

Food Grade Freezer/Cooler Sublease

Newly Divisible to +/-75,000 SF

201,482 SF Available

Lease Expires February 2032!

6303 W. Dannon Way

West Jordan, UT 84801

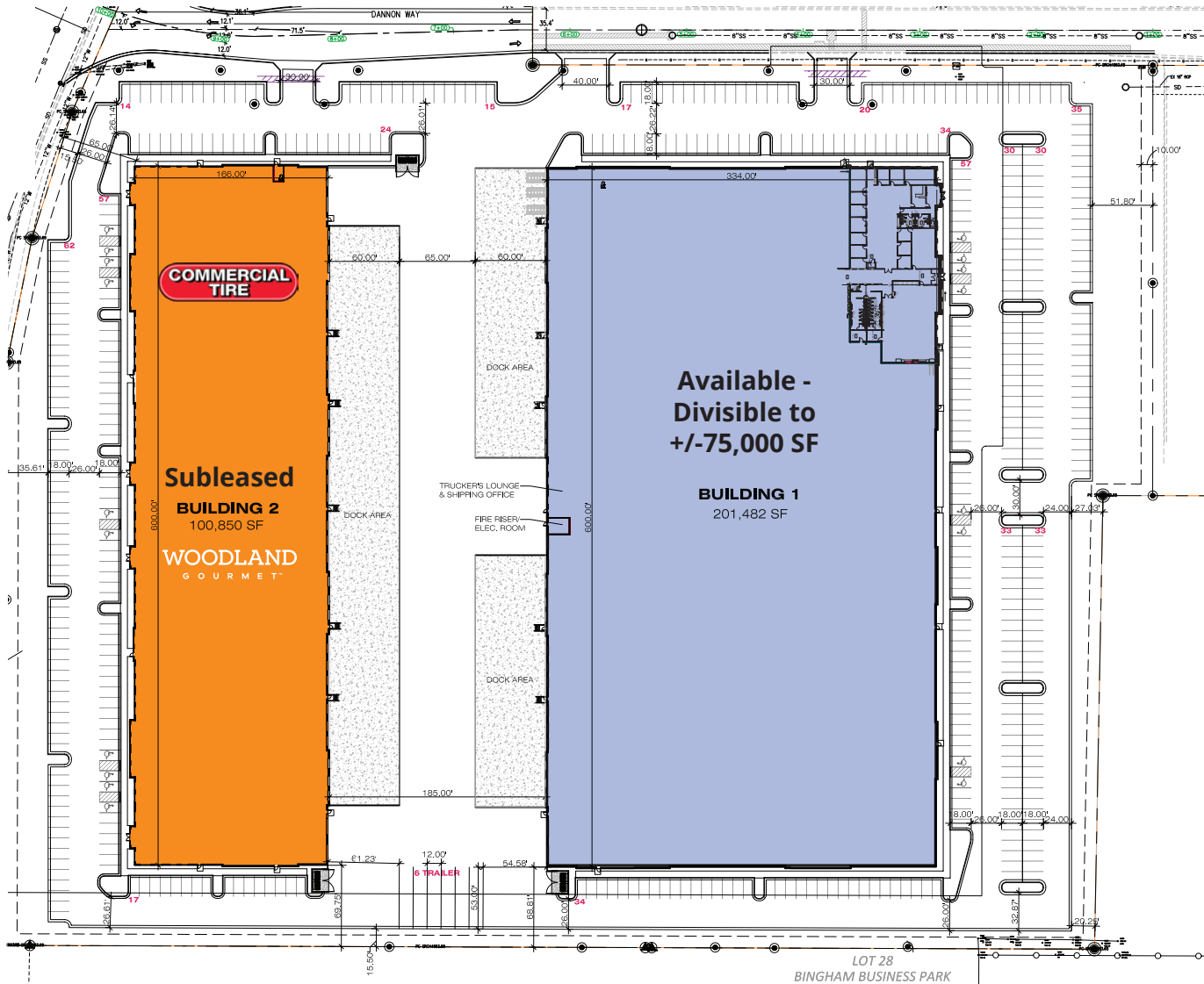
Starting at **\$1.05/SF NNN!***

**For a building lease with minimal TIs*

Colliers

Misfits
Market

Site Plan



Property Highlights

- Brand new concrete tilt construction. Modern food grade cold storage facility, built in 2021
- State-of-the-art Freon refrigeration systems
- ~32' clear height
- 185' book-ended truck court
- 6 trailer stalls

Location Highlights

- Close proximity to Mountain View Corridor
- Large employment base in close proximity
- Within a 12-hour drive of over 61 million people

Building 1

Total Building Size:	201,482 SF <i>(Divisible to +/-75,000 SF)</i>
Dock Doors:	(29) equipped (9' x 10')
Drive Ins:	(2) - 14' x 16' (1) - 12' x 14'

Building 1 Floor Plan & Photos



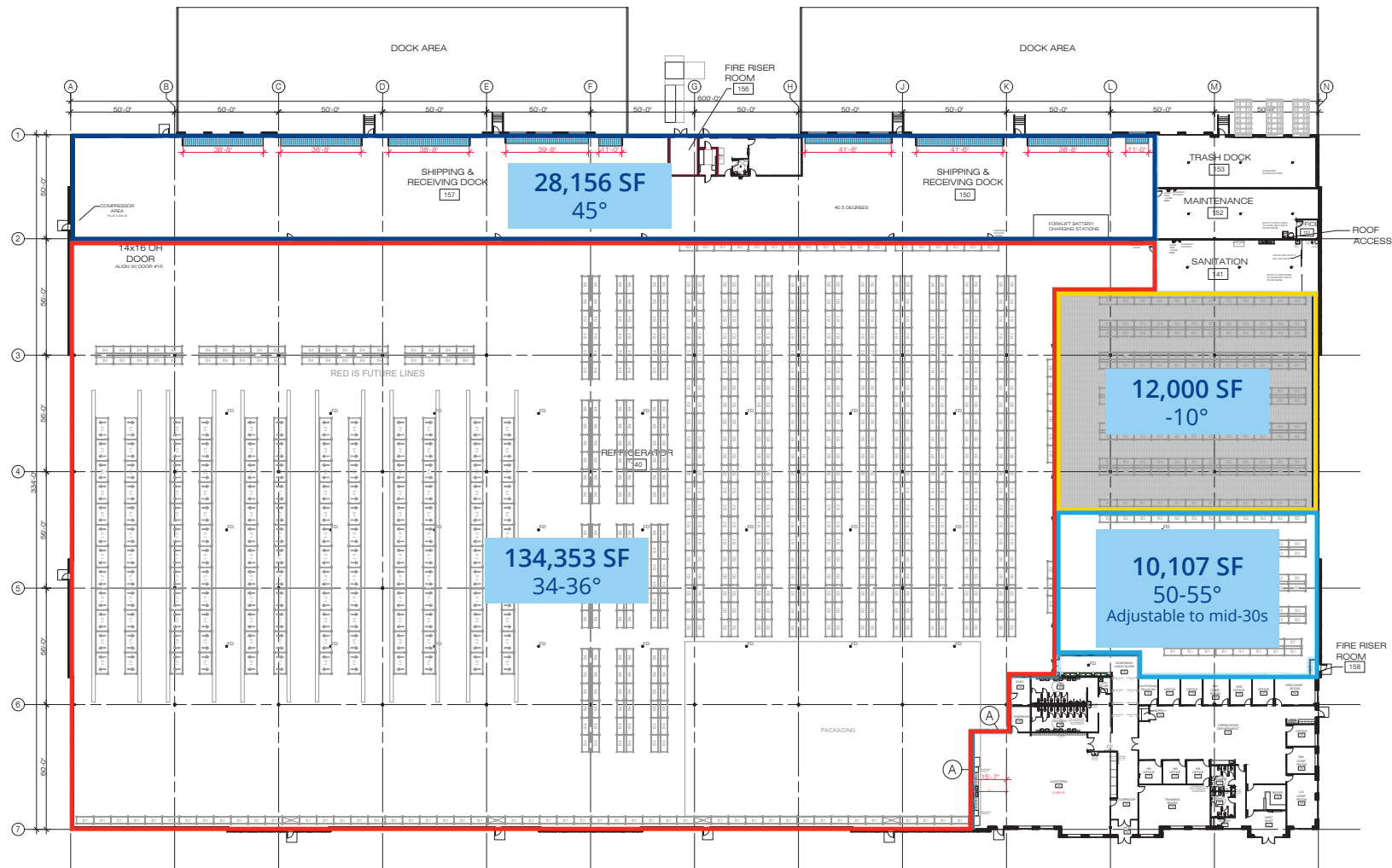
Colliers

Misfits
Market

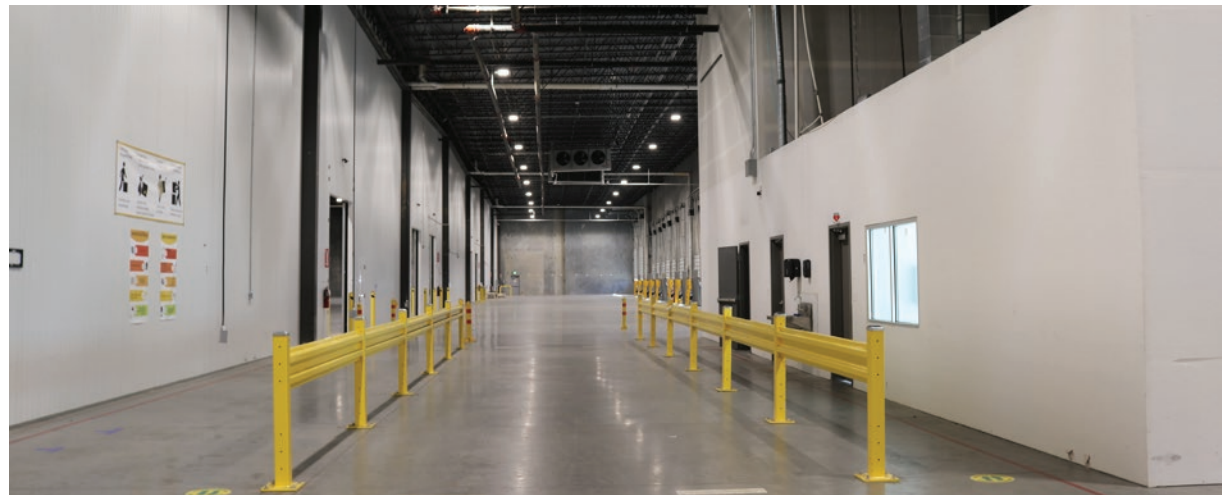
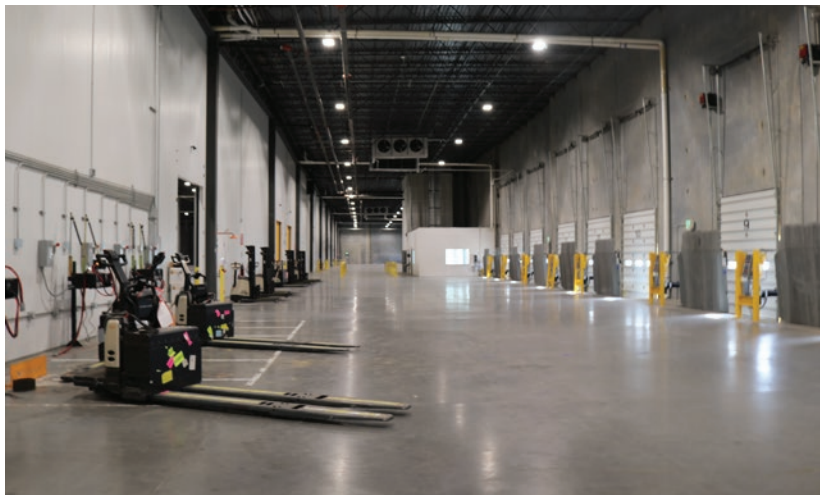
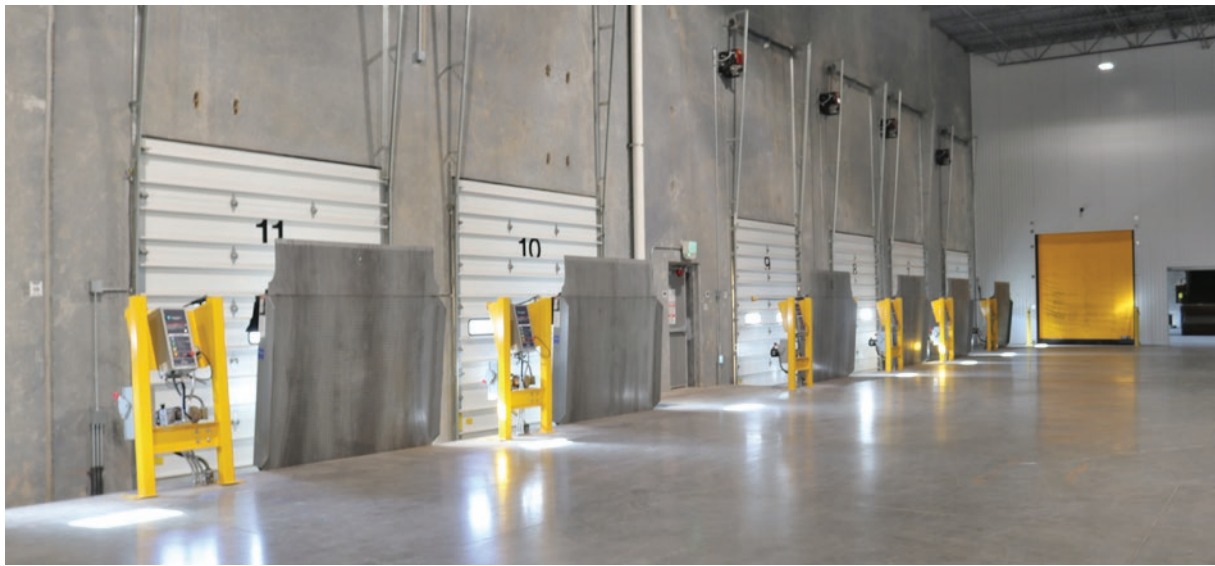
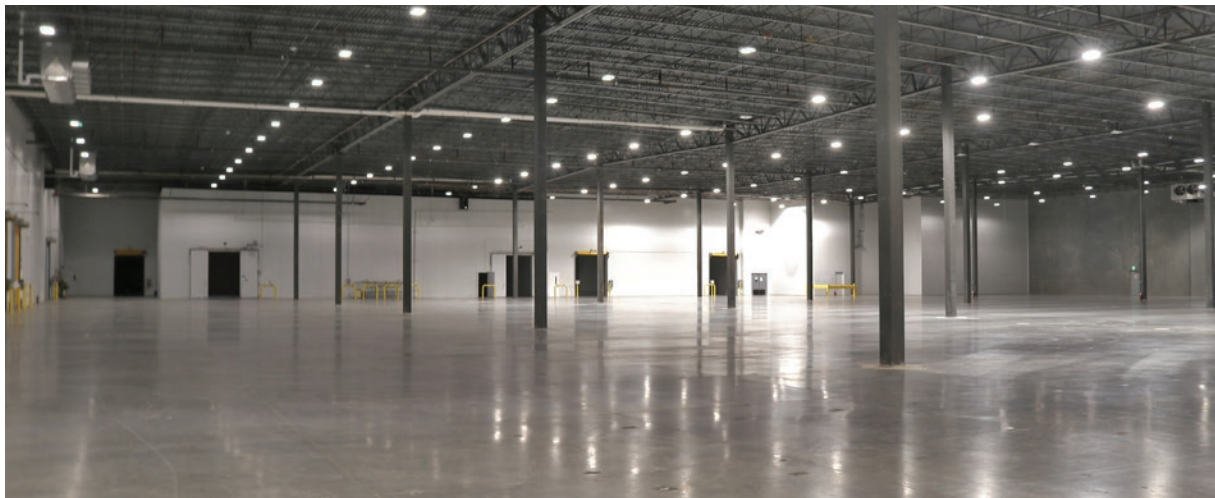
Building 1 Floor Plan & Temps

Building Features

- Office: 12,021 SF
- (29) equipped dock doors (9' x 10')
- Drive ins: (2) - 14' x 16', (1) - 12' x 14'
- Serco Entrematic Vertical Dock Levelers
- Various powered overhead doors
- 9 automatic quick-lift forklift doors throughout (8' x 14')
- 4,000A, 277/480V, 3PH Power
- Pallet count: ~17,210 (8'4" aisle)



201,482 SF





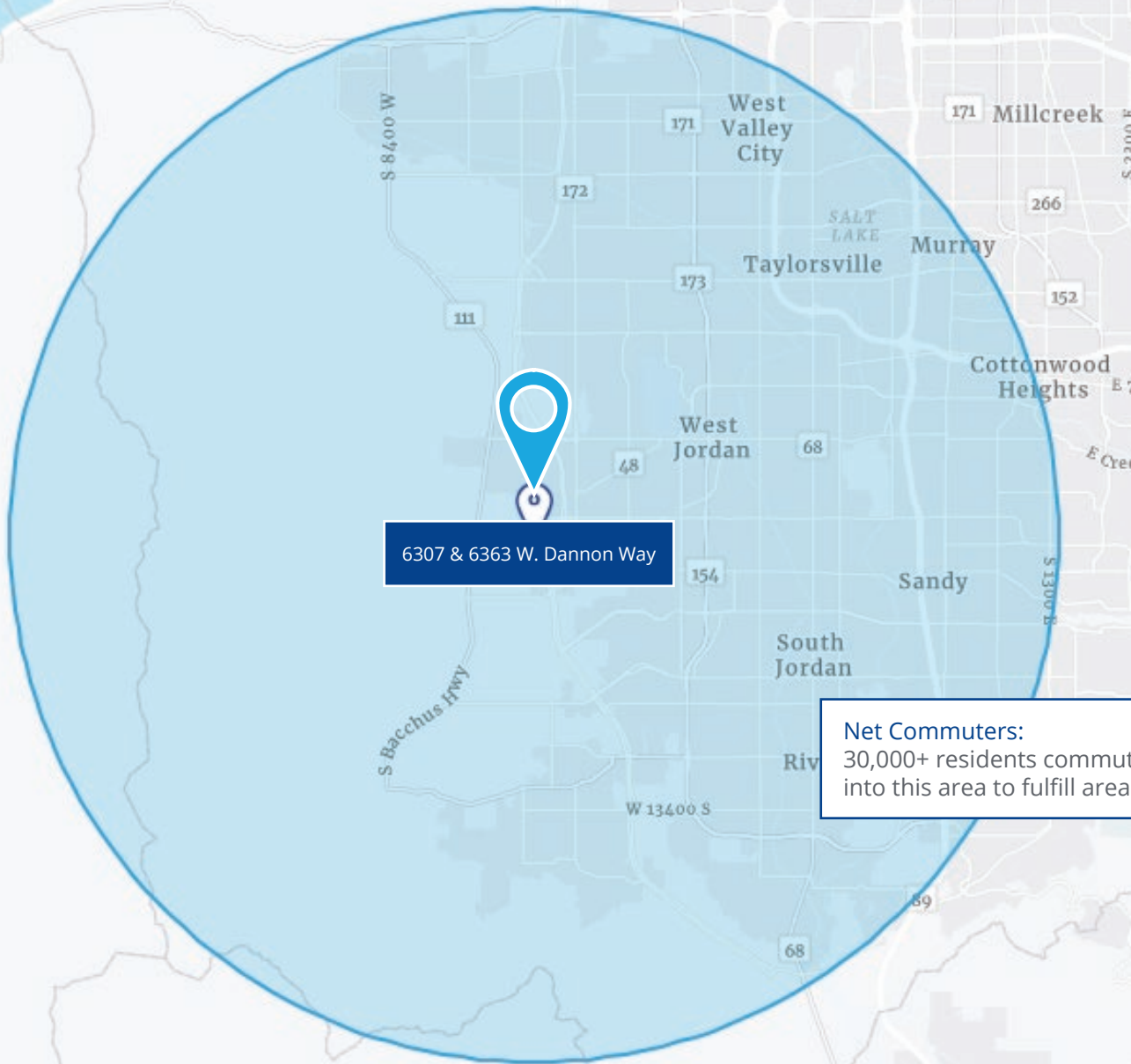
Area Highlights



Misfits
Market

Labor Analytics

Witin a 10-Mile Radius



6307 & 6363 W. Dannon Way

Net Commuters:
30,000+ residents commute
into this area to fulfill area jobs



758,498
2022 Population




3,568
Industrial Jobs




+30,000
Net Commuters

Prime Location

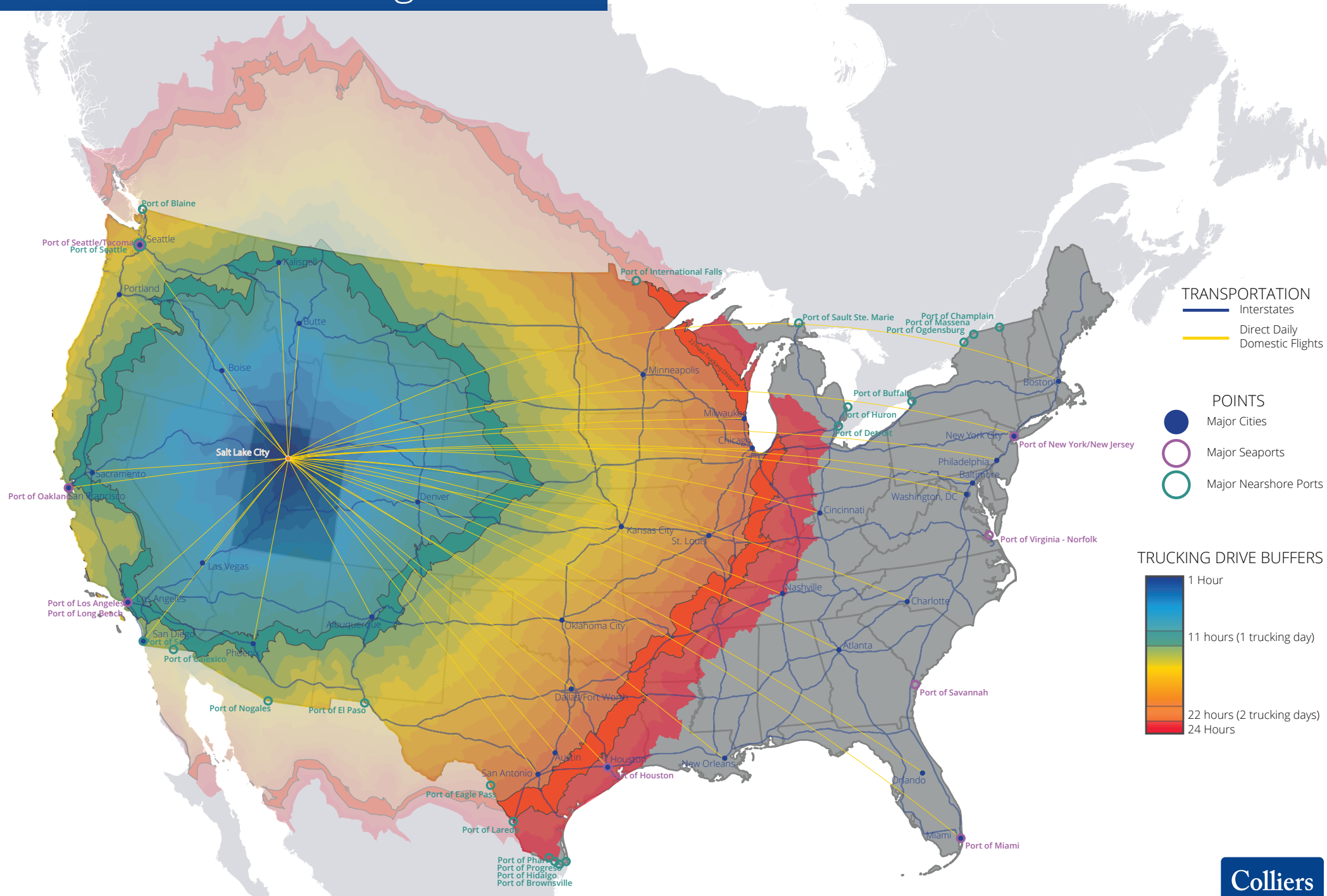
Location	Distance	Time
Mountain View Corr	1 mi	2 min
Bangerter Hwy	3.7 mi	7 min
SR-201	11.3 mi	15 min
I-15	13 mi	21 min
SLC Intl Airport	16.8 mi	22 min
I-80 West	17.7 mi	22 min
I-80 East	18.3 mi	21 min
Downtown SLC	20.9 mi	26 min

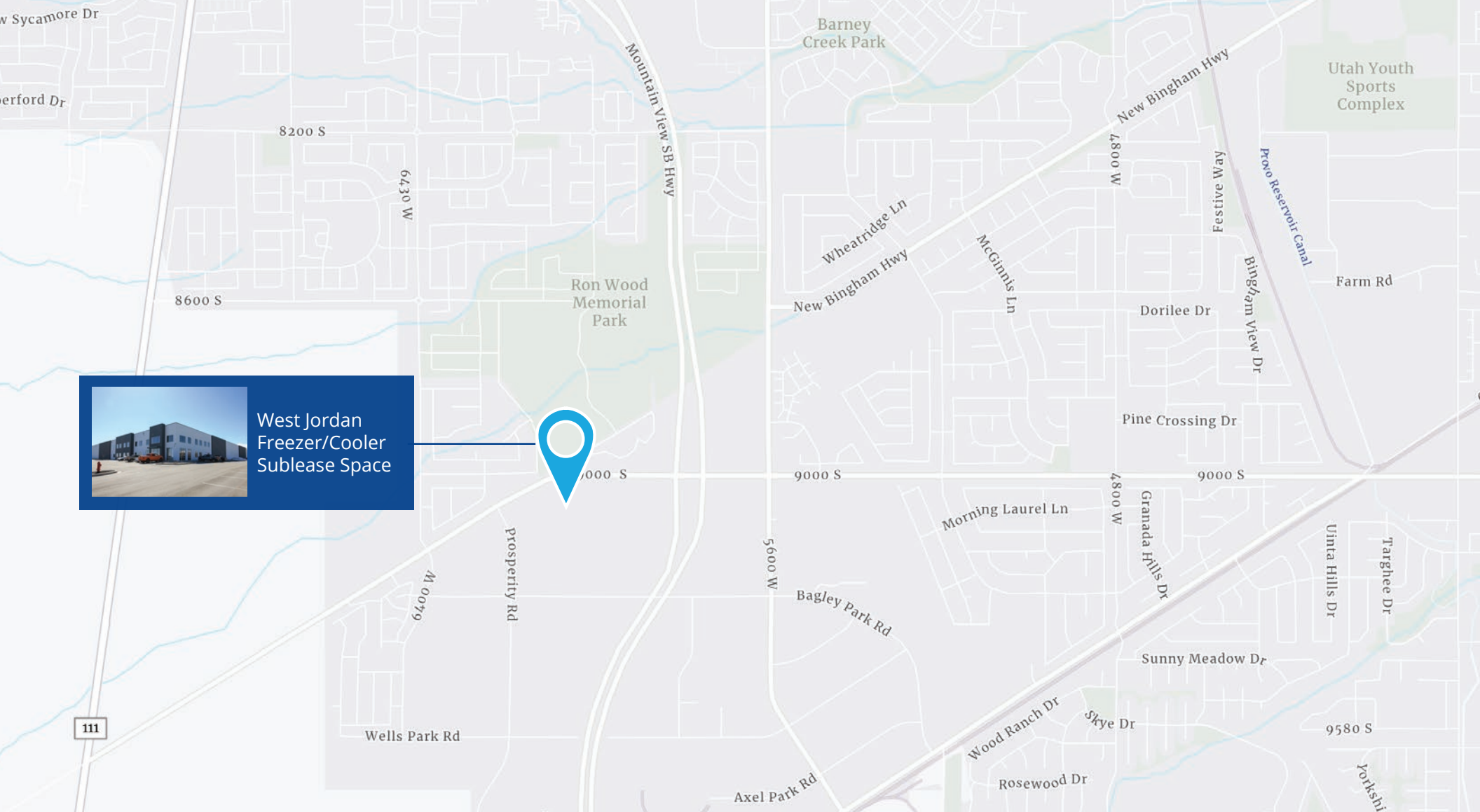
Ingress 

Egress 



Interstate Trucking Times






**West Jordan
Freezer/Cooler
Sublease Space**

Colliers

6440 S. Millrock Dr., Suite 500
Salt Lake City, UT 84121
Main: +1 801 947 8300
colliers.com

Rusty Bollow, SIOR, CCIM, MRED
Executive Vice President
+1 801 633 4800
rusty.bollow@colliers.com

Bobby Stevens, SIOR
Senior Vice President
+1 801 696 9617
bobby.stevens@colliers.com

Justin Smutko, SIOR
Executive Vice President
+1 510 910 5616
justin.smutko@colliers.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.