



Corporate Office/Warehouse with Yard Space

FOR LEASE

3760 W. SMART PACK WAY
SALT LAKE CITY, UT 84104

NEWMARK



MOUNTAIN WEST



74,620 SF For Lease

Exclusively marketed by:

Lucas M. Burbank
Executive Managing Director
t. 801-578-5522
lburbank@newmarkmw.com

Kelsie Akiyama
Senior Associate
t. 801-578-5504
kakiyama@newmarkmw.com

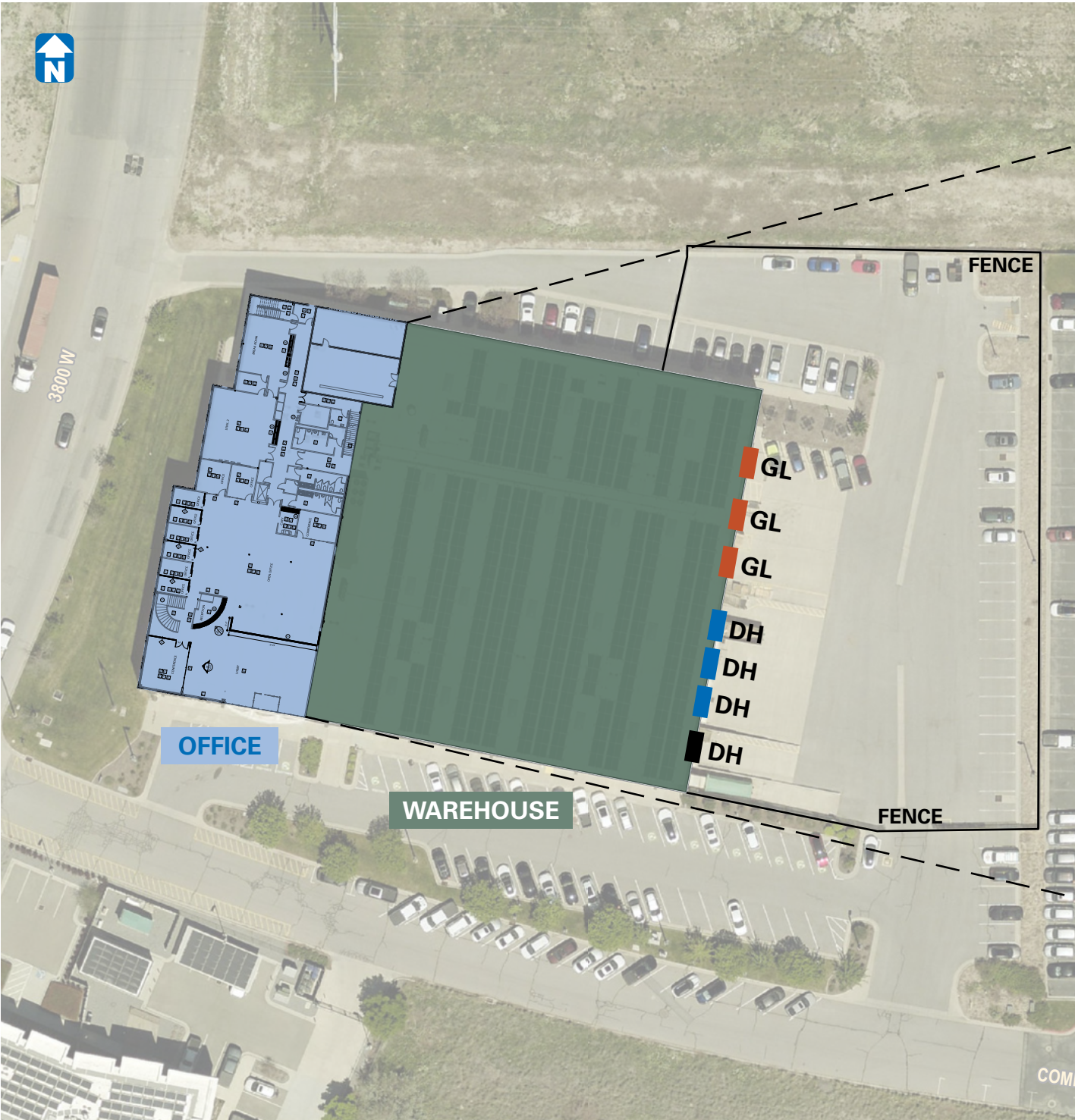


For Lease

PROPERTY HIGHLIGHTS

- 74,620 Total Square Feet
 - 48,277 Warehouse Square Feet
 - 26,343 Office Square Feet
 - 13,171 Main Level Office Square Feet
 - 13,172 Second Level Office Square Feet
- Elevator
- Oversized Restrooms with Locker Room and Showers
- Warehouse Office with Restrooms
- Three (3) Dock High Doors Equipped with Mechanical Pit Levelers, Seals and Bumpers
- One (1) Van Height Dock Door
- Three (3) 12' x 14' Ground Level Doors with Automatic Openers
- One (1) 12' x 12' Ground Level Door with Automatic Opener
- One (1) 10' x 10' Ground Level Door
- 24' Clear Height
- 1,200 Amps 480 /277 3 Phase Power Supply
- 44' x 50' Column Spacing
- Floor Drains in the Warehouse
- Skylights and Clerestory Windows in the Warehouse
- Generator
- Nine (9) "Big Ass" Fans in the Warehouse
- Dedicated Trash Compactor Door and Trash Compactor
- Fenced Truck Court
- Electric Car Charging Stations
- Roof Solar Panels (reduces overall electricity costs)
- Heat Pumps in the Warehouse: transfer heat instead of generating it, making them 3-4 times more efficient than boilers, leading to lower utility bills; provide heating, cooling, and hot water from one system, reducing overall energy demand
- 3.18 Acres of Excess Land (Negotiable)
- Excellent access to Bangerter Highway, California Ave, I-80, I-215, I-15 and Hwy 201
- Minutes from Salt Lake International Airport





- OFFICE
- WAREHOUSE
- DOCK HIGH DOOR (EQUIPPED)
- DOCK HIGH DOOR (UNEQUIPPED)
- GROUND LEVEL DOOR

MAIN LEVEL

SECOND LEVEL



Unparalleled Access

Bangerter Highway

2 Minutes



4 Minutes



4 Minutes



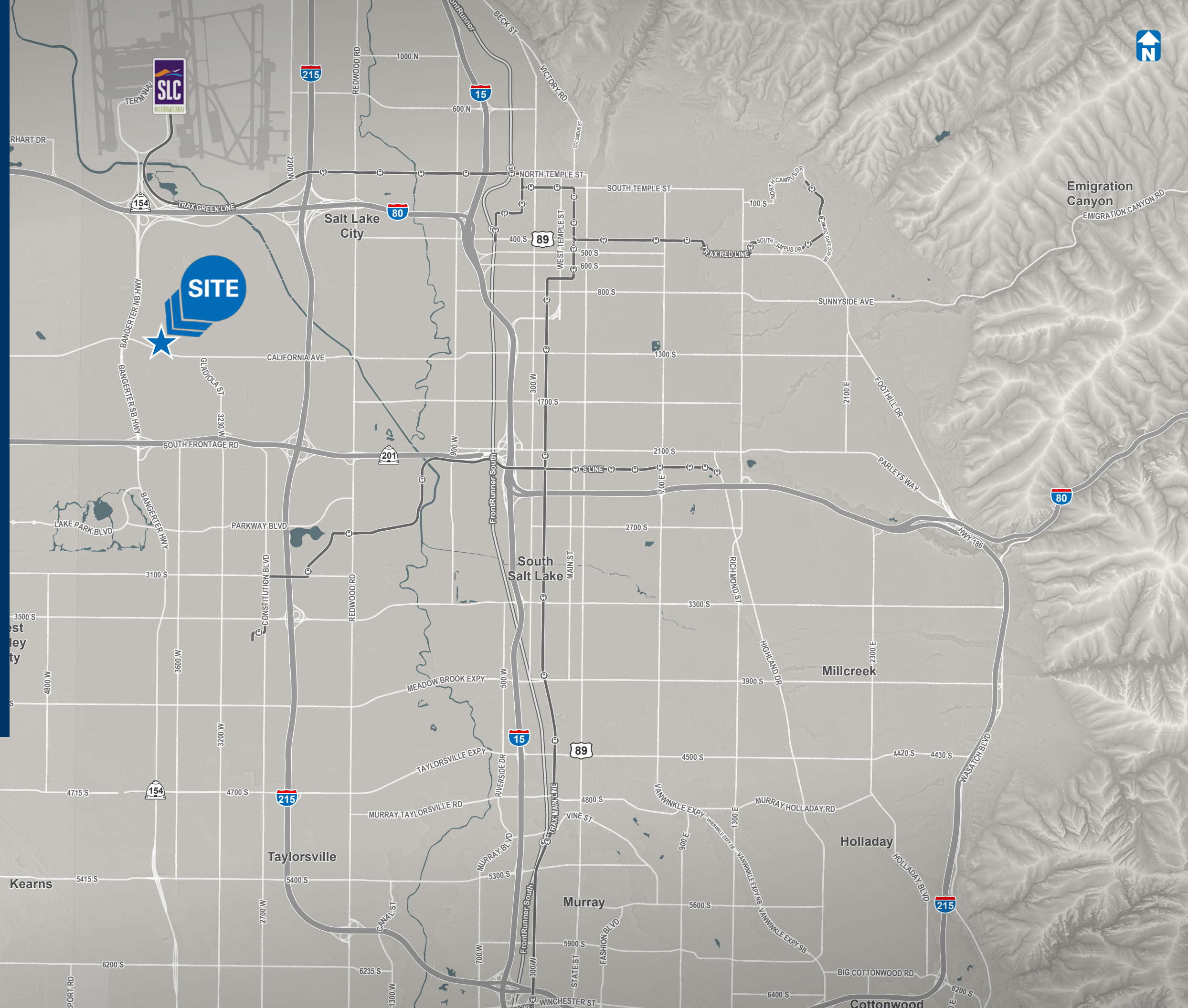
5 Minutes

Salt Lake City International Airport

5 Minutes



6 Minutes



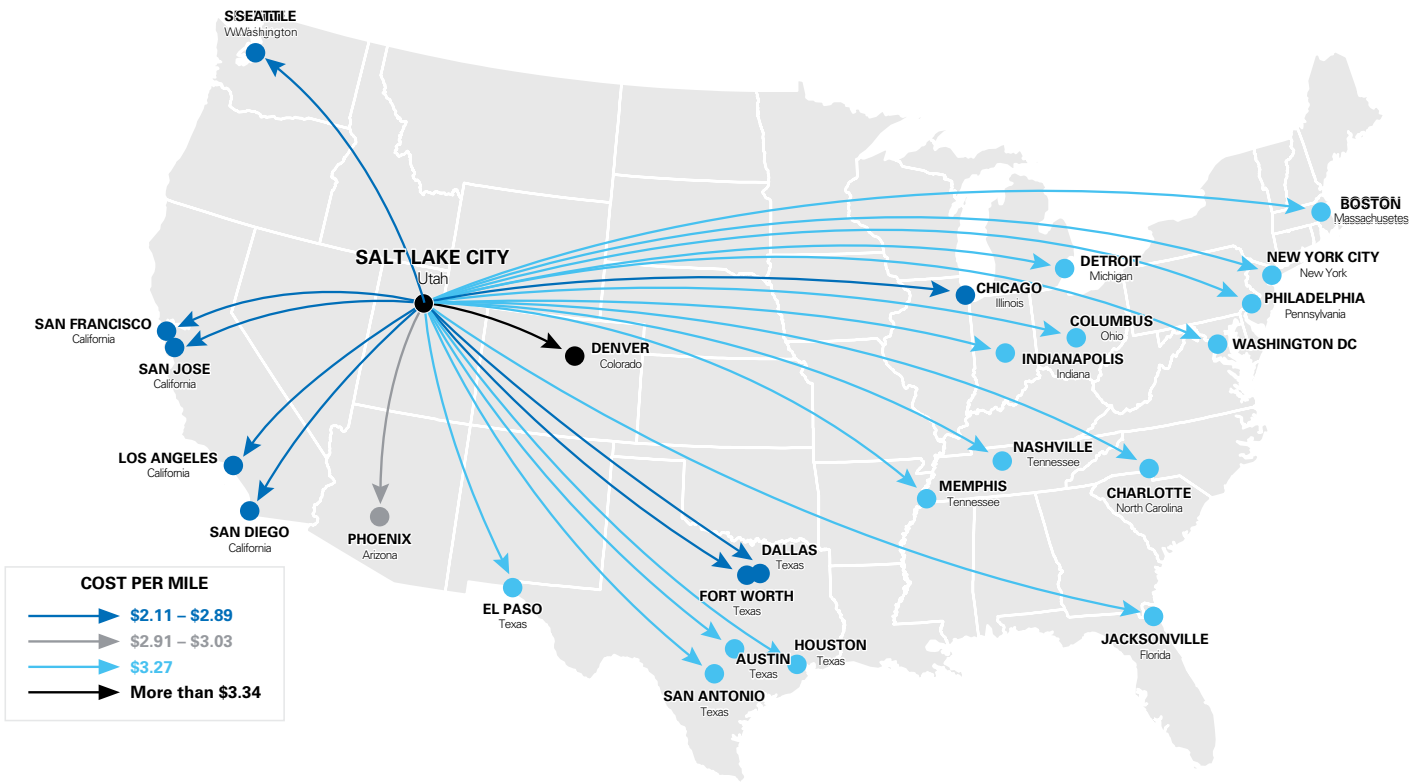
Commercial Drive Times

Utah is known as the “Crossroads of the West” for its excellent connectivity to the entire nation. Salt Lake City, specifically, benefits from a favorable geographic location that provides easy access to primary commercial hubs across the country. This connectivity has helped establish the region as a global marketplace for its ability to facilitate an efficient flow of goods through its vast transportation networks. All major metros in the Western Region, and many major metros in the Mid-West, are within a 24-hour drive time.



Outbound Truck Freight Costs per Mile

FROM SALT LAKE CITY, UTAH
JAN 2026

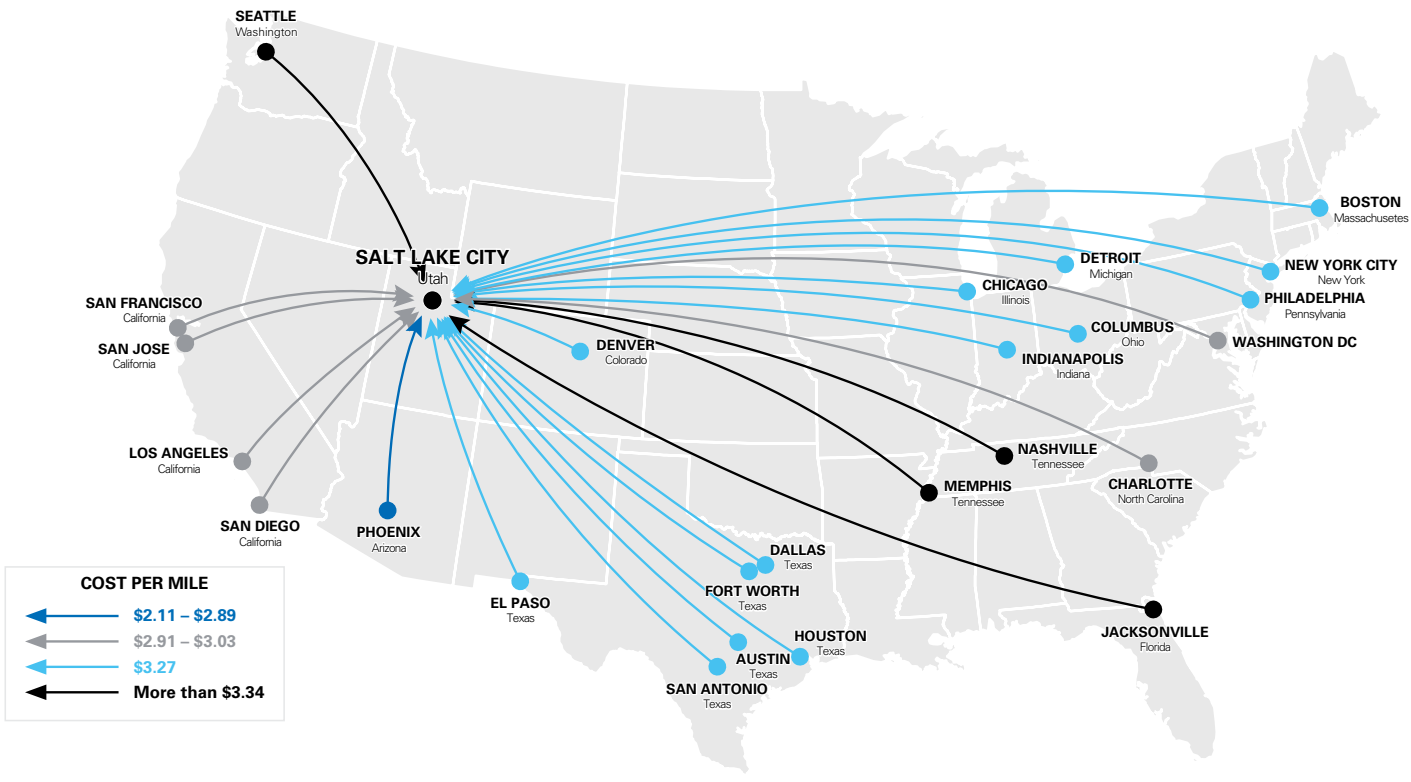


*This product represents data that has been purchased. No part of this publication may be reproduced, distributed, or transmitted in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission.

Source: Trimble Transportation (<https://transportation.trimble.com/products/truckloadrate>)

Inbound Truck Freight Costs per Mile

TO SALT LAKE CITY, UTAH
JAN 2026



*This product represents data that has been purchased. No part of this publication may be reproduced, distributed, or transmitted in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission.

Source: Trimble Transportation (<https://transportation.trimble.com/products/truckloadrate>)

Utah by the Numbers



2025 TOTAL
POPULATION



2020-2025
POPULATION
ANNUAL
GROWTH RATE

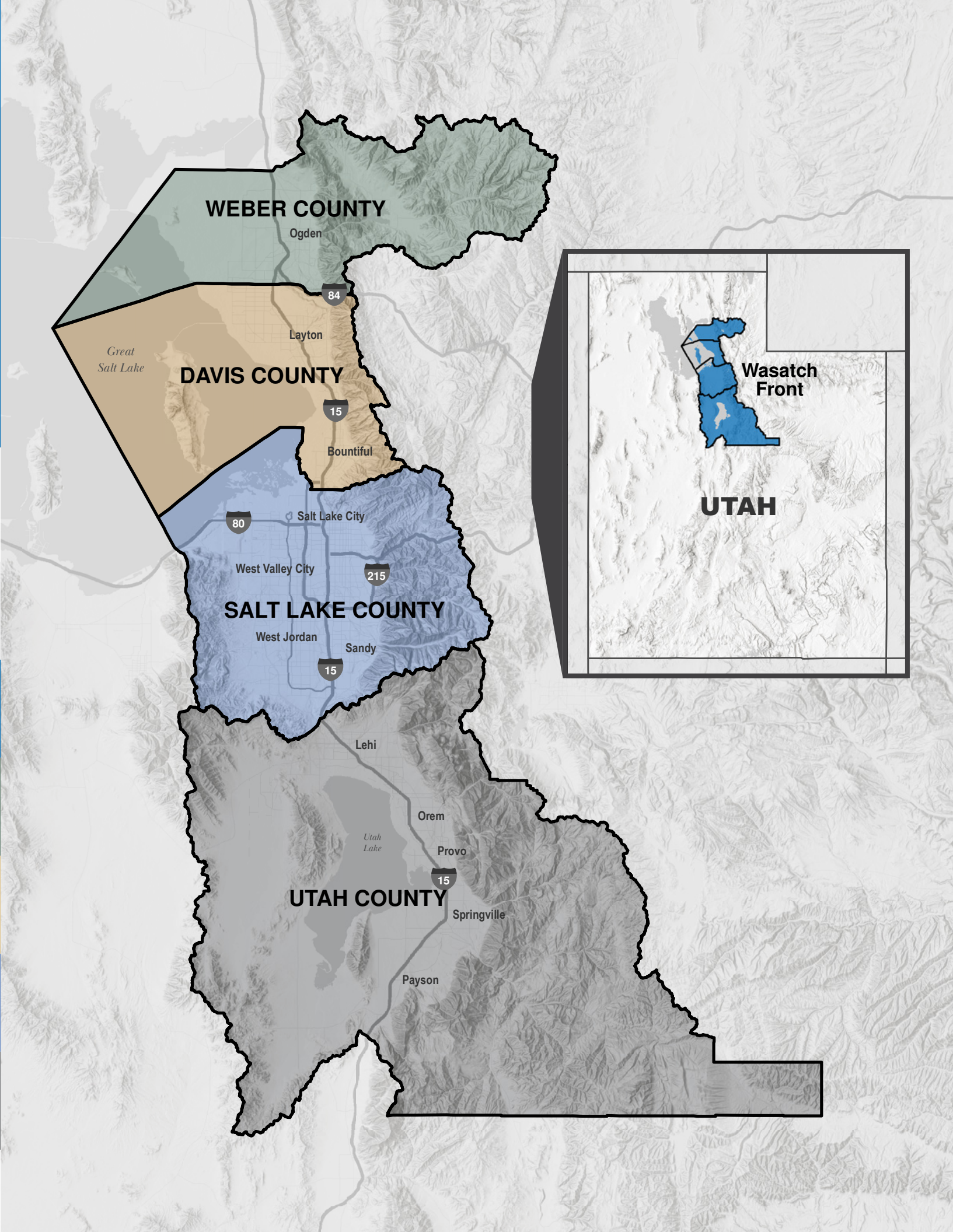


ANNUAL JOB
GROWTH
(2025)



PERCENT WITH
BACHELOR'S
DEGREE OR
HIGHER

United States of America	339,887,819	0.48%	0.1%	37.16%
State of Utah	3,538,233	1.50%	1.2%	39.46%
Wasatch Front	2,642,773	1.30%	1.0%	41.25%
Weber County	277,455	1.08%	0.9%	30.04%
Davis County	384,621	1.13%	-0.1%	41.21%
Salt Lake County	1,228,127	0.68%	1.2%	41.06%
Utah County	752,570	2.55%	1.1%	46.48%



Source: Regis SitesUSA (2025), Bureau of Labor Statistics (2025)

Corporate Office/Warehouse with Yard Space

3760 W. Smart Pack Way
Salt Lake City, UT 84104

Exclusively marketed by:

Lucas M. Burbank

Executive Managing Director

t 801-578-5522

lburbank@newmarkmw.com

Kelsie Akiyama

Senior Associate

t 801-578-5504

kakiyama@newmarkmw.com

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Listing agent is a licensed Utah real estate agent and has minority ownership interest in property.

