

DIRECTORS ROW MANUFACTURING

For Lease

PRICE REDUCTION:
\$1.45 NNN



3070 West Director Row | Salt Lake City, Utah



DIRECTORS ROW MANUFACTURING

OVERVIEW

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FACILITY OVERVIEW

This recently completed, Class A manufacturing warehouse is a perfect solution for its first occupants. The fully equipped, move-in-ready facility features a two-story office buildout, employee kitchen and locker rooms, conference rooms, and a welcoming foyer. Designed for heavy industrial use, the space includes 8" reinforced floors, clerestory windows, and columns pre-engineered for rail crane installation. The property also offers secure employee parking, a fenced yard, temperature controller warehouse/manufacturing area, motion-sensor LED lighting throughout, and floor drains in both the shop and warehouse. Built to support up to 774 employees, this facility is designed for efficient manufacturing and logistics operations.

HIGHLIGHTS

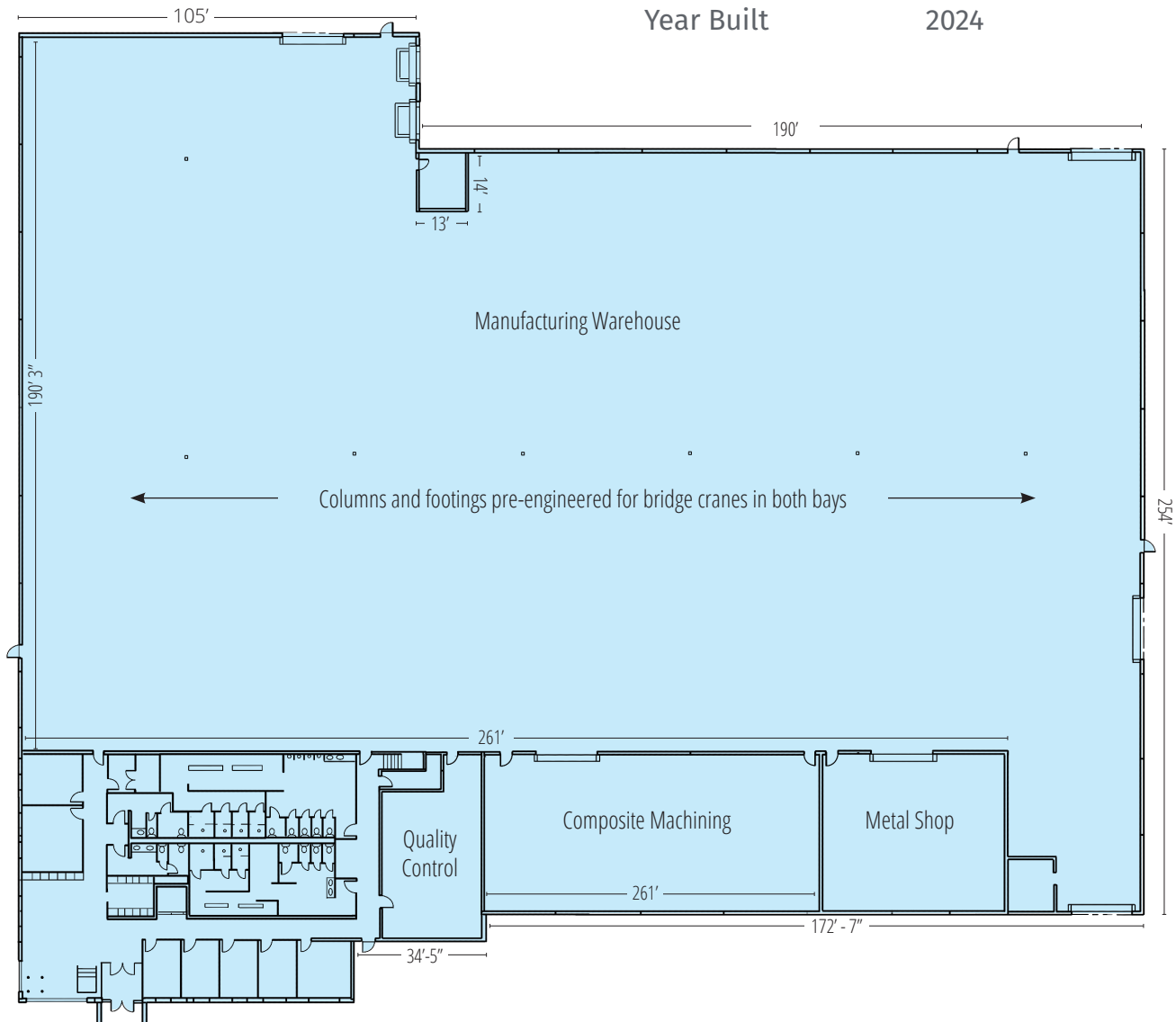
- 8" reinforced floors
- Heated warehouse/manufacturing area
- Secure employee parking
- Columns ready for crane installation
- Clerestory windows
- Modern office design
- Backup redundant power
- Designed for up to 774 employees
- HVAC in office area
- All-on motion sensor LED lights
- Evaporative cooling in warehouse and manufacturing area
- 5 min from SLC International Airport



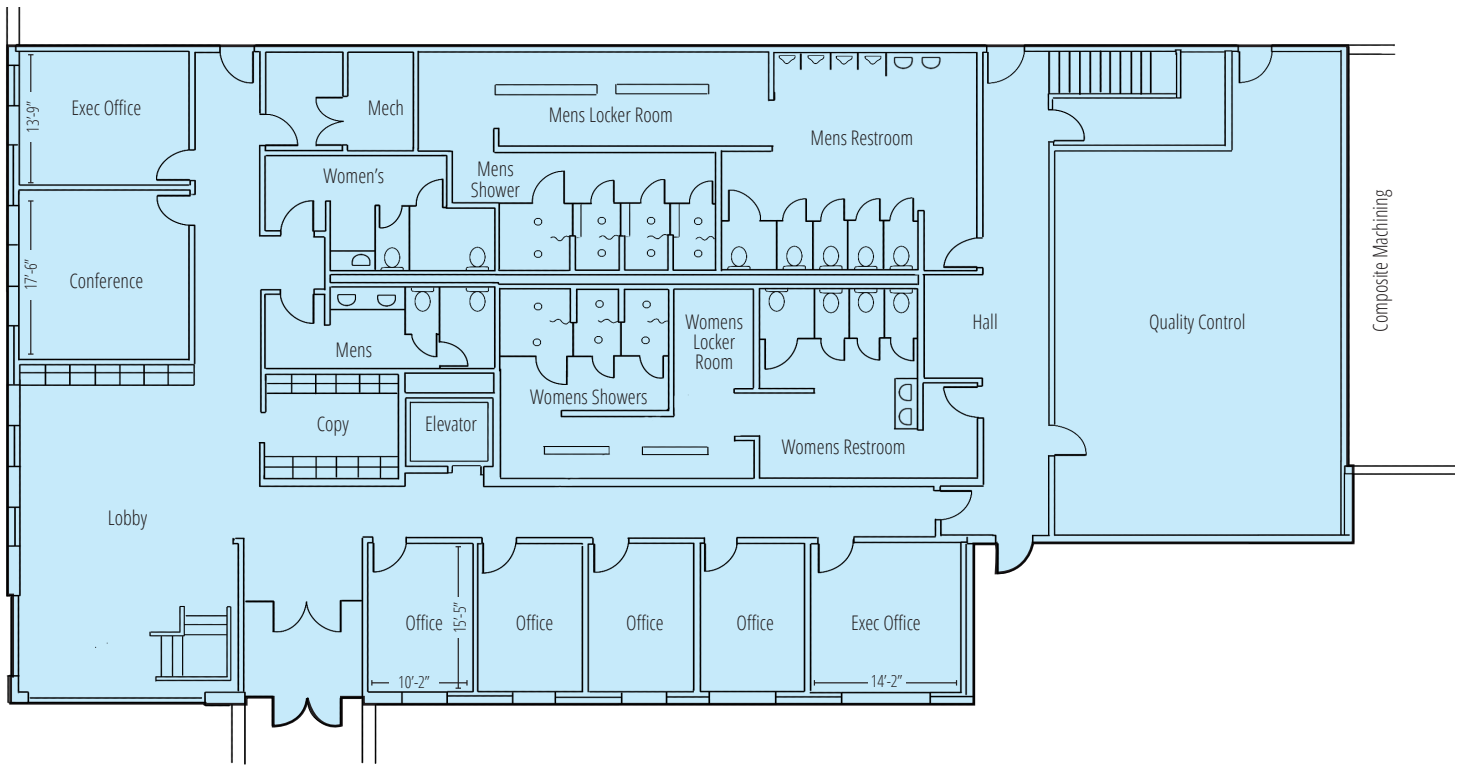
DIRECTORS ROW MANUFACTURING FLOORPLANS

BUILDING SPECS

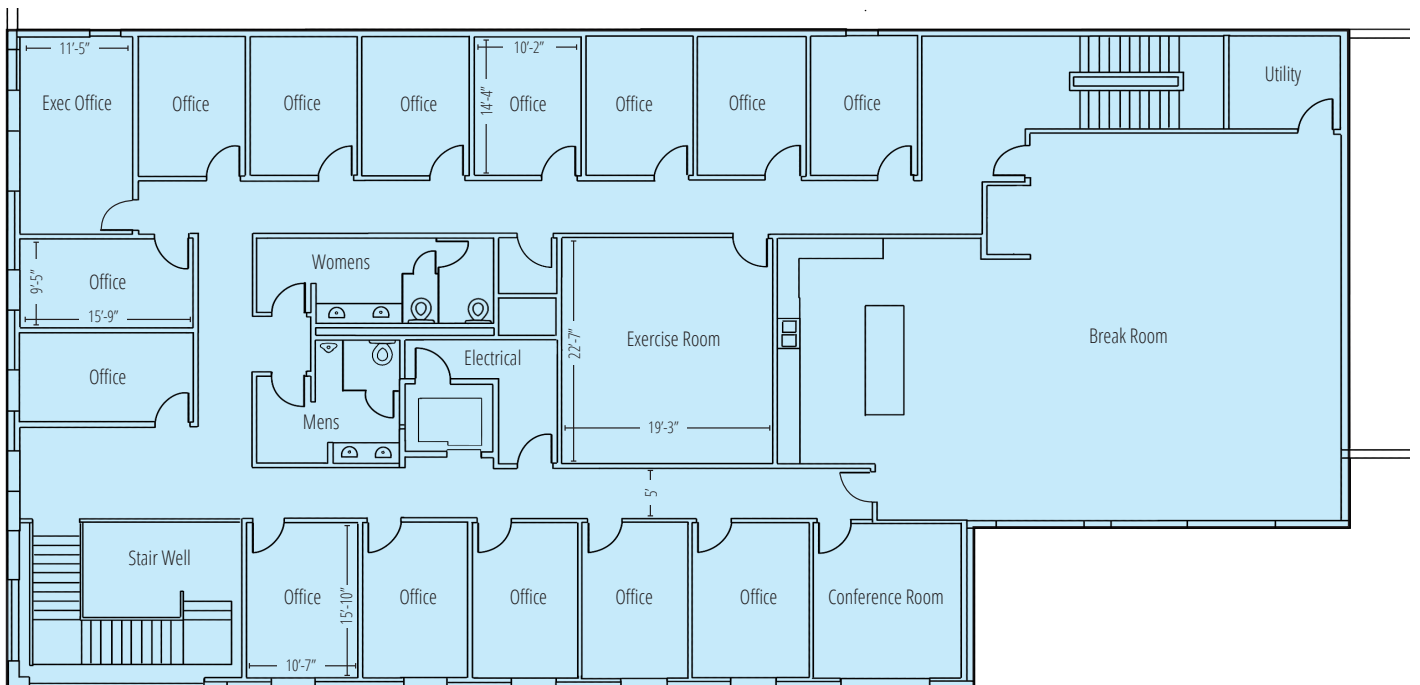
Reduced Rate	\$1.45 NNN
Building Size	71,842 SF
Warehouse	59,660 SF
Office	10,500 SF
Acres	4.06
Column Spacing	44' x 78'
Clear Height	36'
Dock Doors	2
Ground Level	4
Parking Stalls	110
Power	2600Amps/480V/3Phase
Year Built	2024



FIRST FLOOR



SECOND FLOOR





LOCAL DRIVE TIMES

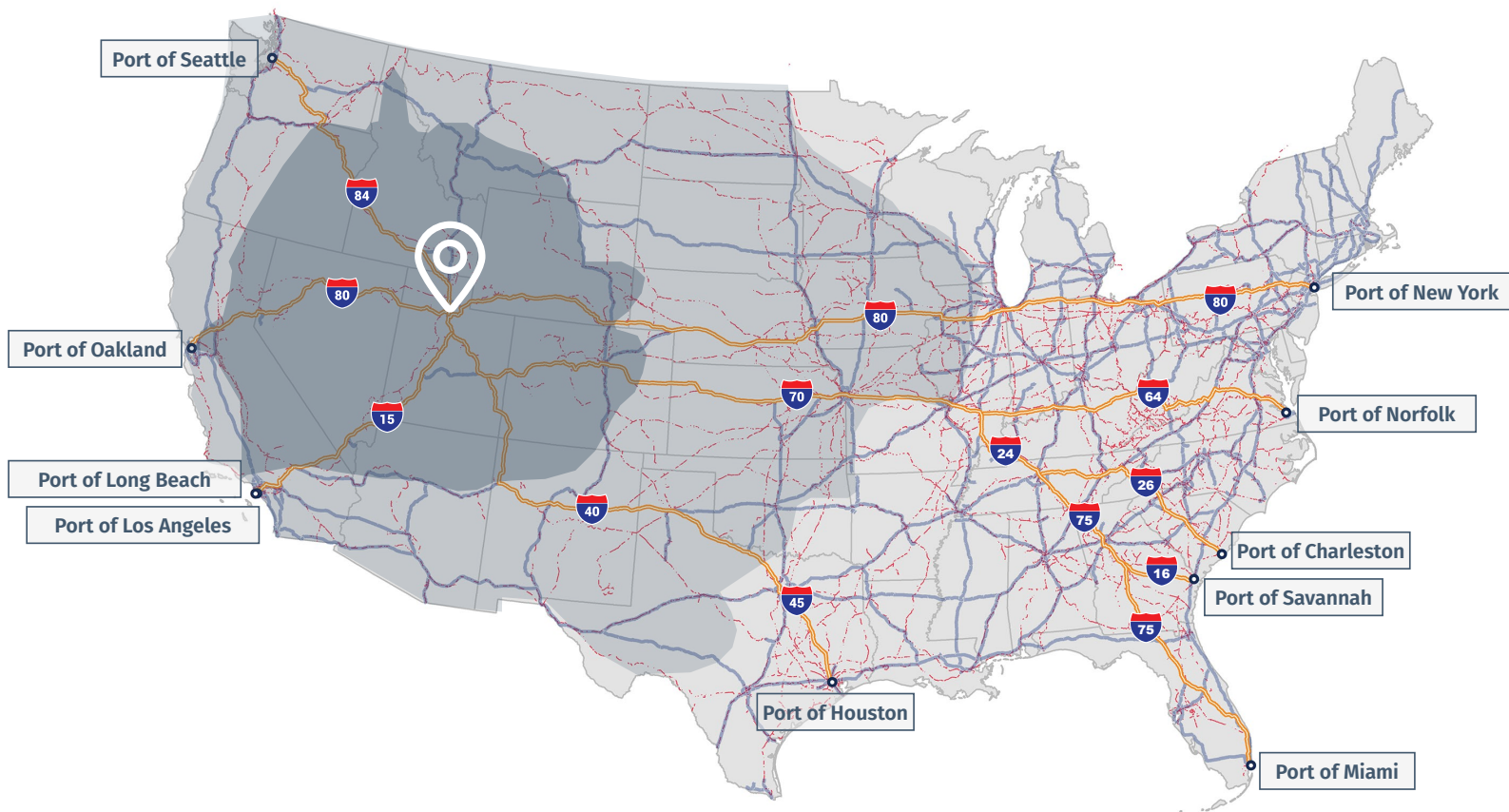
Highway 215	1.1 miles	3 min
I-80 West	2.1 miles	5 min
I-15	4.4 miles	6 min
SLC Airport	5.1 miles	10 min
Provo Airport	49 miles	50 min
I-70	140 miles	2 hours
St. George	300 miles	4 hours

NATIONAL DRIVE TIMES

65 MPH

Albuquerque, NM	545 miles	8.5 hours
Boise, ID	394 miles	6 hours
Dallas, TX	1,192 miles	18.5 hours
Denver, CO	469 miles	7.5 hours
Kansas City, MO	1,102 miles	17 hours
Las Vegas, NV	374 miles	6 hours
Los Angeles, CA	642 miles	10 hours

Oklahoma City, OK	1,028 miles	16 hours
Phoenix, AZ	613 miles	9.5 hours
Portland, OR	816 miles	12.5 hours
San Francisco, CA	704 miles	11 hours
Seattle, WA	895 miles	14 hours



LEGEND

- U.S. heavy railways
- 11-hour trucking zone (approx.)
- 22-hour trucking zone (approx.)
- 10 largest U.S. ports
- Routes to ports
- U.S. freeways



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