

201

MOUNTAIN VIEW PARK

**BUILDING FOUR
AVAILABLE FOR SUBLEASE**

228,800 SF

EXCLUSIVELY MARKETED BY:

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NEWMARK



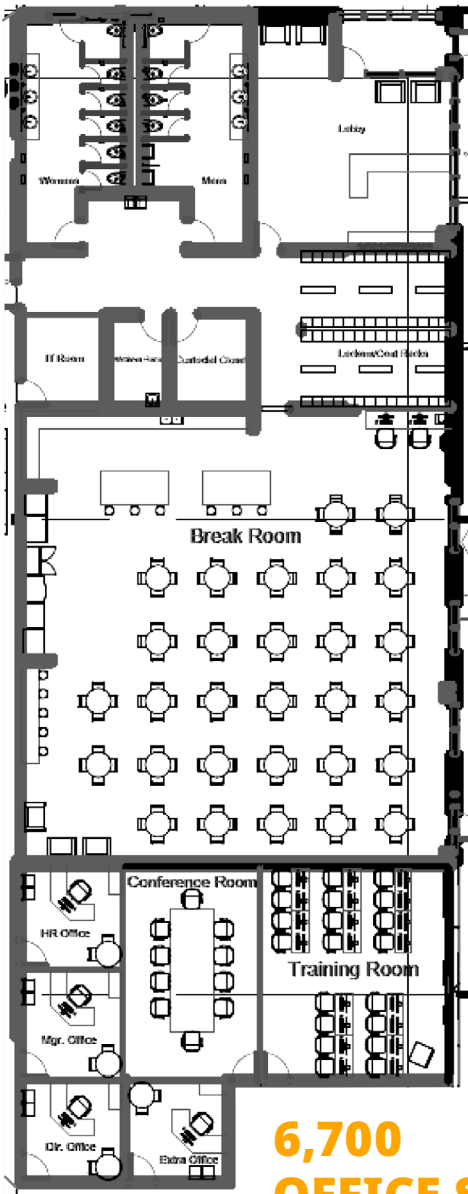
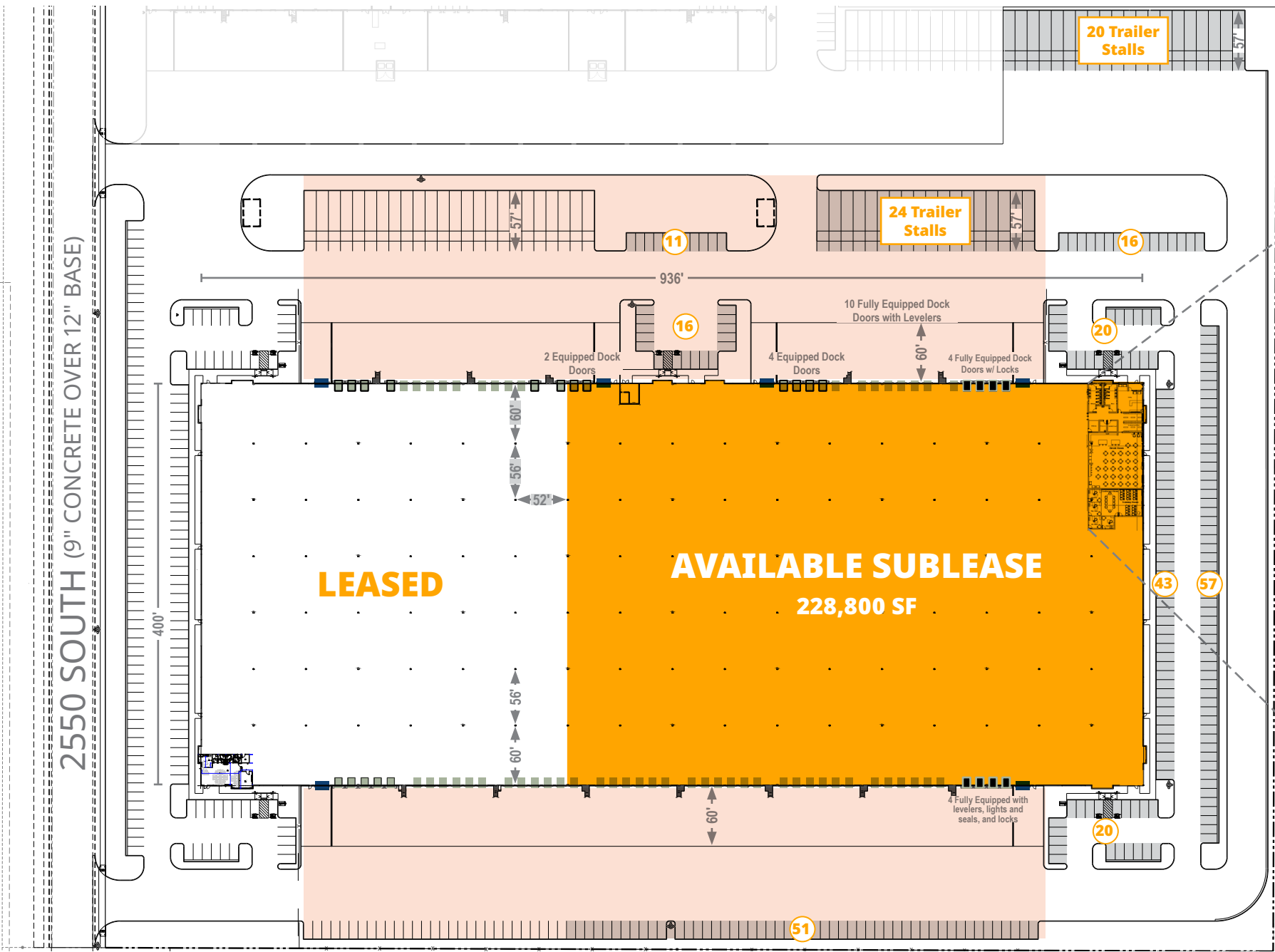
MOUNTAIN WEST



201 MOUNTAIN VIEW PARK

BUILDING FOUR - 6162 W. BEAGLEY RD., WEST VALLEY CITY, UT 84128

228,800 SF AVAILABLE



6,700
OFFICE SF

- Four (4) Ground Level Doors (14'x16')
- 14 dock high doors (9'x10') equipped with bumpers, shelters, dock lights, and mechanical pit levelers (10 levelers with 40,000 lb. capacity)
- 8 dock high doors (9'x10') fully equipped with locks
- Secured Truck Court (fenced)
- Total Available Auto Parking Stalls: 234

201 MOUNTAIN VIEW PARK

BUILDING FOUR - 6162 W. BEAGLEY RD., WEST VALLEY CITY, UT 84128

FOR SUBLEASE

228,800 SF available

- 6,700 Office SF
- 222,100 Warehouse SF

Secured truck court

Forty-four (44) reserved semi-trailer parking

Two hundred thirty four (234) dedicated parking passes for standard automobile parking

Utilities run for guard shacks

Loading:

- Four (4) ground level doors (14' x 16')
- 47 Dock Doors
- Fourteen (14) dock high doors (9'x10') equipped with bumpers, shelters, dock lights, and mechanical pit levelers (eight with 40,000 lb capacity)

Clear height: 36'

Column spacing: 52' x 56'

Staging area columns spacing: 52' x 60'

Power supply: 800 Amps 277/480V 3 Phase

Sprinklered: ESFR

Lighting: high efficiency LED lighting, 30' candles at 36" AFF

Tilt-up construction

Slab thickness : 7" with 4500 PSI

Cross dock configuration

Building depth: 400'

Truck court depth: 131' & 134'

Trailer stall depth: 57'



6162 W

MVP 4 - PROPERTY SPECIFICATIONS

201 MOUNTAIN VIEW PARK

BUILDING FOUR - 6162 W. BEAGLEY RD., WEST VALLEY CITY, UT 84128

DRIVE TIMES



3 MINUTES

CALIFORNIA AVENUE

6 MINUTES

BANGERTE
HIGHWAY

7 MINUTES



8 MINUTES

SALT LAKE
INTERMODAL HUB

9 MINUTES



9 MINUTES



12 MINUTES



12 MINUTES

MOUNTAIN VIEW
CORRIDOR EXTENSION
NOW OPEN TO
CALIFORNIA AVENUE

SITE



2700 South

3500 South

5600 West

SALT LAKE
INTERMODAL
HUB

80

700 South

Bangerter Highway

215

Redwood Road

15

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