



PROPERTY
RESERVE

700 SOUTH



5 New Industrial Buildings - 830,617 SF Total

67.4 Acres | Class A Industrial Park

700 South 6400 West | Salt Lake City, Utah 84104



EXCLUSIVELY BROKERED BY:

THE FREEMAN,
HEALEY, & JENSEN
INDUSTRIAL TEAM

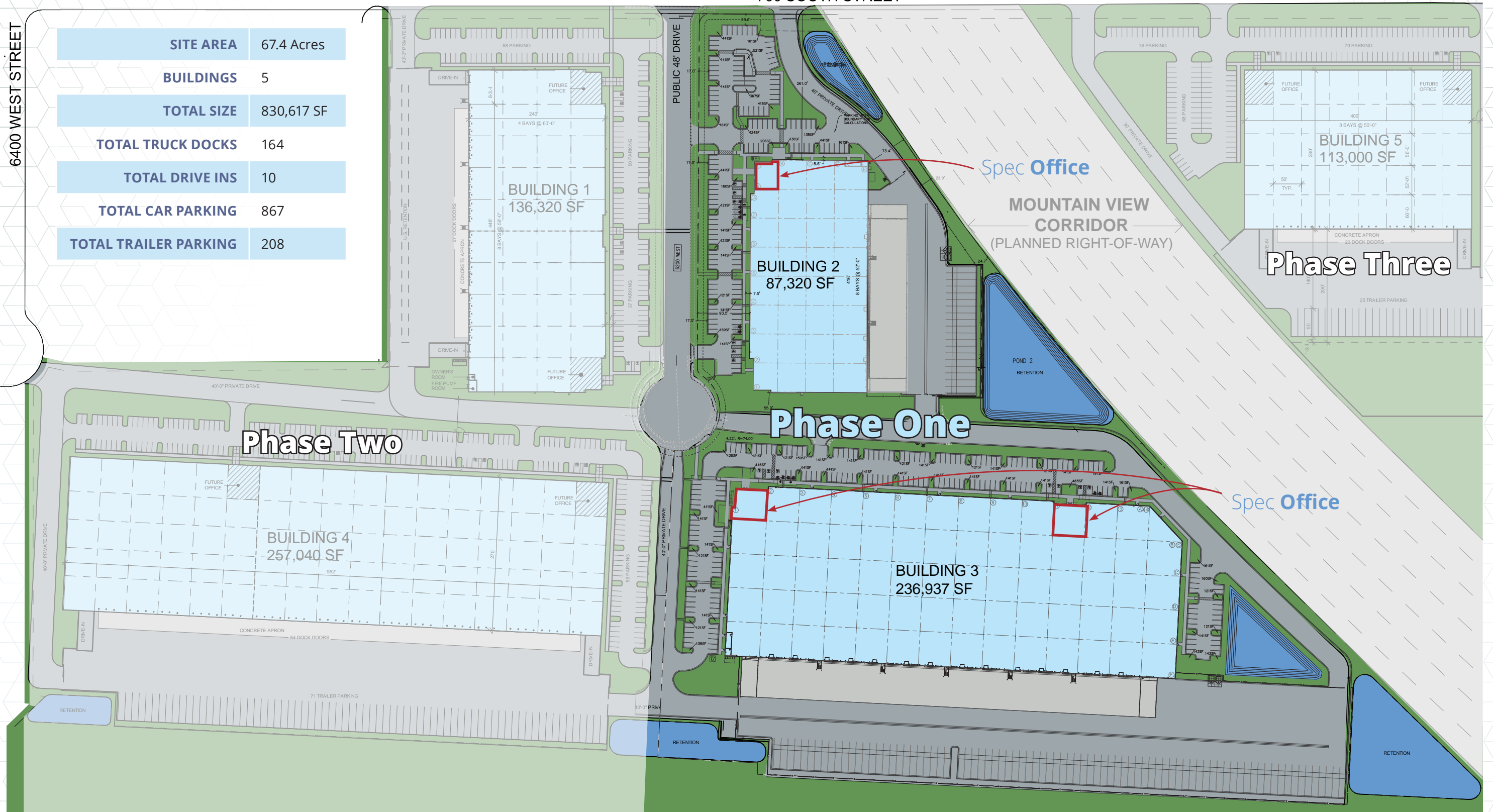


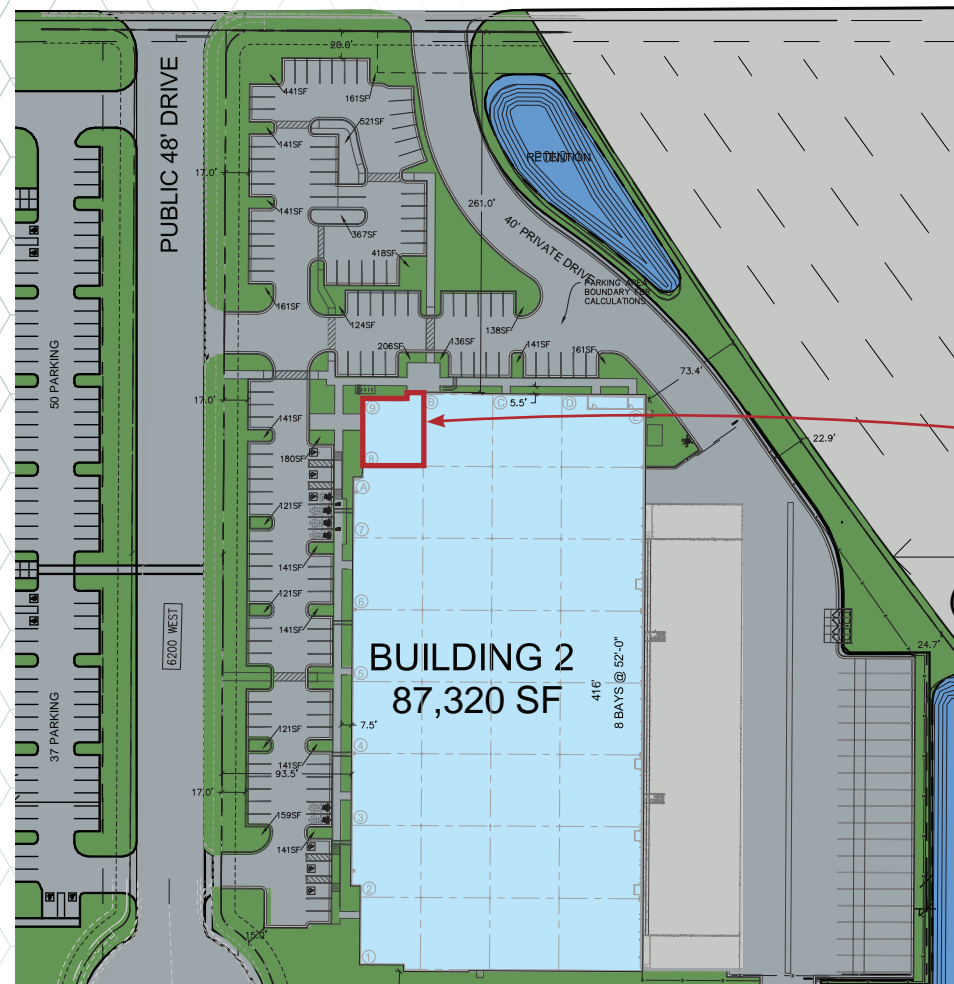
PROPERTY HIGHLIGHTS

6400 WEST STREET

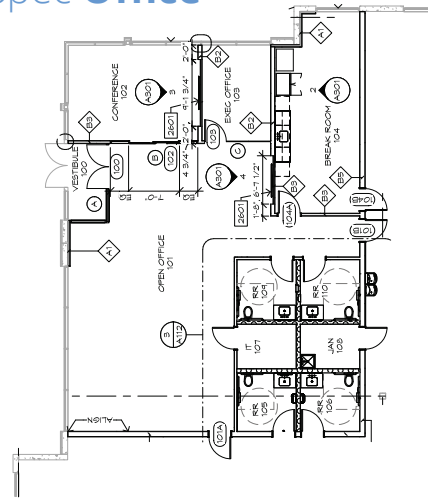
SITE AREA	67.4 Acres
BUILDINGS	5
TOTAL SIZE	830,617 SF
TOTAL TRUCK DOCKS	164
TOTAL DRIVE INS	10
TOTAL CAR PARKING	867
TOTAL TRAILER PARKING	208

700 SOUTH STREET





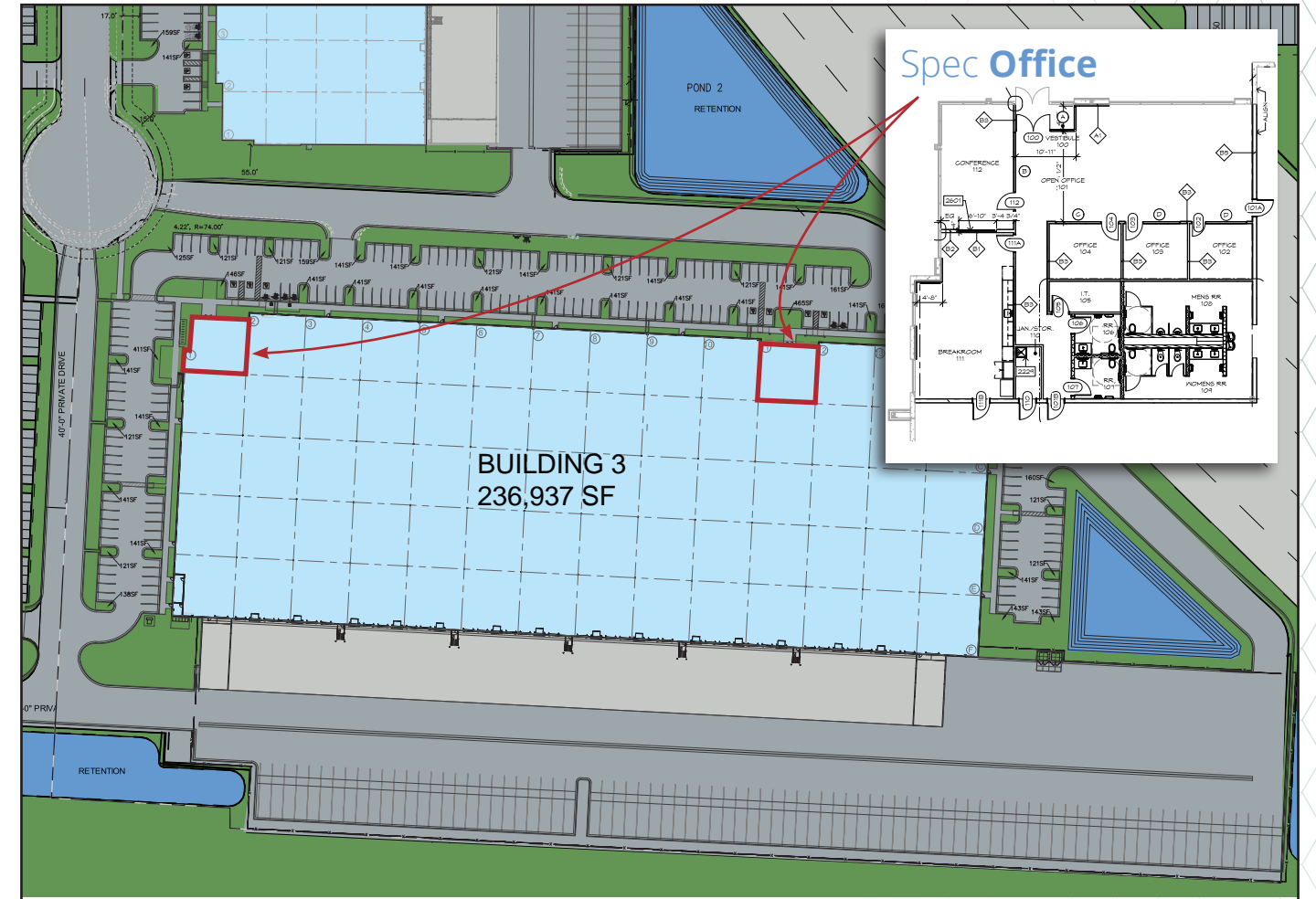
Spec Office



BUILDING TWO

BUILDING SIZE	87,320 SF	POWER	1,600 Amp, 480/277V, 3-Phase (4,000 amp switchgear in place for increased power capacity)
SPEC OFFICE	2,241 SF	LIGHTING	30 Ft Candle Lighting With 15' Whips On Gripple Strut System
DOCK DOORS	20* (9'X10')	FLOOR SLAB	6" Reinforced Concrete
GRADE LEVEL DOORS	2 (12'X14')	FIRE PROTECTION	ESFR
CLEAR HEIGHT	32'	ZONING	M-1
CAR PARKING	134	ADDITIONAL FEATURES	Clerestory Windows And Skylights Throughout Warehouse. Solar Ready. Forklift Charger Ready.
TRAILER PARKING	19		
COLUMN SPACING	50' x 52'		
SPEED BAY	60'		

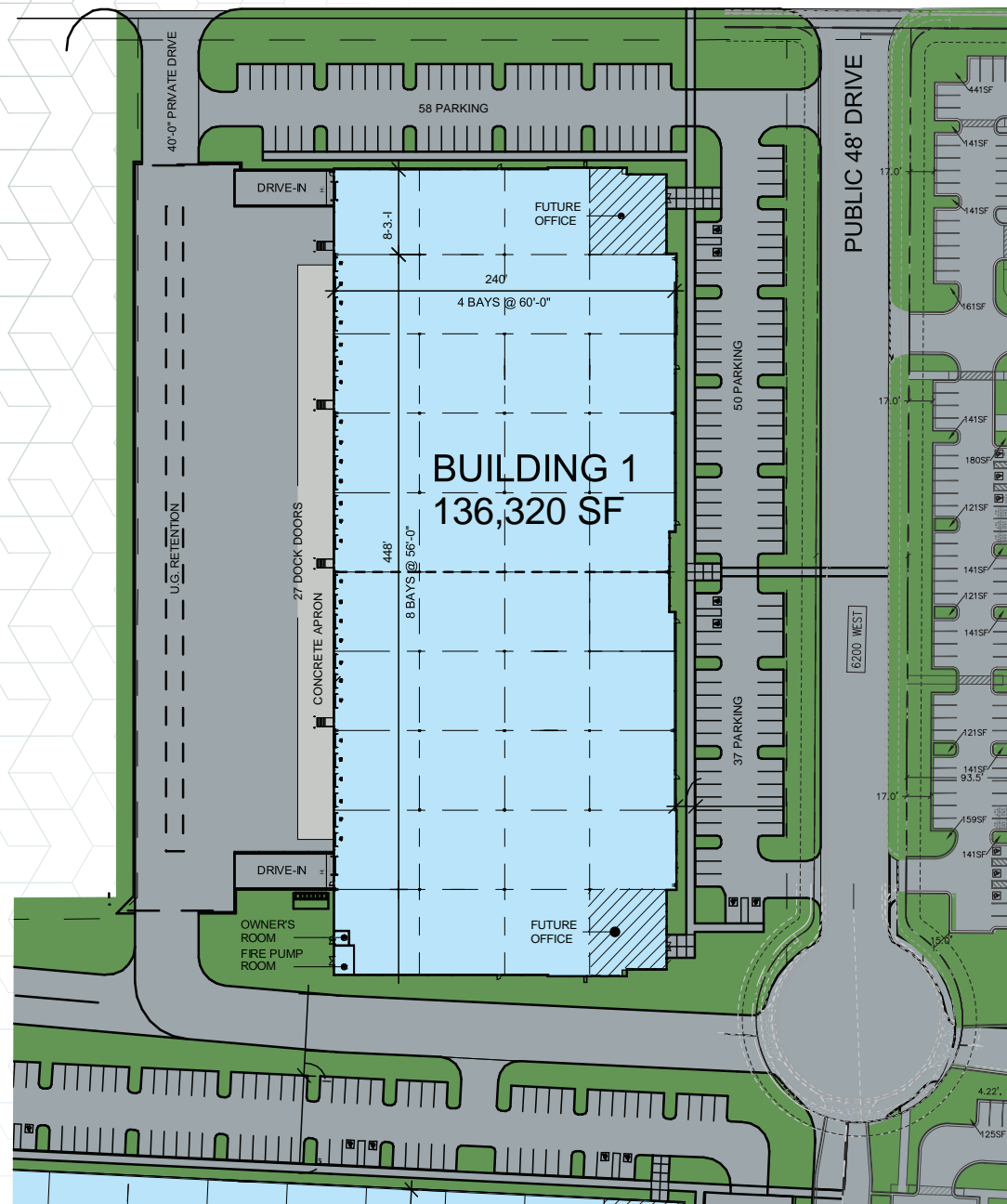
*10 doors equipped with dock packages including 40,000 lb hydraulic pit levelers and dock packages



BUILDING THREE

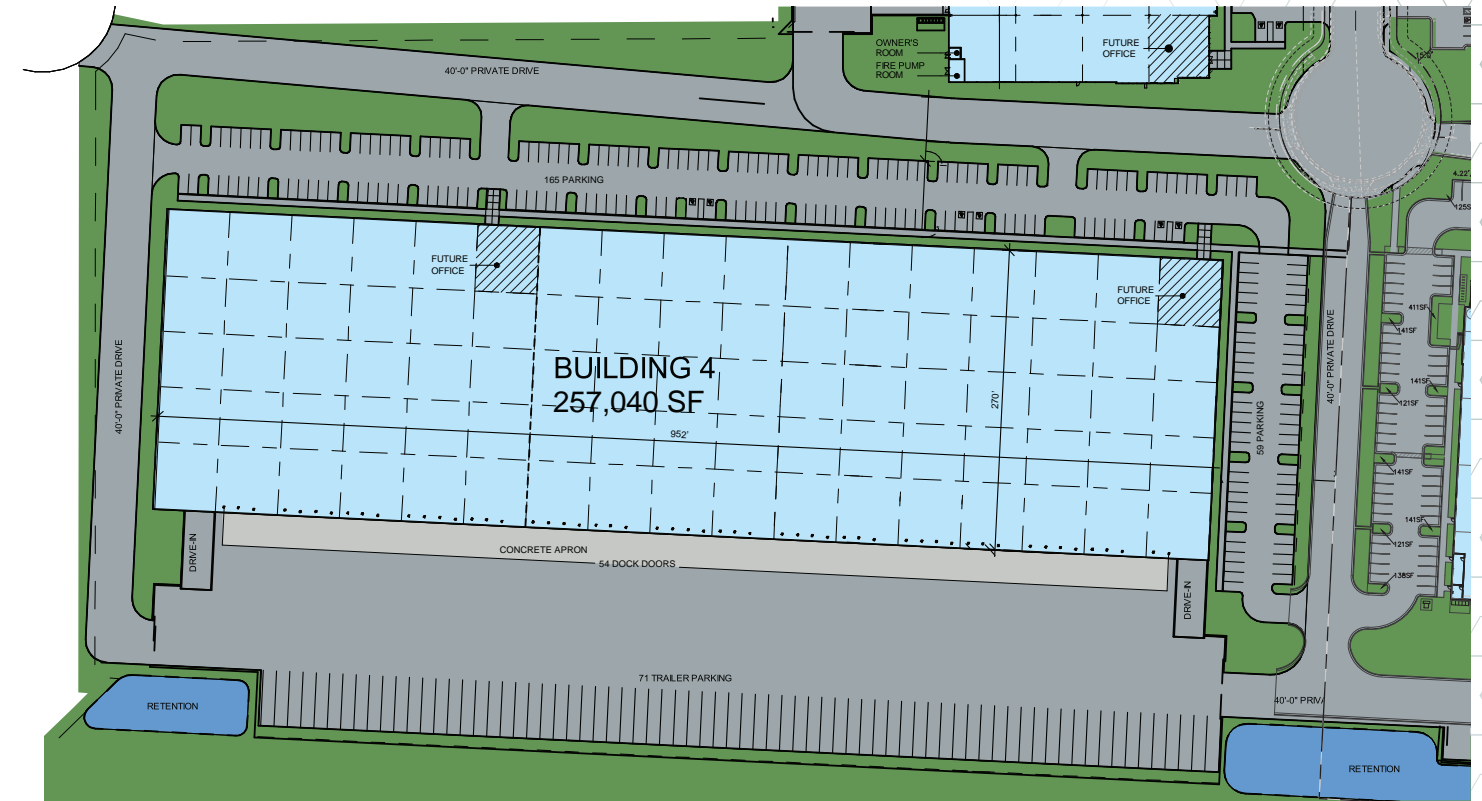
BUILDING SIZE	236,937 SF	POWER	4000amp, 480/277v, 3-Phase
SPEC OFFICE	3,184 SF	LIGHTING	30' Candle W/15' Whips On Gripple Strut System
DOCK DOORS	43* (9'x10')	FLOOR SLAB	6" Reinforced Concrete
GRADE LEVEL DOORS	2 (TWO) 12'X14'	FIRE PROTECTION	ESFR
CLEAR HEIGHT	36'	ZONING	M-1
CAR PARKING	198	ADDITIONAL FEATURES	Clerestory Windows And Skylights Throughout Warehouse. Solar Ready. Forklift Charger Ready.
TRAILER PARKING	82		
COLUMN SPACING	56' x 60'		

*22 doors equipped with dock packages including 40,000 lb hydraulic pit levelers and dock packages



BUILDING ONE

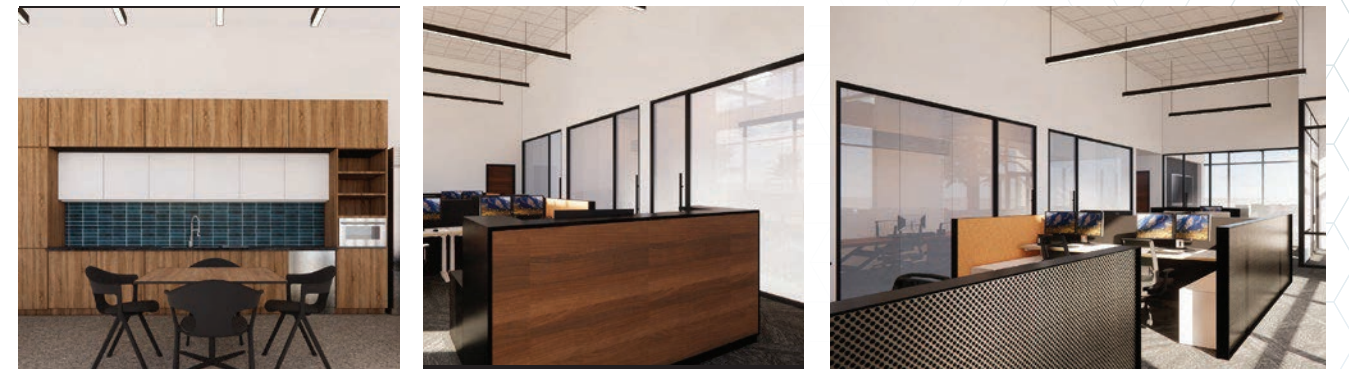
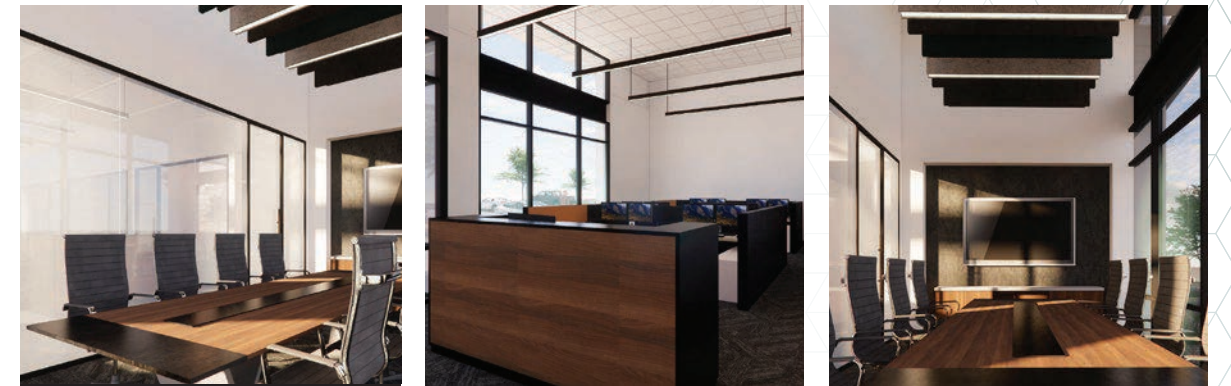
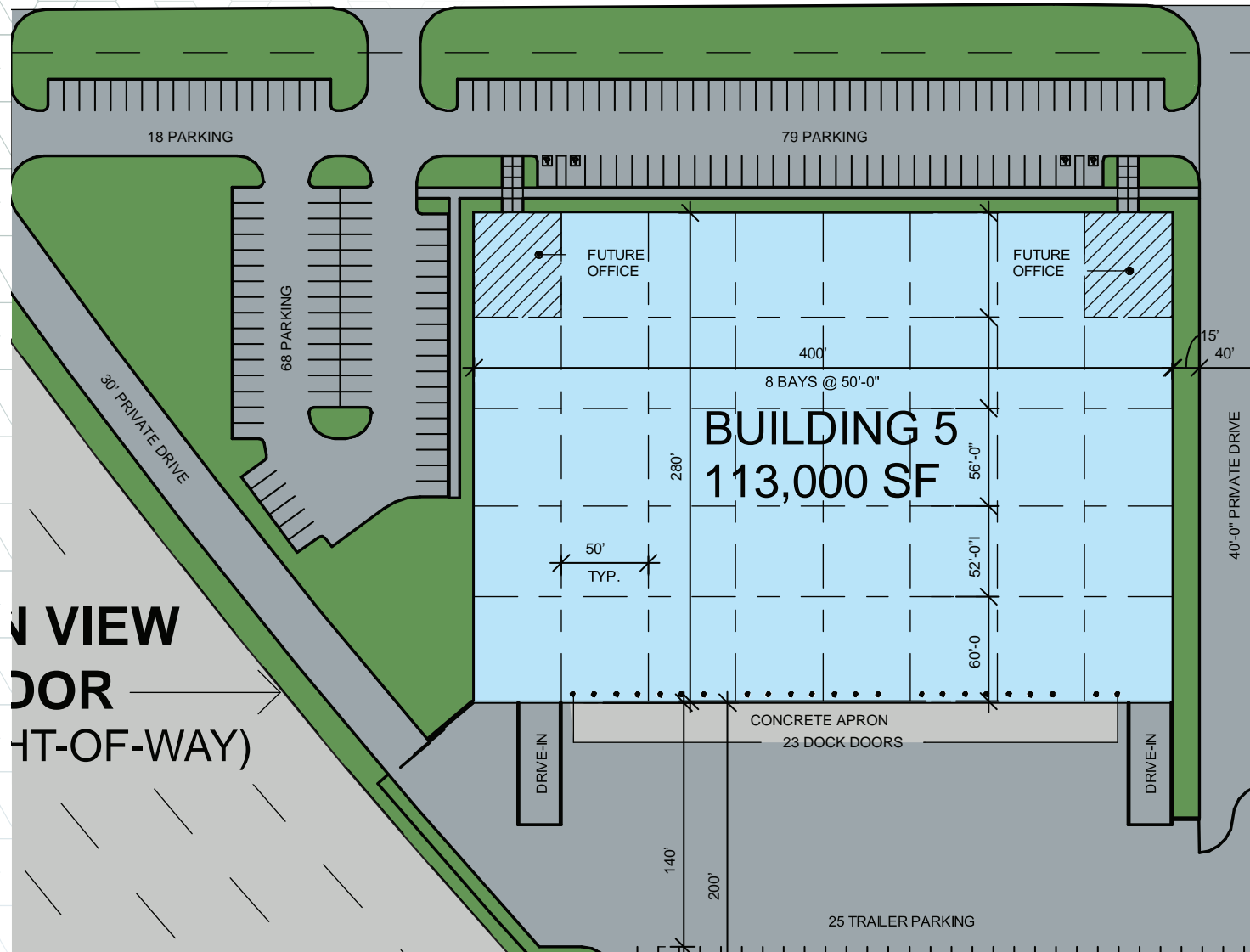
BUILDING SIZE	136,320 SF	TRAILER PARKING	0
TRUCK DOCKS	24	COLUMN SPACING	56' x 60'
GRADE LEVEL DOORS	2	CLEAR HEIGHT	TBA
CAR PARKING	145	POWER	TBA



BUILDING FOUR

BUILDING SIZE	257,040 SF	TRAILER PARKING	84
TRUCK DOCKS	44	COLUMN SPACING	56' x 60'
DRIVE INS	2	CLEAR HEIGHT	TBA
CAR PARKING	204	POWER	TBA





BUILDING FIVE

BUILDING SIZE	113,000 SF	TRAILER PARKING	31
TRUC DOCKS	23	COLUMN SPACING	50' x 52'
GRADE LEVEL DOORS	2	CLEAR HEIGHT	TBA
CAR PARKING	165	POWER	TBA

WHY UTAH?

YES, UTAH!

Job Growth



Utah 1.5%

National 0.5%

Population Growth



Utah 1.3%

National 0.5%

Median Wage



Utah \$61,269

National \$59,228

Median Age



Utah 32.4

National 39.2

Educated Workforce with Bachelor's Degrees



Utah 35.4%

National 33.7%

Unemployment



Utah 3.6%

National 4.4%

Labor Force Participation



Utah 67.6%

National 62.4%

Industrial Tax Rates



Utah 4.5%

Federal 21.0%



#1

For the Third Year in a Row in 2025

The Best States rankings by U.S. News draw on thousands of data points to measure how well states are performing for their citizens. In addition to health care and education, the rankings take into account a state's economy; its roads, bridges, internet and other infrastructure; its public safety; its natural environment; the fiscal stability of state government; and the opportunity it affords its residents.



#1

Cheapest State to Start a Business 2025

The cheapest U.S. state for starting a new business in 2025 is Utah, according to SimplifyLLC, which ranked every state based on affordability for businesses. The range of factors it considered included basic business costs, like corporate income tax rates and business filing fees, along with the cost and availability of workers, average costs of commercial rent and utilities, and the overall health of each state's business environment.



#2

Best State to Start a Business #9 Best State to Live 2025



#1

Utah ranked No. 1 for the 18th year in a row Rich States Poor States — April 2025



#1

Utah ranked in Best Performing Cities Across the U.S. — 2025

Utah Fun Facts

1

Utah is a hub to all major western cities and states, as well as a central point for distribution between the Canada and Mexico borders. Two major interstates (I-80 and I-15) and all three major rail lines leaving Seattle, San Francisco, and Los Angeles ports meet in Salt Lake City.

2

Utah ranks well across business costs compared to regional competitor states. Utah has a favorable tax climate-ranked 8th best in the nation-and has low utility and real estate costs. Utah also has a business friendly government and has eliminated or modified nearly 400 business regulations since 2011 to ease

3

the burdens placed on businesses. Utah's Manufacturing and Distribution industry has experienced employment growth of over 15% over the past five years. Within the industry, Warehousing and Storage increased by 44%.

Source: EDC Utah

Distribution In Utah



1,400 Miles of railroad track



695 Million pounds of air cargo & freight annually



43,155 Miles of highways and roads



PROPERTY
RESERVE



— Any Questions? Contact **The Freeman, Healey, & Jensen Industrial Team** —



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