

# PROSPERITY DISTRIBUTION CENTER



9669 S. Prosperity Rd.

**WEST JORDAN, UT 84081**

**FOR LEASE: 363,996 SF  
WITH HEAVY POWER**

**EXCLUSIVELY MARKETED BY:**

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# ABOUT THE PROPERTY

## PROPERTY HIGHLIGHTS

- 363,996 total available SF
  - North office: 9,800 SF
  - Warehouse office: 7,040 SF (2-Story)
  - West office: 4,300 SF
  - 342,856 warehouse SF
- Divisible to 145,040 SF and 218,956 SF units
- Lot size: 21.90 acres
- Clear Height: 32'
- Thirty-seven (37) dock high doors (9'x9') equipped with hydraulic levelers, dock locks and seals
- Two (2) ground level doors (12'x14')
- Column spacing: 42' x 40'
- 60' dock staging area
- Building dimensions: 756' wide x 460' deep
- Power: 3000 Amp, 227/480 Volt, 3 Phase
- LED lighting with motion sensors
- Gas Forced heat in warehouse
- Concrete Tilt construction
- ESFR fire suppression
- M-2 (Major Manufacturing) zoning
- 337 auto parking stalls
- 58 trailer parking stalls
- Fully fenced truck court with additional parking



363,996 Available Square Feet



42'x40' Column Spacing



60' Dock Staging Area



32' Clear Height



Thirty-Seven (37) Dock High Doors (9'x9')

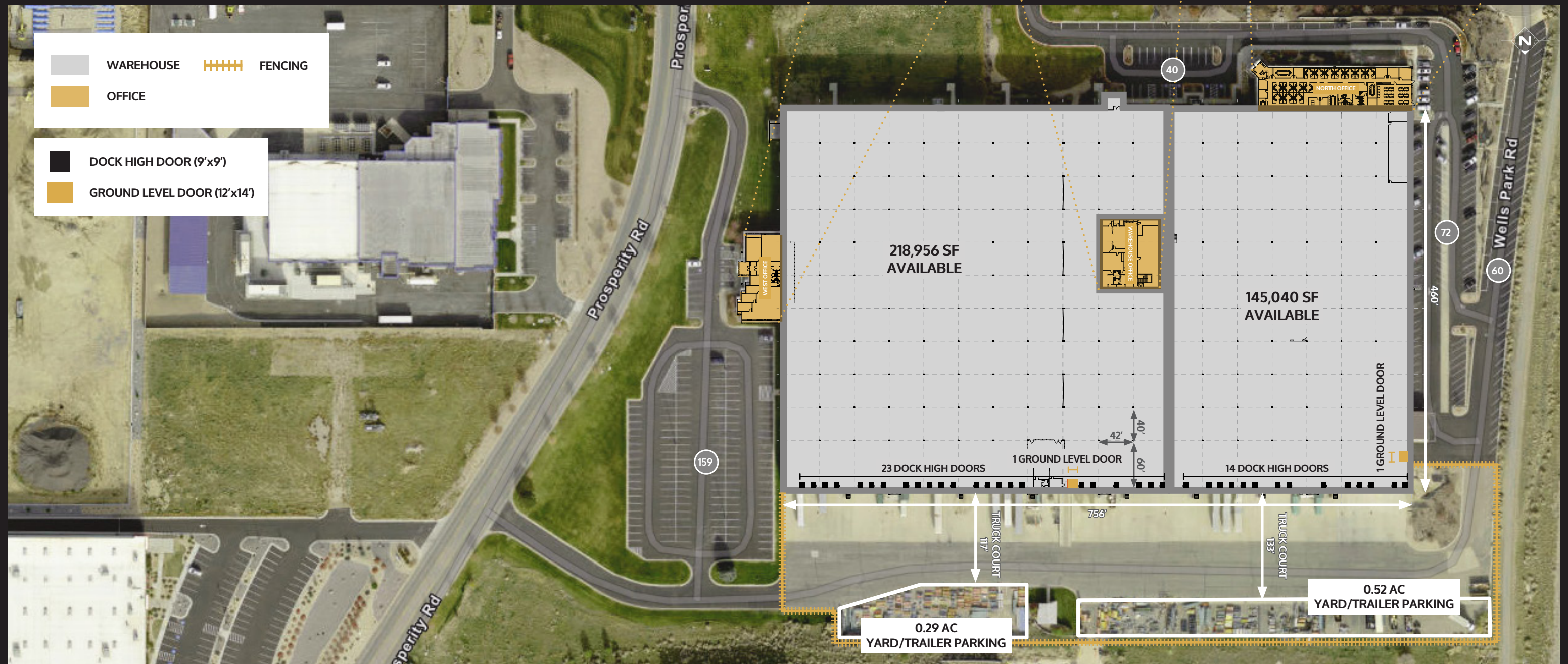
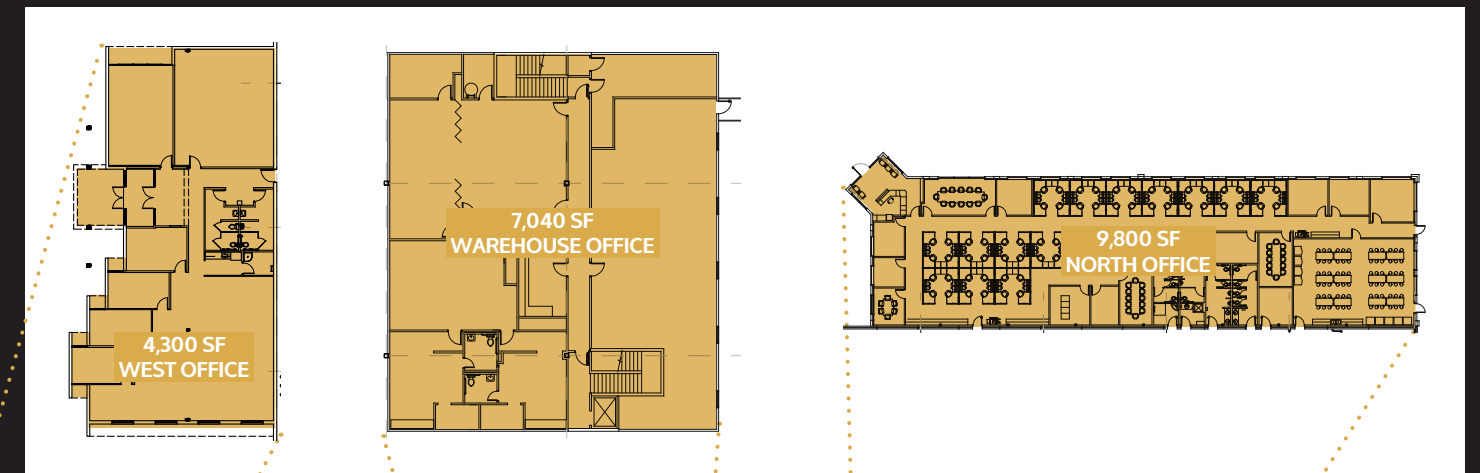


Two (2) Ground Level Doors (12'x14')



# GET TO KNOW THE SPACE

Site Plan 363,996 SF



# PERFECT TRANSPORTATION ACCESS



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