



PROPERTY
RESERVE

700 SOUTH



5 New Industrial Buildings - 830,617 SF Total

67.4 Acres | Class A Industrial Park

752 South 6200 West | Salt Lake City, Utah 84104



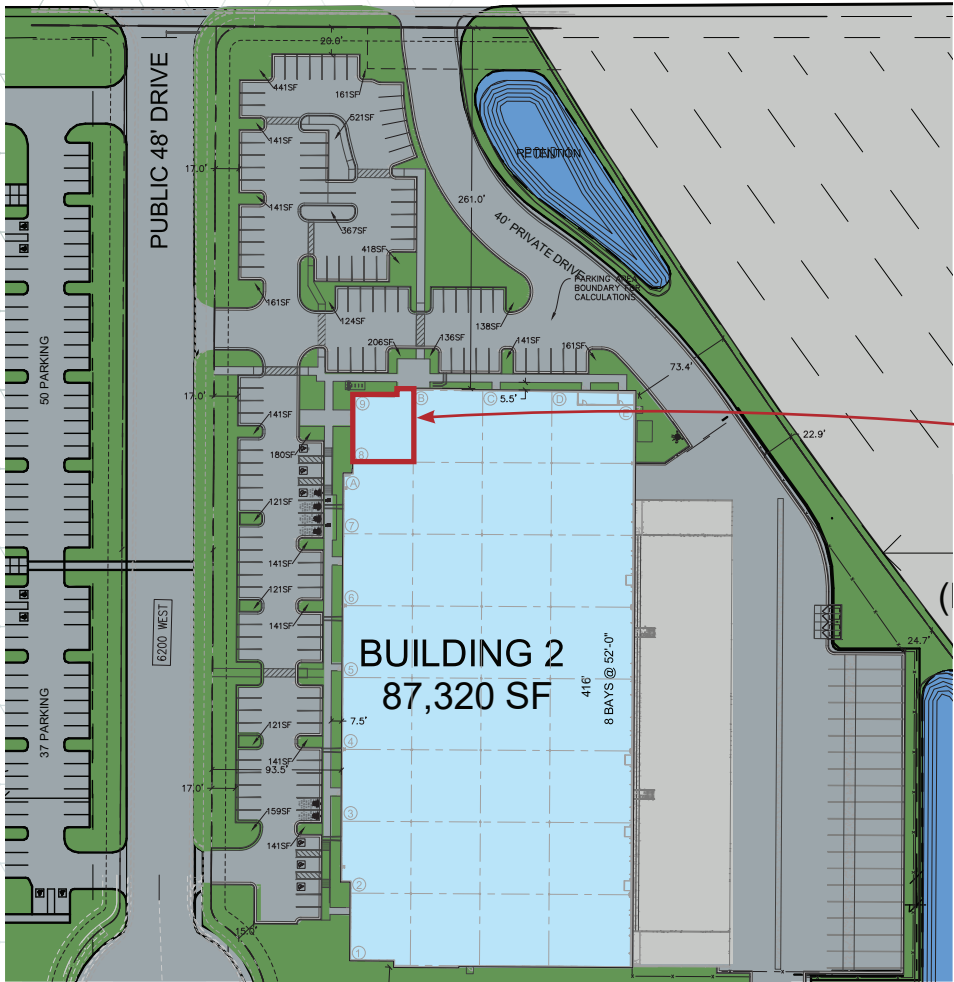
EXCLUSIVELY BROKERED BY:

THE FREEMAN,
HEALEY, & JENSEN
INDUSTRIAL TEAM

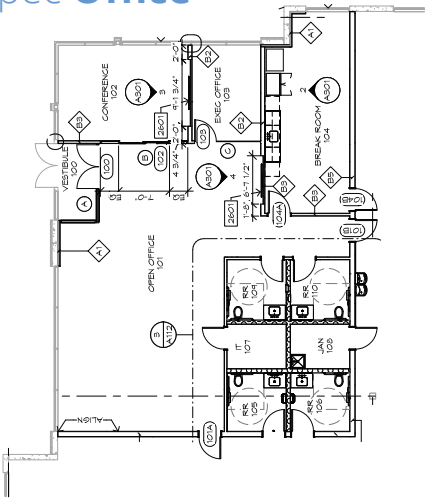


SITE AREA	67.4 Acres
BUILDINGS	5
TOTAL SIZE	830,617 SF
TOTAL TRUCK DOCKS	164
TOTAL DRIVE INS	10
TOTAL CAR PARKING	867
TOTAL TRAILER PARKING	208





Spec Office

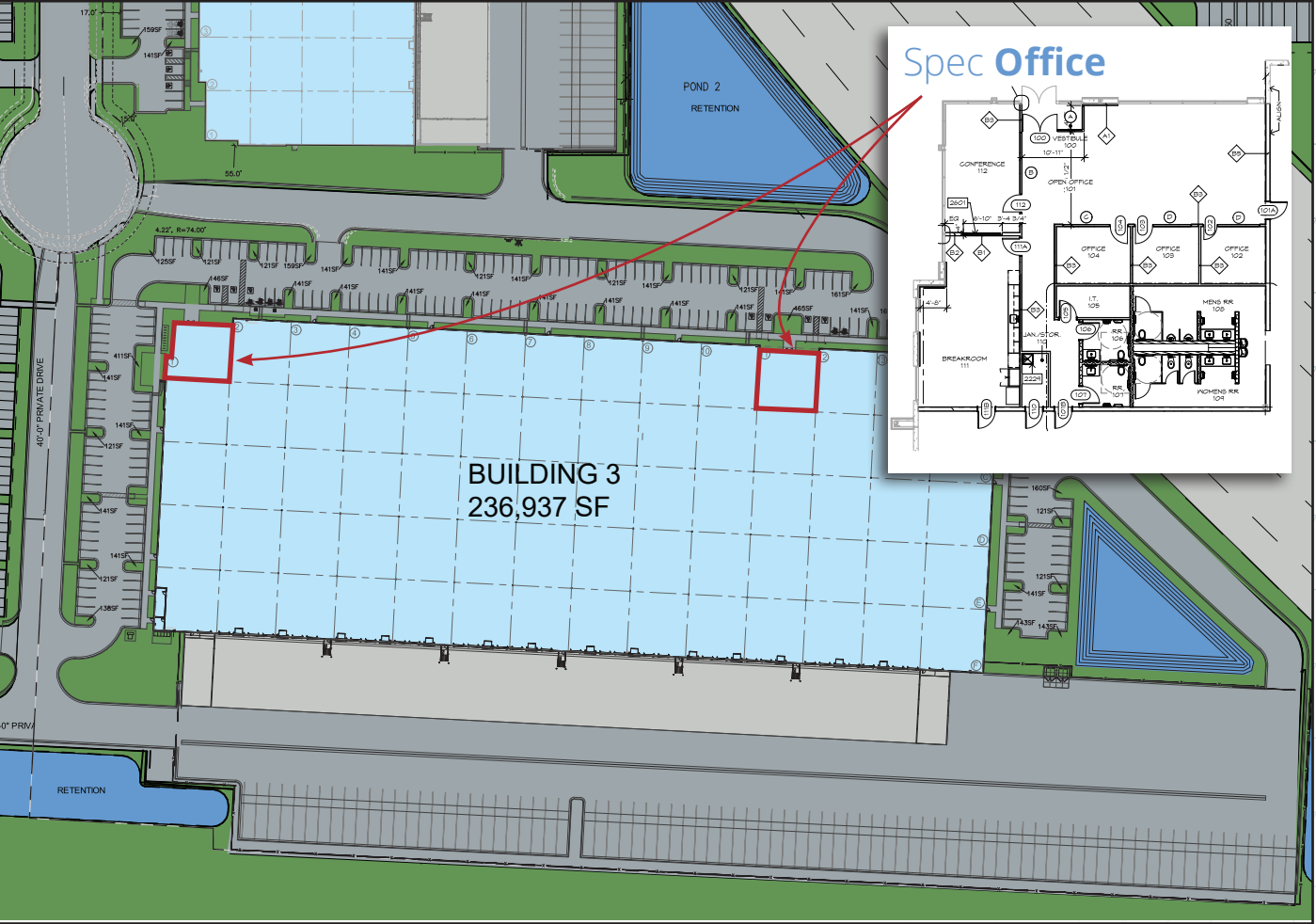


BUILDING TWO

BUILDING SIZE	87,320 SF
SPEC OFFICE	2,241 SF
DOCK DOORS	20* (9'X10')
GRADE LEVEL DOORS	2 (TWO) 12'X14'
CLEAR HEIGHT	32'
CAR PARKING	134
TRAILER PARKING	19
COLUMN SPACING	50' x 52'
SPEED BAY	60'

*10 doors equipped with dock packages including 40,000 lb hydraulic pit levelers and dock packages

POWER	1,600 Amp, 480/277V, 3-Phase (4,000 amp switchgear in place for increased power capacity)
LIGHTING	30 Ft Candle Lighting
FLOOR SLAB	6" Reinforced Concrete
FIRE PROTECTION	ESFR
ZONING	M-1
ADDITIONAL FEATURES	Clerestory Windows And Skylights Throughout Warehouse. Solar Ready. Forklift Charger Ready.



BUILDING THREE

BUILDING SIZE	236,937 SF
SPEC OFFICE	3,184 SF
DOCK DOORS	43* (9'x10')
GRADE LEVEL DOORS	2 (TWO) 12'X14'
CLEAR HEIGHT	36'
CAR PARKING	198
TRAILER PARKING	82
COLUMN SPACING	56' x 60'

*22 doors equipped with dock packages including 40,000 lb hydraulic pit levelers and dock packages

POWER	4000 Amp, 480/277 V, 3-Phase
LIGHTING	Match lighting with w/15' Whips 30' Candle Lighting
FLOOR SLAB	6" Reinforced Concrete
FIRE PROTECTION	ESFR
ZONING	M-1
ADDITIONAL FEATURES	Clerestory Windows And Skylights Throughout Warehouse. Solar Ready. Forklift Charger Ready.



Delivering 2027

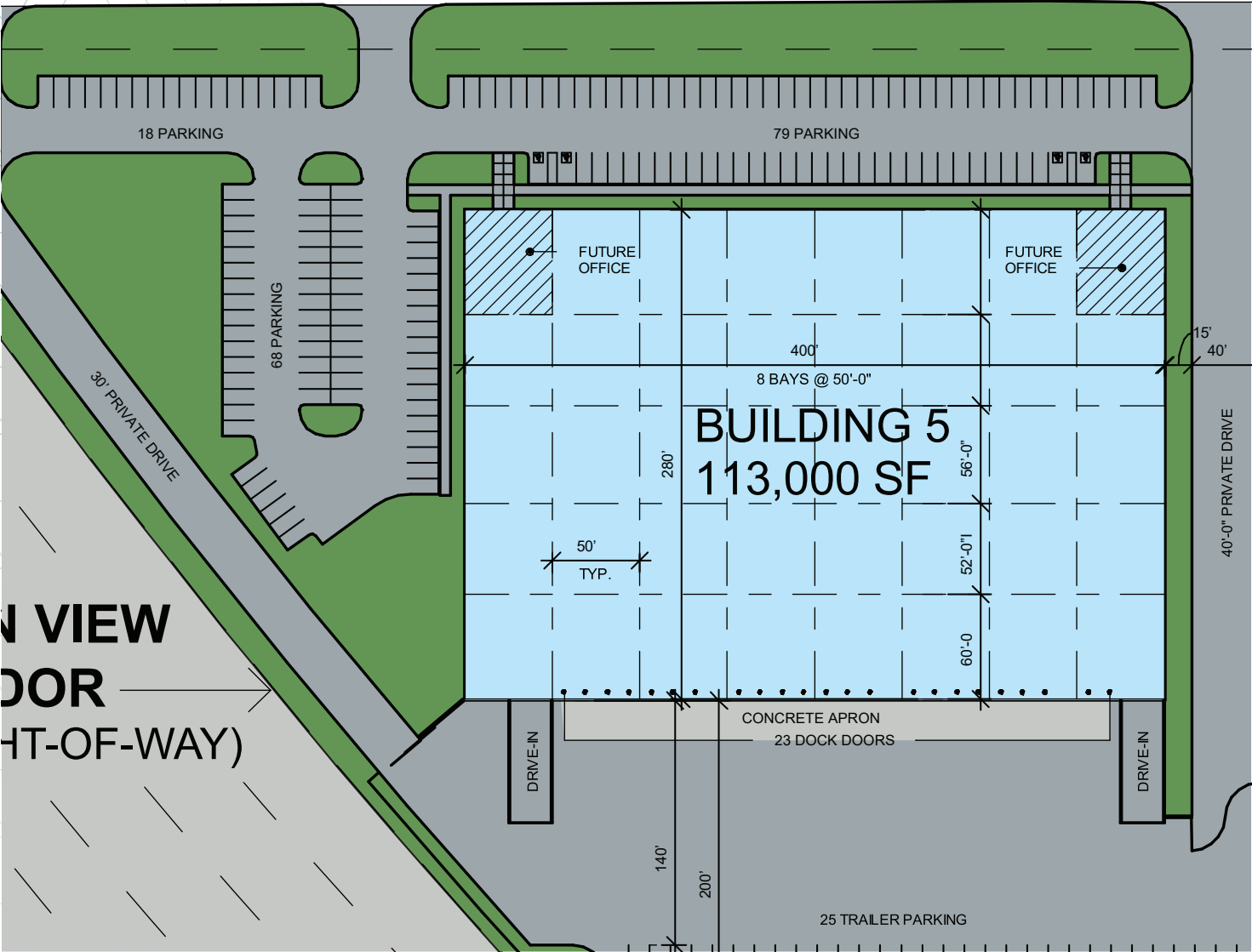


BUILDING SIZE	136,320 SF	TRAILER PARKING	0
DOCK DOORS	24	COLUMN SPACING	56' x 60'
GRADE LEVEL DOORS	2 (TWO)	CLEAR HEIGHT	TBA
CAR PARKING	145	POWER	TBA



BUILDING SIZE	257,040 SF	TRAILER PARKING	84
DOCK DOORS	44	COLUMN SPACING	56' x 60'
GRADE LEVEL DOORS	2	CLEAR HEIGHT	TBA
CAR PARKING	204	POWER	TBA

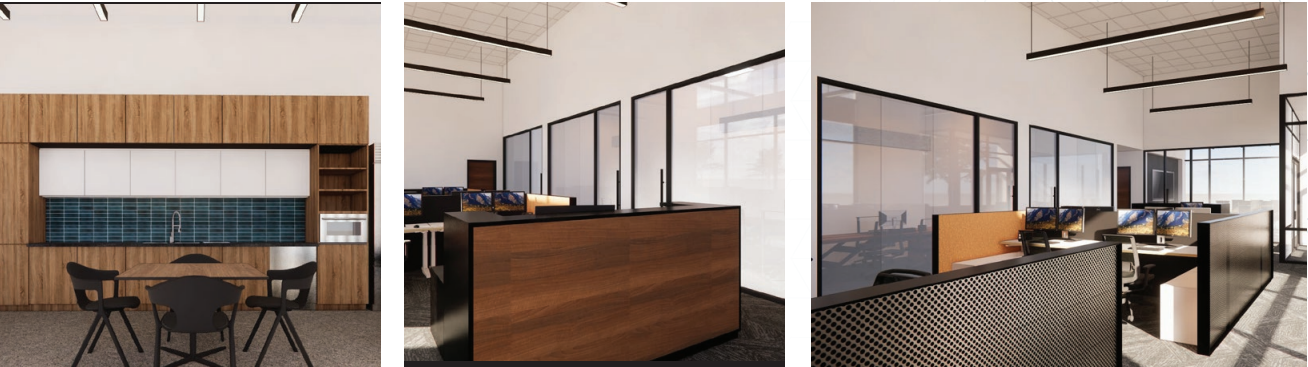
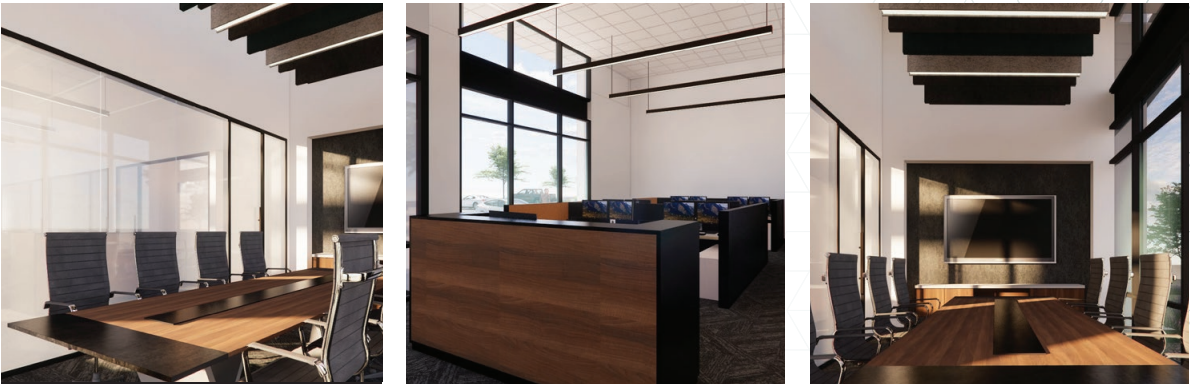




VIEW
DOOR
(T-OF-WAY)

BUILDING FIVE

BUILDING SIZE	113,000 SF	TRAILER PARKING	31
DOCK DOORS	23	COLUMN SPACING	50' x 52'
GRADE LEVEL DOORS	2	CLEAR HEIGHT	TBA
CAR PARKING	165	POWER	TBA



Job Growth



Utah 1.5%

National 0.5%

Population Growth



Utah 1.3%

National 0.5%

Median Wage



Utah \$61,269

National \$59,228

Median Age



Utah 32.4

National 39.2

Educated Workforce
with Bachelor's Degrees



Utah 35.4%

National 33.7%

Unemployment



Utah 3.6%

National 4.4%

Labor Force
Participation



Utah 67.6%

National 62.4%

Industrial
Tax Rates



Utah 4.5%

Federal 21.0%



#1

For the Third Year
in a Row in
2025

The Best States rankings by U.S. News draw on thousands of data points to measure how well states are performing for their citizens. In addition to health care and education, the rankings take into account a state's economy; its roads, bridges, internet and other infrastructure; its public safety; its natural environment; the fiscal stability of state government; and the opportunity it affords its residents.



#1

Cheapest State
to Start a Business
2025

The cheapest U.S. state for starting a new business in 2025 is Utah, according to SimplifyLLC, which ranked every state based on affordability for businesses. The range of factors it considered included basic business costs, like corporate income tax rates and business filing fees, along with the cost and availability of workers, average costs of commercial rent and utilities, and the overall health of each state's business environment.



#2

Best State to Start a Business
#9 Best State to Live
2025



#1

Utah ranked No. 1 for the
18th year in a row
Rich States Poor States — April 2025



#1

Utah ranked in Best Performing Cities
Across the U.S. — 2025

Utah Fun Facts

1

Utah is a hub to all major western cities and states, as well as a central point for distribution between the Canada and Mexico borders. Two major interstates (I-80 and I-15) and all three major rail lines leaving Seattle, San Francisco, and Los Angeles ports meet in Salt Lake City.

2

Utah ranks well across business costs compared to regional competitor states. Utah has a favorable tax climate-ranked 8th best in the nation-and has low utility and real estate costs. Utah also has a business friendly government and has eliminated or modified nearly 400 business regulations since 2011 to ease

3

the burdens placed on businesses. Utah's Manufacturing and Distribution industry has experienced employment growth of over 15% over the past five years. Within the industry, Warehousing and Storage increased by 44%.

Source: EDC Utah

Distribution In Utah



1,400 Miles
of railroad track



695 Million
pounds of air cargo
& freight annually



43,155 Miles
of highways
and roads



PROPERTY RESERVE



Any Questions? Contact **The Freeman | Healey | Jensen | Industrial Team**



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