  
— INDUSTRIAL BUSINESS PARK —



4555 WEST 7800 SOUTH | WEST JORDAN, UTAH 84008

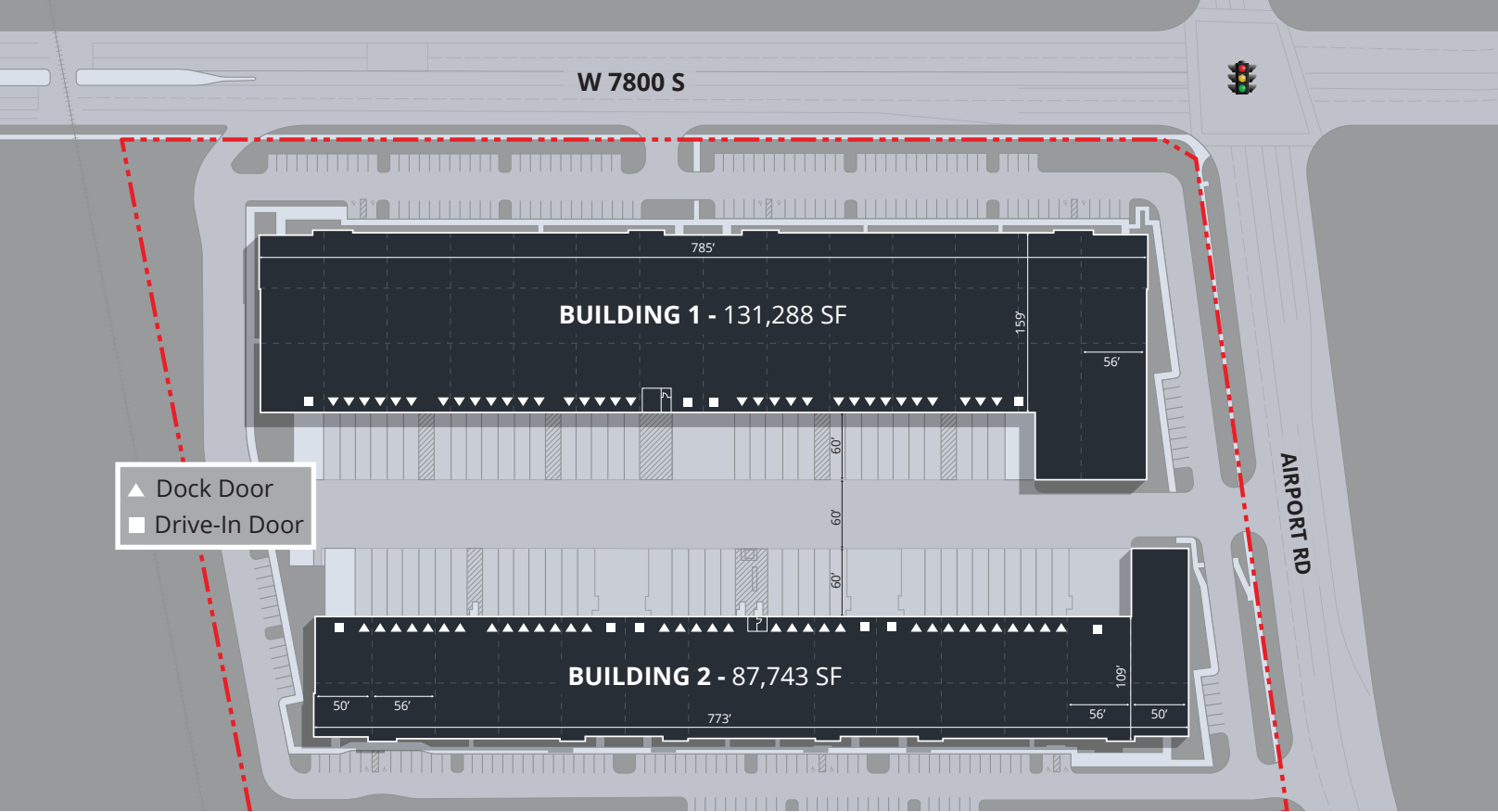
## Property Summary

- 14.43 Acres
- Two building industrial park for lease
- 217,362 total square feet available
- Class A buildings
- Expected Delivery Q1 2027
- ESFR suppression system
- M-1 industrial zoning (Light Industrial zone)
- Polished and sealed warehouse floor

## Zoning

### M-1 Light Manufacturing

- Permitted Uses: Light manufacturing, processing, packaging, research and development facilities, and small-to-medium-scale warehousing



## Property Details

	Building 1	Building 2
Total Size	131,288 SF	87,743 SF
Divisible to	16,720 SF	16,720 SF
Office Spec Size	Office BTS	Office BTS
Building Depth	148' 8"	148' 8"
Clear Height	32'	30'
Column Spacing	56' x 44' 4"	56' x 44' 4"
Speed Bays	60'	60'
Dock High Doors	36 (9' x 10')	35 (9' x 10')
Grade Level Doors	4 (14' x 16')	6 (14' x 16')
Total Parking	±147 Stalls	92 Stalls
Truck Court	180'	180'
Trailer Stalls	36 Dock Stalls 4 Drive ins	35 Dock Stalls 6 Drive ins
Power	3,000A / 277/480V /3P	3,000A / 277/480V /3P
Floor Slab Thickness	6 1/2"	6 1/2"

## Local Tenants

  RETAIL TENANTS
   INDUSTRIAL TENANTS



Destination	Distance / Time
I-15	5 miles / 15 min
I-215	6 miles / 13 min
Salt Lake City CBD	19 miles / 25 min
Salt Lake Intl Airport	15 miles / 22 min
Lehi / Silicon Slopes	25 miles / 31 min





*Developed by*



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