

NORTHPOINT COMMERCE CENTER



175,383 SF industrial available for lease



2760 North 2200 West | Salt Lake City, UT

HAMILTON
PARTNERS

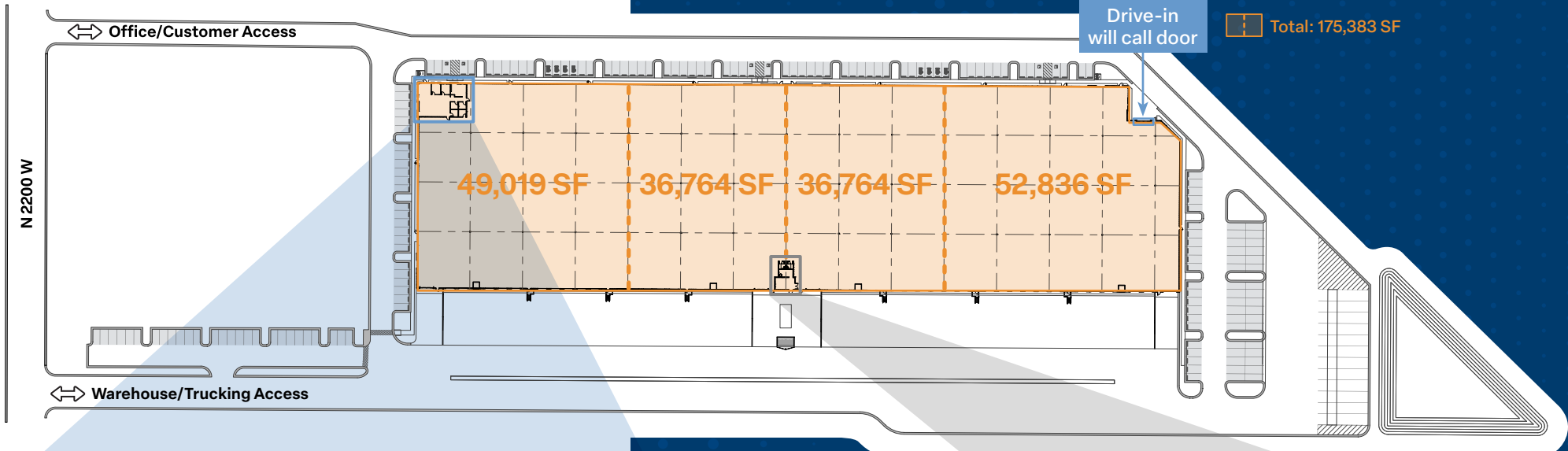


Construction as of May 19, 2026

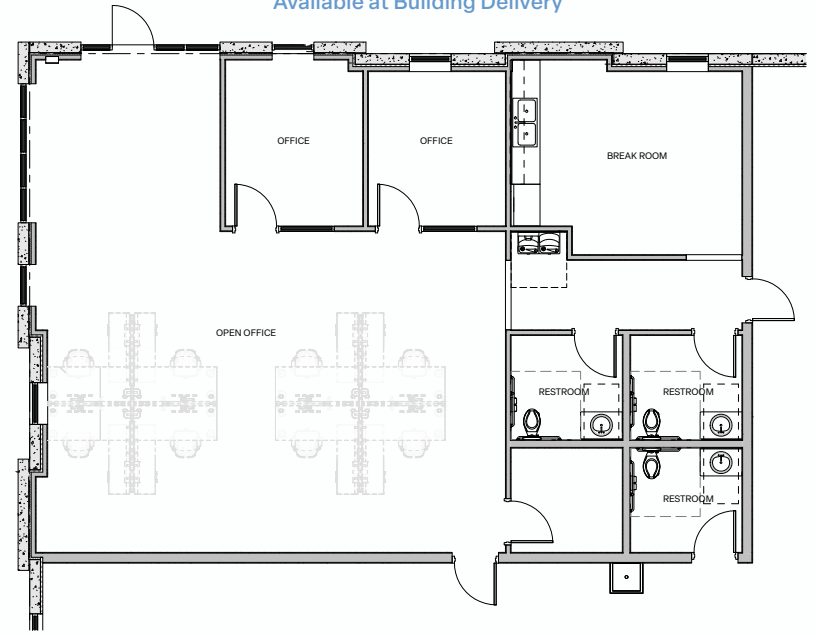
PROPERTY FEATURES

Available	175,383 SF	Ground Level Loading Doors	5 (12'x14')
Divisibility	36,764 SF and 52,836 SF	Power	4,000A / 480/277V / 3P
Acres	12.15	Sprinklers	ESFR
Zoning	M1 (Light Industrial)	Truck Court	130' to 152'
Building Dimensions	218'-9¼ x 810'	Trailer Parking	12 spaces
Clear Height	32'	Auto Parking	172 spaces
Column Spacing	56' x 52'-8¼	Loads	Rear Load Configuration
Dock High Doors	42 (9'x10') equipped with bumpers Four (4) dock high doors equipped with 35,000 lb. mechanical hydraulic pit levelers	Delivery	August 2026
		Access	Separate access for employees and truck traffic • Office/Customer Access • Warehouse/Trucking Access

SITE PLAN



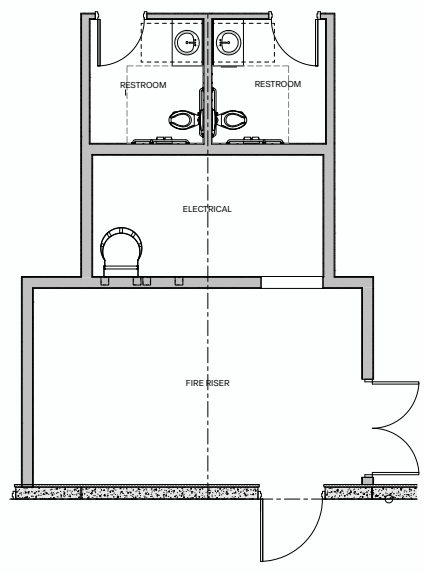
Available at Building Delivery



SPEC OFFICE FLOORPLAN

Total: 1,836 sf

- Available at delivery
- Expandable Floorplan
- Open office, two private offices, breakroom
- Two office restrooms, one warehouse accessible restroom



SPEC FIRE RISER & RESTROOMS



NORTHPOINT COMMERCE CENTER

Access to 2100 N

Freight Terminal
5 MIN

SLC
INTERNATIONAL AIRPORT

8 MIN

LEGACY PKWY

4 MIN

CENTER STREET

6 MIN

2200 W

2 MIN

2100 N

215

REDWOOD ROAD

15

2200 W

5 MIN

80



DOWNTOWN SALT LAKE CITY

19 MIN

THE UNIVERSITY OF UTAH

INTERMODAL HUB

UTA Transit Key

	Frontrunner		TRAX Blue Line
	TRAX Red Line		TRAX Green Line



LOCAL DRIVE TIMES



**SLC Airport
Freight Terminal**
3 miles / 5 minutes



Intermodal Hub
8.2 miles / 15 minutes



**Downtown
Salt Lake City**
8.7 miles / 12 minutes



Silicon Slopes
30 miles / 28 minutes



Park City
43 miles / 38 minutes



Hill Air Force Base
25 miles / 26 minutes

FOR LEASING INFORMATION, PLEASE CONTACT:

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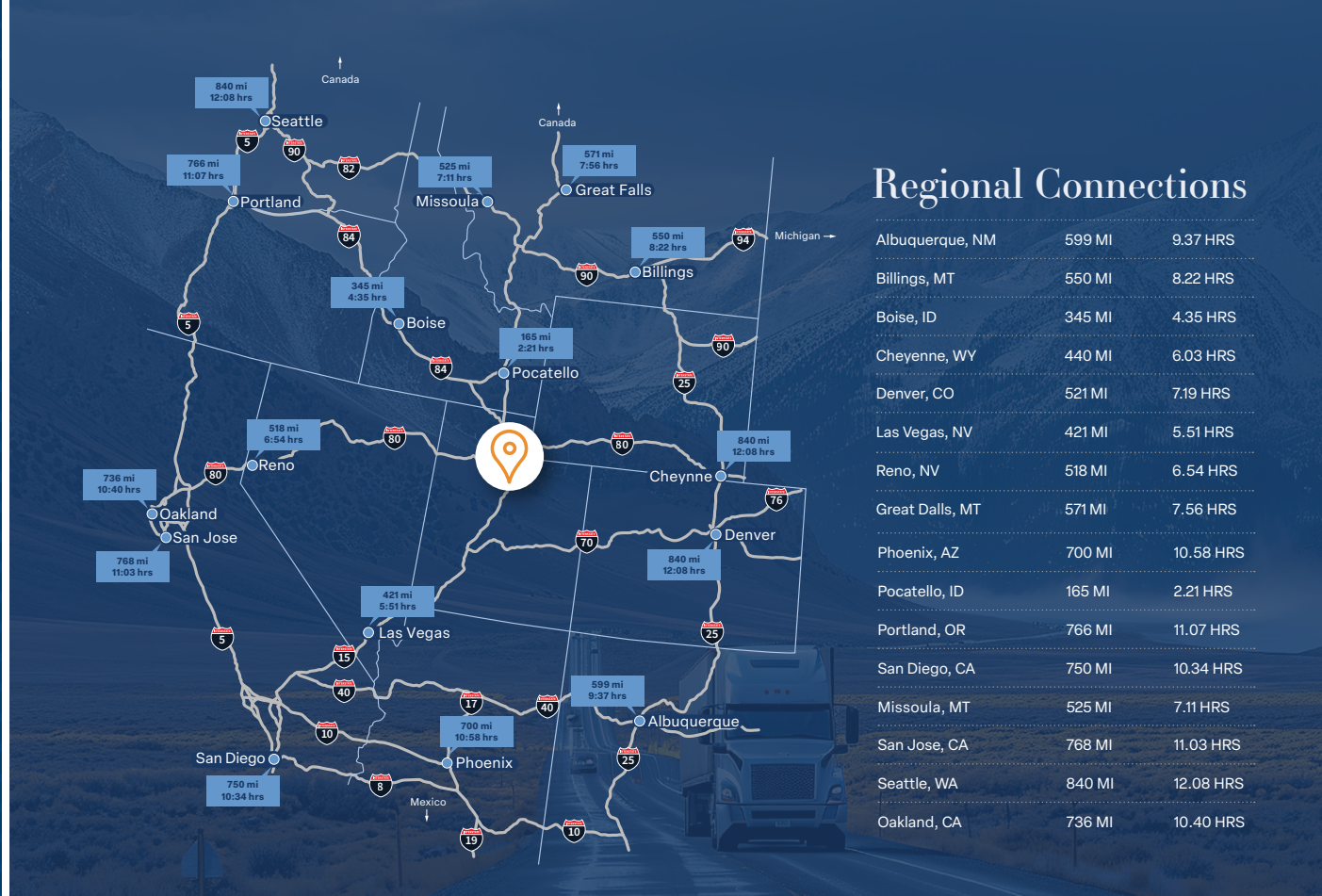
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Construction as of May 19, 2026

