

CLASS A WAREHOUSE | FOR LEASE

HAMILTON LOGISTICS CENTER

8080 WEST 1400 NORTH, SALT LAKE CITY, UTAH 84116

HAMILTON
PARTNERS

CBRE



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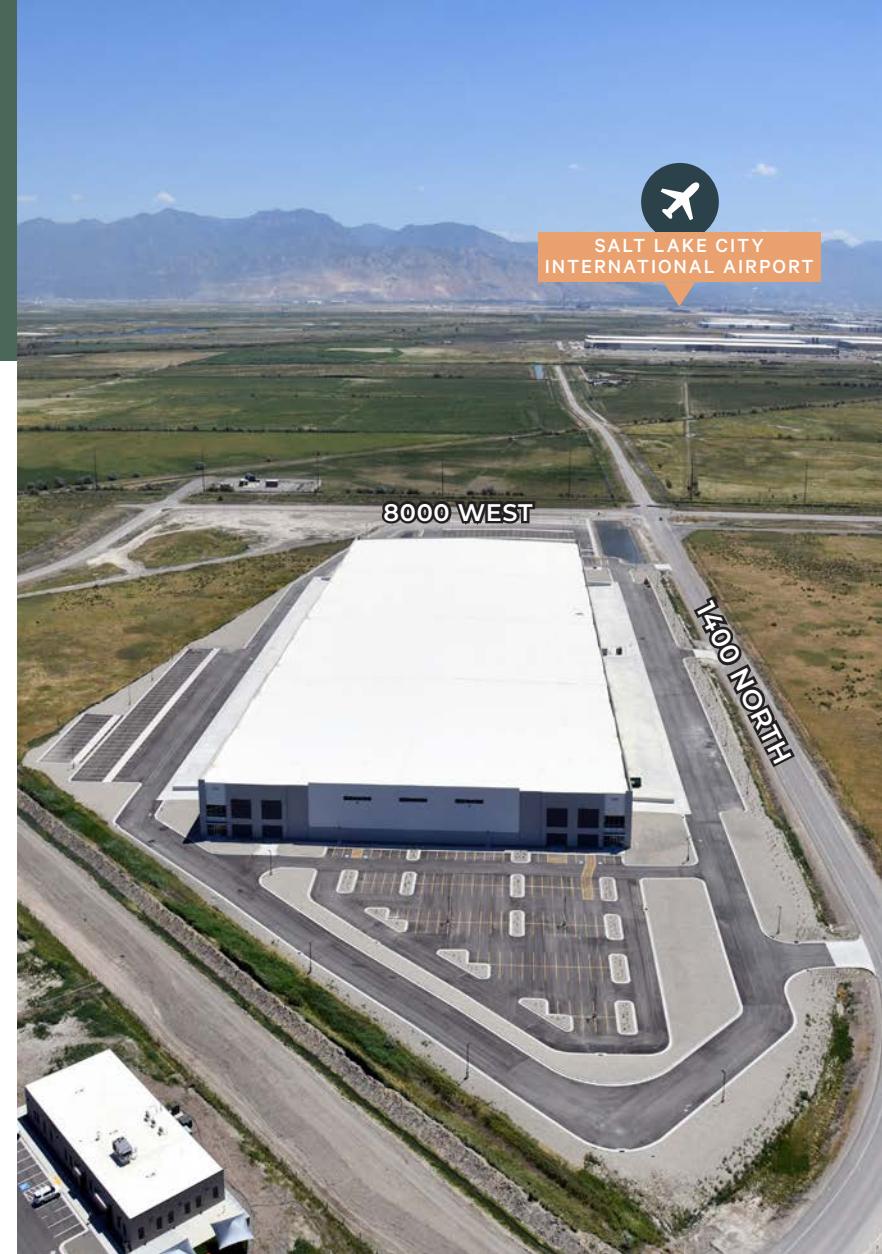
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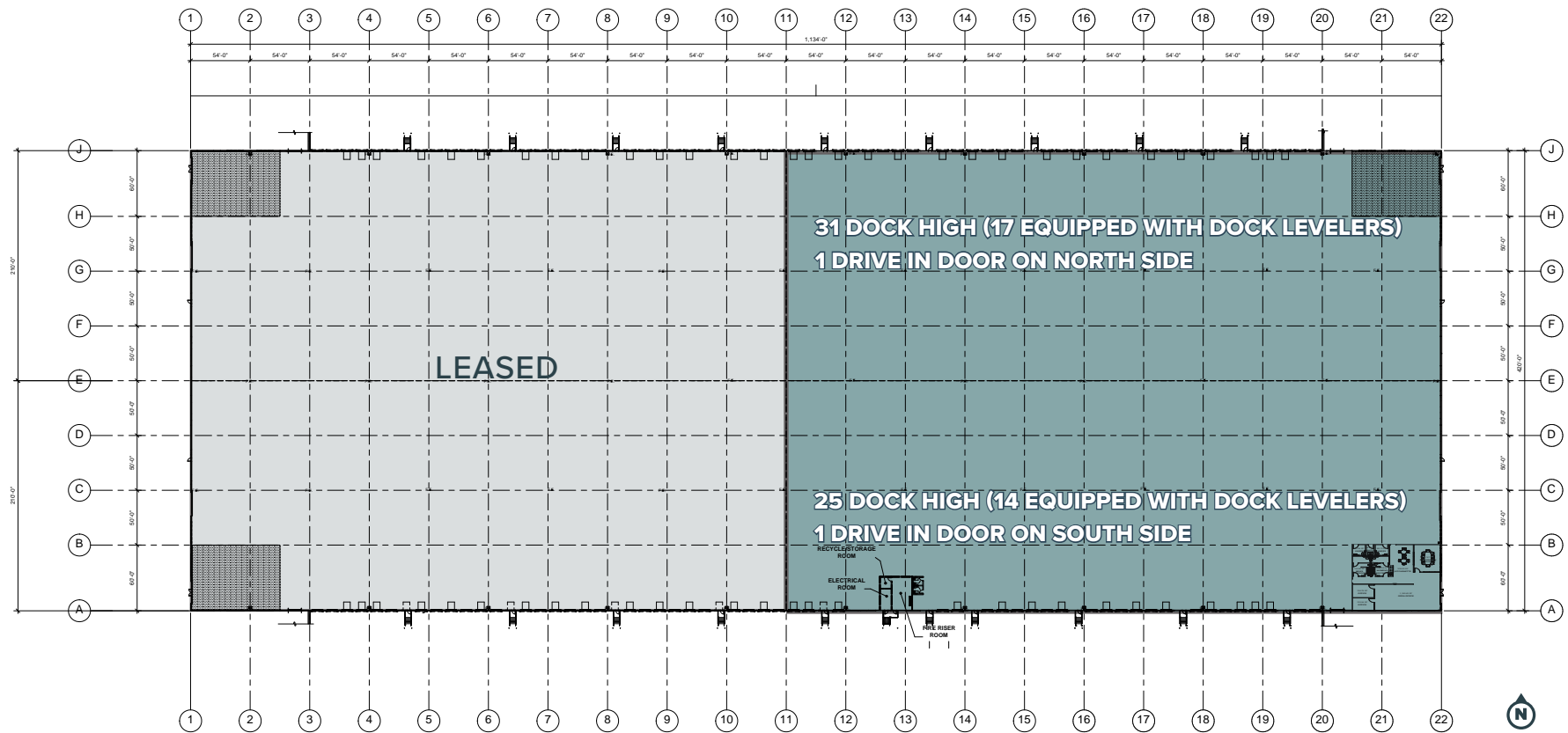
PROPERTY SPECIFICATIONS

MOVE IN READY CROSS DOCK

- + Building Size: 474,600 sq. ft.
- + Available Size: 249,480 sq. ft.
- + Divisible to: 124,740 sq. ft.
 - ±2,800 sq. ft. move-in ready spec office
 - Two warehouse restrooms
- + Clear height: 36'
- + Loading:
 - 56 dock high doors (9'x10') 31 equipped with dock levelers
 - 2 drive In doors (12'x14')
- + Column spacing: 50'x54' with speed bays on both sides
- + Truck court:
 - 185' on north side (includes trailer parking stalls)
 - 130' on south side
- + Concrete truck apron: 60'
- + Building depth: 420'
- + Floor slab: 7"
- + Roof: TPO
- + Power: ±2,000 amps, 480 volt, 3 phase
- + Lighting: To suit
- + Heat/HVAC: Gas forced heat in warehouse, HVAC in office areas
- + Construction: Concrete tilt
- + Fire suppression: ESFR



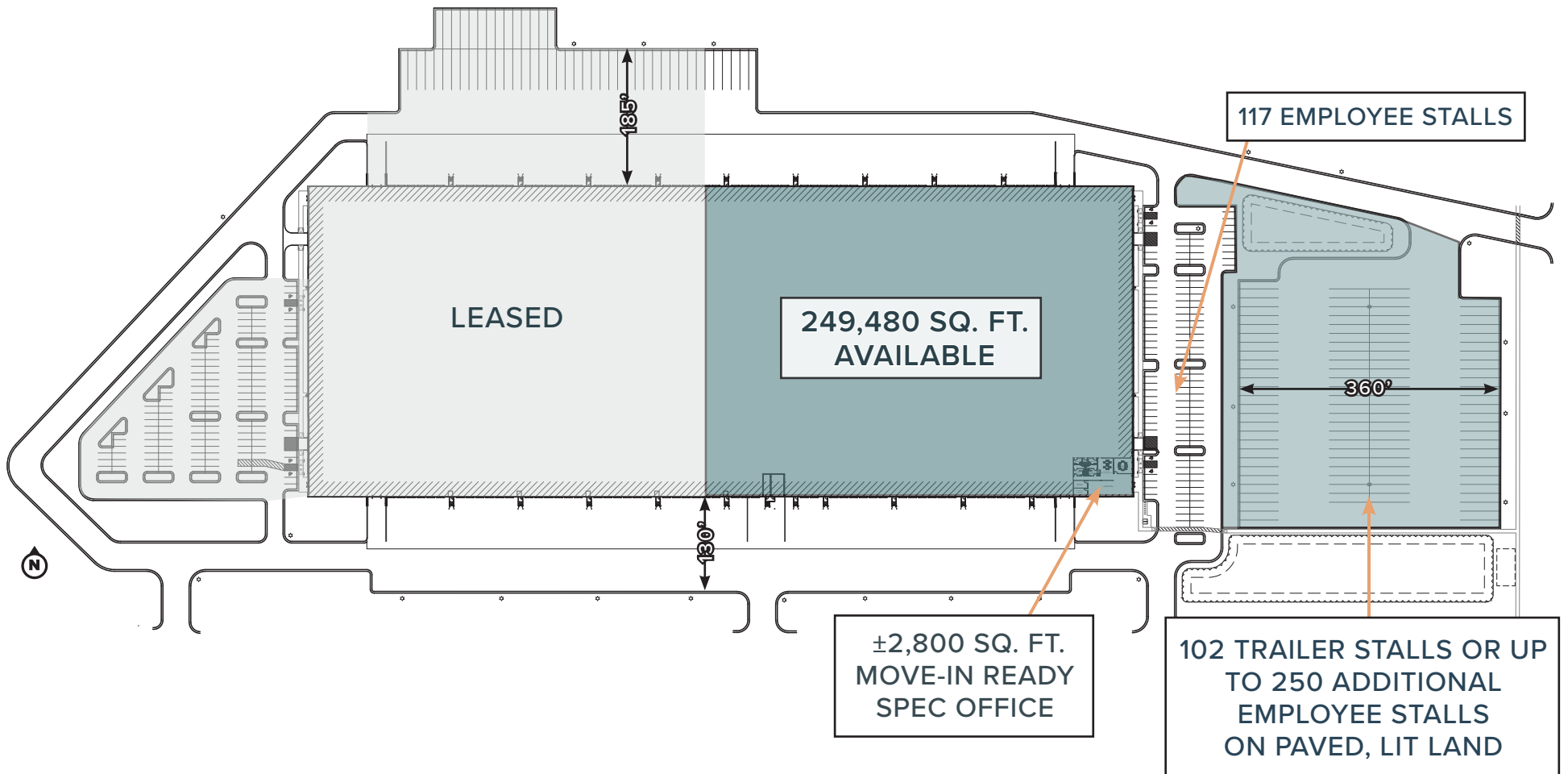
FLOOR PLAN



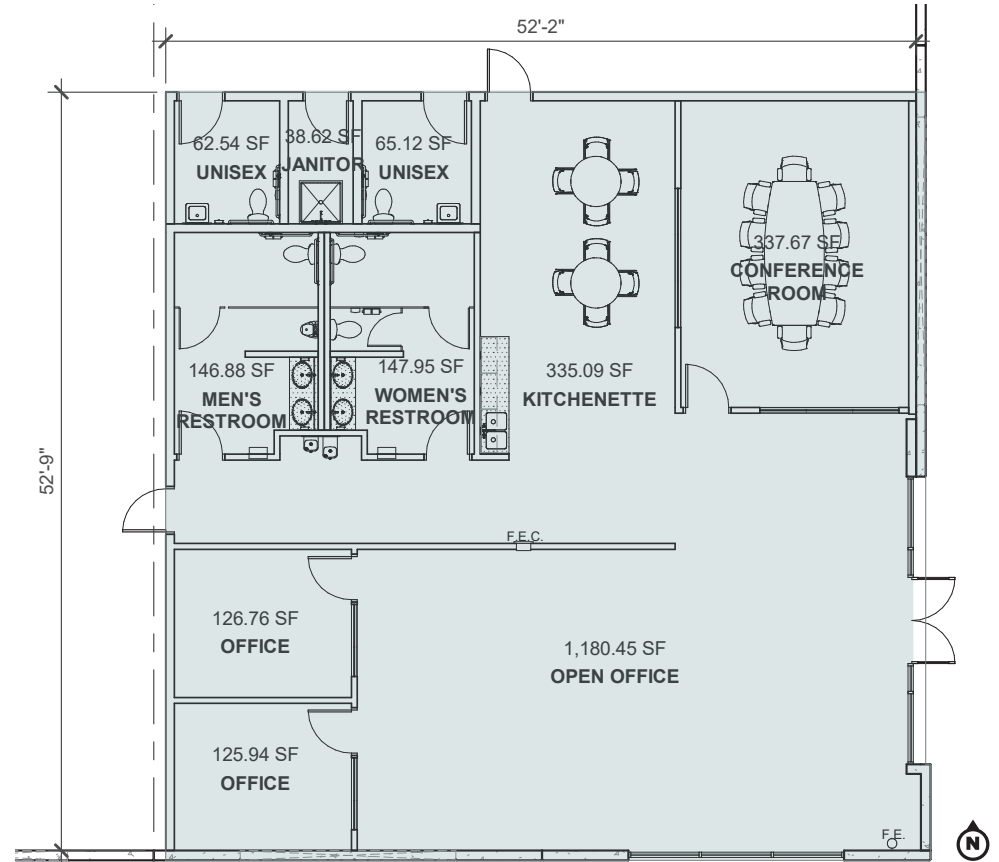
474,600 SQ. FT. CROSS DOCK

- 56 DOCK HIGH DOORS (9'x10') - 31 EQUIPPED WITH DOCK LEVELERS
- 2 DRIVE IN DOORS (12'x14')
- ±2,800 SQ. FT. MOVE-IN READY SPEC OFFICE

SITE PLAN



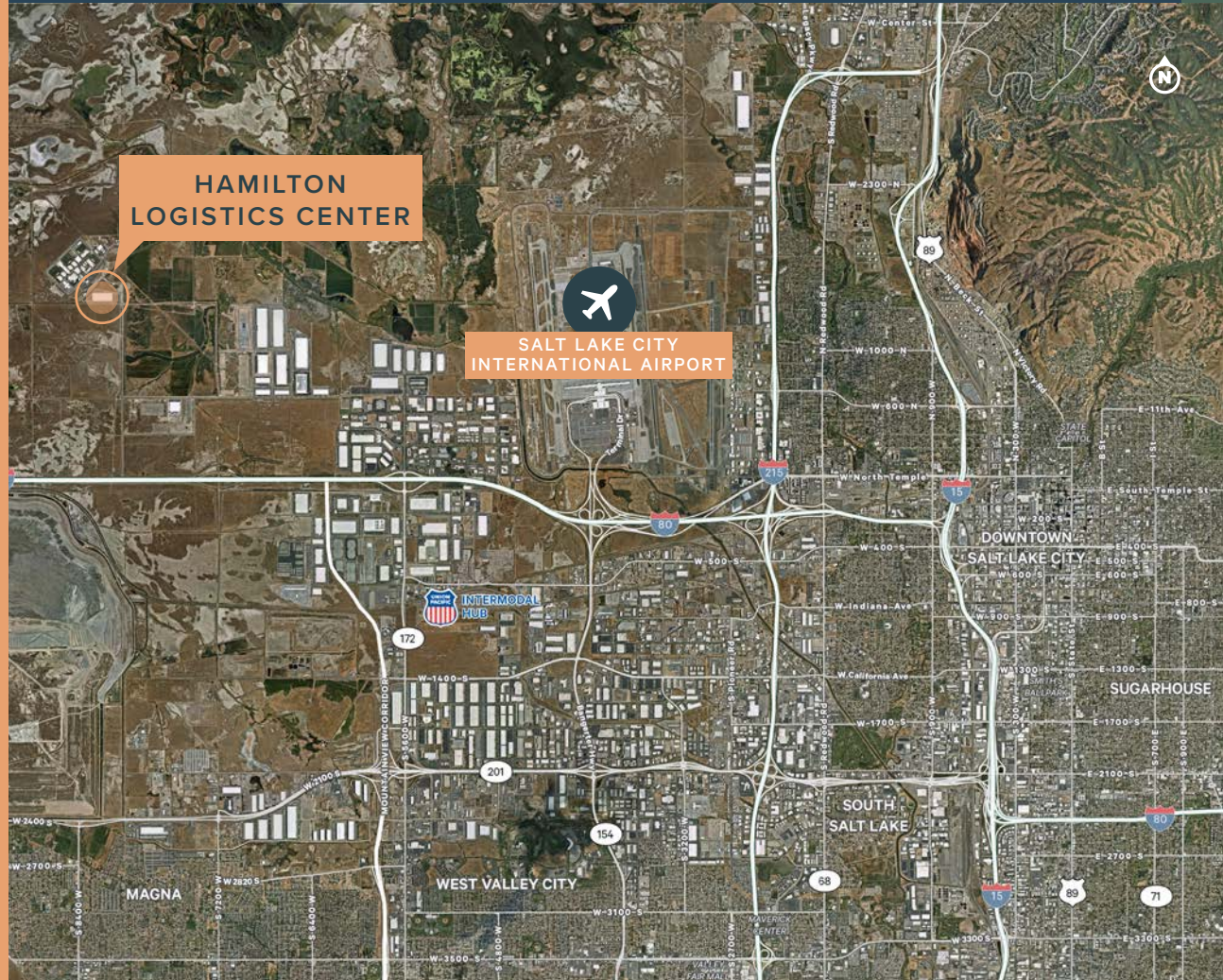
EXISTING OFFICE PLAN



±2,800 SQ. FT. MOVE-IN READY SPEC OFFICE

LOCATION HIGHLIGHTS

- 1 THREE MINUTE DIRECT ACCESS TO I-80
- 2 WELL LOCATED IN THE AIRPORT SUB-MARKET
- 3 LESS THAN 15 MILES WEST OF DOWNTOWN SALT LAKE CITY
- 4 LESS THAN 10 MILES WEST OF SALT LAKE INTERNATIONAL AIRPORT



REGIONAL DRIVE TIMES



DESTINATION	DISTANCE
Pocatello, ID	165 Miles
Boise, ID	345 Miles
Las Vegas, NV	422 Miles
Cheyenne, WY	441 Miles
Reno, NV	516 Miles
Denver, CO	522 Miles
Billings, MT	554 Miles
Albuquerque, NM	600 Miles
Phoenix, AZ	663 Miles
Los Angeles, CA	690 Miles
San Francisco, CA	734 Miles
San Diego, CA	751 Miles
San Jose, CA	766 Miles
Portland, OR	766 Miles
Seattle, WA	840 Miles



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