



1195 North 6550 West
Salt Lake City, Utah

**831,449 SF
FOR LEASE**

Crossdock Distribution Facility





PROPERTY FEATURES

Welcome to The Quadrant III, a premier industrial property in Salt Lake City, Utah. This state-of-the-art facility offers an impressive 1,159,781 SF building, combining modern design with strategic location to meet the demands of today's industrial tenants.

Square Footage 831,449 SF, divisible to ± 290,000 SF	Dock Loading 218	Construction Concrete tilt-up
Zoning M-1 (light industrial)	Grade Doors 9	Floor Slab 7" Full reinforced
Dimensions 527' depth x 2,199' length	Trailer Parking 275 stalls	Sprinklers ESFR
Column Spacing 56' x 56', 60' speed bays	Trailer Court Size 60'	Power 2 Services of 3,000 AMP, 277/480 VOLT, 3 phase
Clear Height 40'	Car Parking 475 spaces	Natural Lighting 296 skylights, 304 clerestory



1400 West



6880 West

1000 North



The Quadrant III is strategically positioned for freight and distribution occupiers due to its prime location just off I-80 and only 5 minutes from Salt Lake International Airport. The development offers direct access to major transportation routes and lies within the Utah Inland Port jurisdictional area, making it an ideal hub for regional and global logistics operations.



REGIONAL CONNECTIONS

Albuquerque, NM	599 MI	9.5 HRS	Phoenix, AZ	700 MI	11 HRS
Billings, MT	552 MI	8.5 HRS	Pocatello, ID	165 MI	2.5 HRS
Boise, ID	345 MI	4.5 HRS	Portland, OR	766 MI	11 HRS
Cheyenne, WY	441 MI	6.5 HRS	San Diego, CA	750 MI	10.5 HRS
Denver, CO	521 MI	7.5 HRS	San Francisco, CA	736 MI	10.5 HRS
Las Vegas, NV	422 MI	6 HRS	San Jose, CA	768 MI	11 HRS
Los Angeles, CA	700 MI	10 HRS	Seattle, WA	840 MI	12 HRS

FREIGHT OCCUPIERS

West
Crystal Unit
Farmington
Bay



Agricultural
Park



Magna



West
Valley City



Taylorville



UTAH'S THRIVING ECONOMY & WORKFORCE

Unemployment Rates

3.3% Utah

4.2% U.S.

Job Growth Rates

2.3% Utah

1.5% U.S.

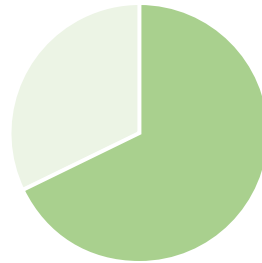
Percent of Major Industry Groups Adding Jobs

60%



Labor Force Participation Rate

68.5%



Major Headquarters

31

Top private-sector employers



Technologies



Population

342,419

10 miles

886,857

15 miles

Median Age

33



300

Daily non-stop flights from Salt Lake City International Airport



3

Cross-country interstates: I-70, I-80 and I-15



Top 5

West coast ports are within 1-2 days of Utah



UTA

89 Miles

Regional FrontRunner commuter train connects Provo, Salt Lake City and Ogden



UTA

97K

Average weekday rides on TRAX light rail



5G Supply Chain

Utah Inland Port Authority has established first 5G supply chain network in U.S.

DRIVE TIMES

I-80	7 min.
I-15	15 min.
Salt Lake City International Airport	12 min.
Downtown Salt Lake City	15 min.
Murray	22 min.
Draper	32 min.
Provo	53 min.
Park City	57 min.

Great Salt Lake

Farmington

SLC International



Salt Lake City

5 mi

10 mi

15 mi

20 mi

25 mi

30 mi

35 mi

40 mi

215

80

Murray

Draper

15

Twin Peaks

Park City

189

Mt. Timpanogos

189

Utah Lake

Provo Peak

Provo





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