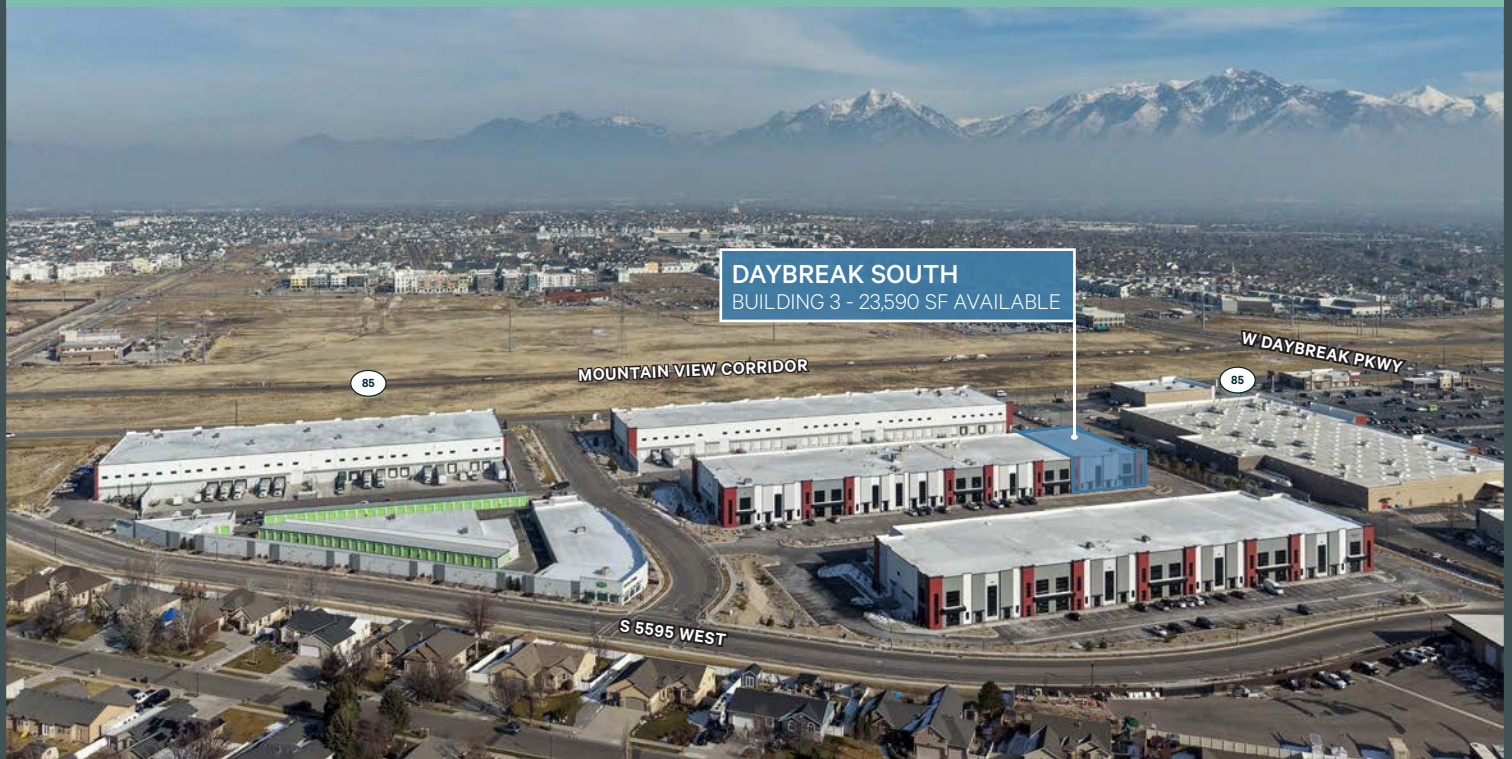


Daybreak South

Building 3

5533 West Hammerfest Drive
Suites 307-309
South Jordan, Utah 84009

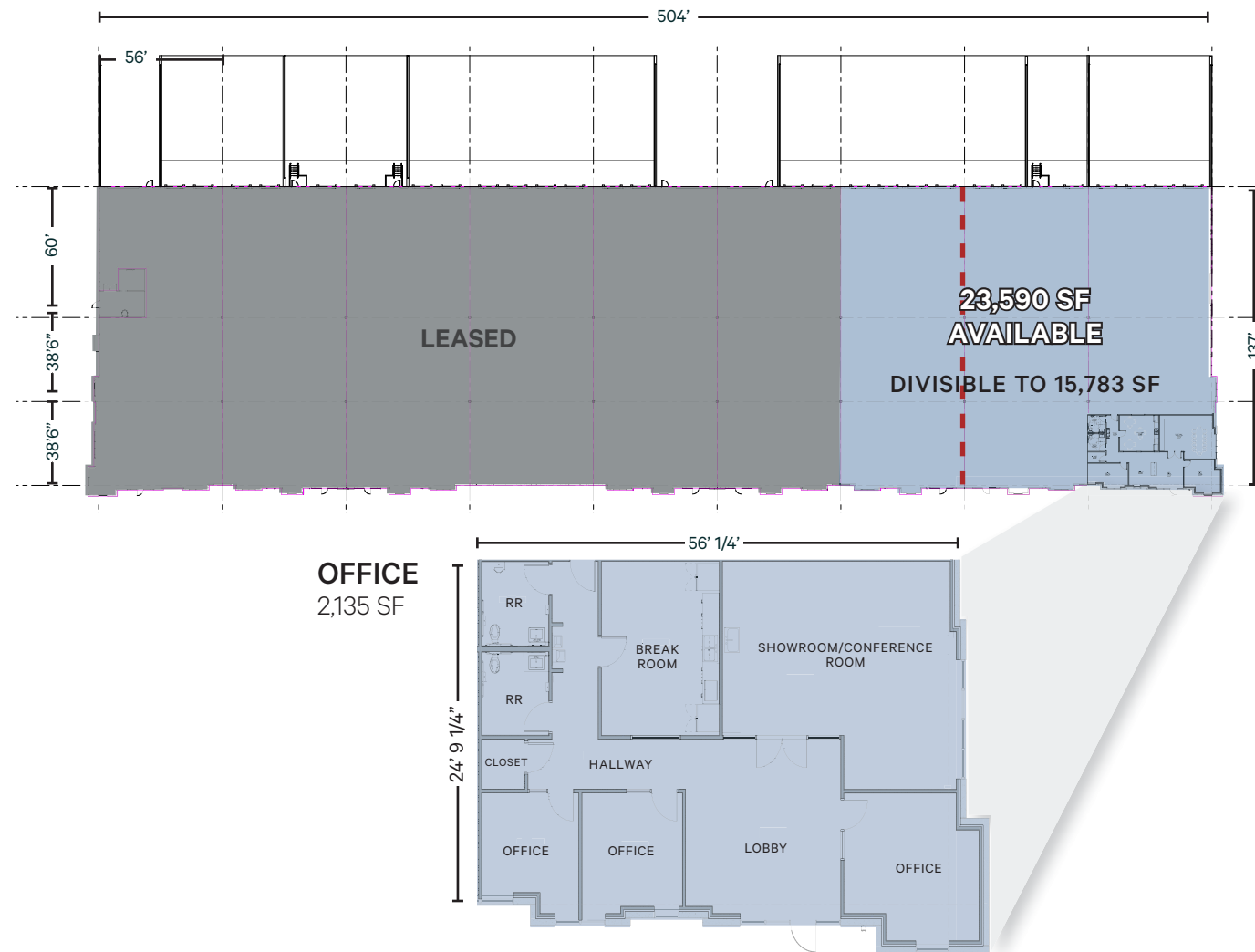
PREMIER OFFICE/WAREHOUSE ON MOUNTAIN VIEW CORRIDOR
WITH DOCK HIGH AND GRADE LEVEL LOADING



PROPERTY FEATURES

- + Building Size: 70,226 sq. ft.
- + Available: 23,590 sq. ft.
 - Office: 2,135 sq. ft.
 - Warehouse: 21,455 sq. ft.
- + Divisible to: 15,783 sq. ft.
- + Loading:
 - Ten (9'x 10') Dock High Doors
 - One (14' x 16') Drive In Door
- + Clear Height: 28'
- + Fire Suppression: ESFR
- + Parking Ratio: 1.7 : 1000
- + Construction Type: Concrete Tilt
- + Lighting: LED
- + Total Building Power: 1800 Amps, 480 Volt, 3 Phase
- + Planned Community (PC) Zoning in South Jordan which Allows for a Wide Array of Uses
- + Conveniently Located off 11800 South with Immediate Access to Mountain View Corridor

FLOOR PLAN - 23,590 SF AVAILABLE



NEW HOME OF THE SALT LAKE BEES AND DOWNTOWN DAYBREAK TO INCLUDE:

- A New Megaplex Cinema Entertainment Center
- Open-Air Performance Venue
- 75,000+ SF of Retail/Food & Beverage
- 300+ Residential Units
- New Light Rail Station
- Outdoor Ice-Skating Rink
- 100,000+ SF of Office

For Lease

PRIME LOCATION ON MOUNTAIN VIEW CORRIDOR MINUTES FROM THE NEW DOWNTOWN DAYBREAK



Daybreak South, Bldg 3

5533 West Hammerfest Drive | South Jordan, Utah 84009

For Lease



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