



# Albany

1195 N. 6550 W., SALT LAKE CITY, UT 84116

## For Sublease

Master LED: 01/31/2032

### Property Highlights

- 353,764 total square feet
  - 7,600 SF office
- Sixty-six (66) dock high doors (9'x10')
  - Eighteen (18) equipped with bumpers and levelers
  - Ten (10) equipped with bumpers, levelers, and seals
- Four (4) ground level doors (14'x16")
- Motion sensor LED lights
- Sky lights
- Clerestory windows
- Zoning M-1 (light industrial)
- 60'x55' column spacing
- 58' speed bays
- 36' clear height
- 7" full reinforced floor slab
- Concrete tilt-up construction
- Approximate parking ratio 0.55/1,000
- Trailer parking stalls available
- Easy access to I-80 and I-215
- ESFR sprinkler system
- 3000 amps / 480V / 3-phase
- 482' building depth

*For information, please contact:*

#### **Ben Richardson**

*Executive Managing Director*

t 801-746-4733

brichardson@newmarkmw.com

#### **Lucas M. Burbank**

*Executive Managing Director*

t 801-578-5522

lburbank@newmarkmw.com

#### **Kyle Roberts, CCIM, SIOR, CSCMP**

*Vice Chairman*

*Industrial & Logistics / Capital Markets*

t 801-578-5525

kroberts@newmarkmw.com

376 E. 400 S.

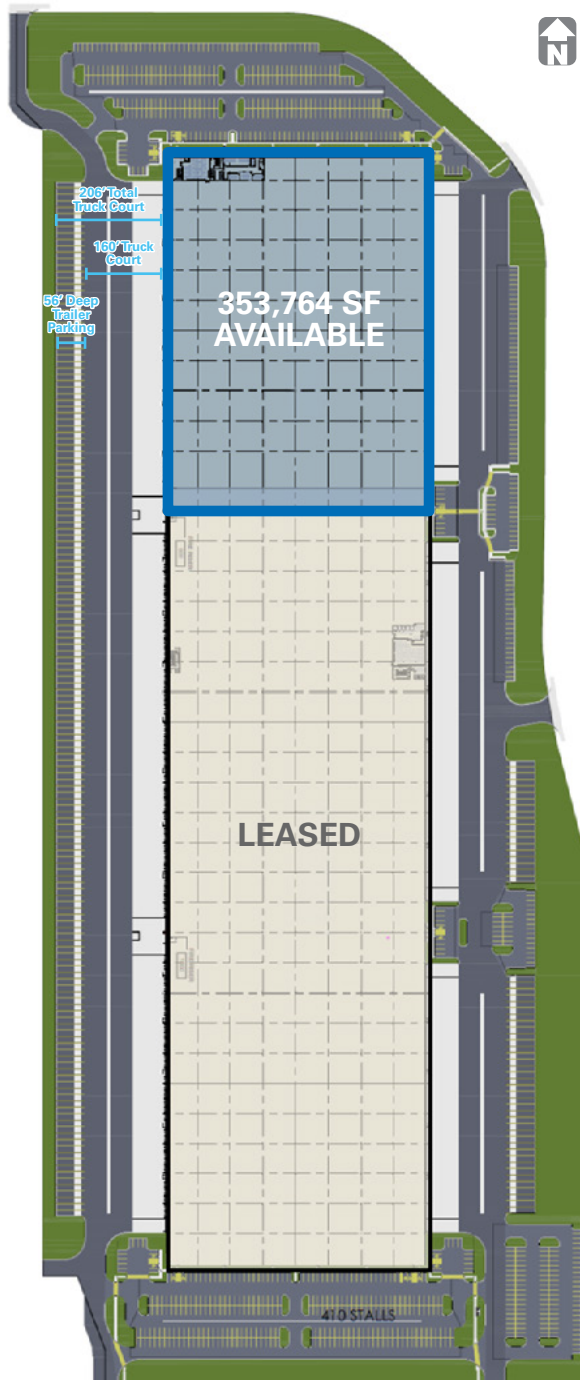
Suite 120

Salt Lake City, UT 84111

# NEWMARK

 MOUNTAIN WEST

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



For information, please contact:

**Ben Richardson**

Executive Managing Director  
 t 801-746-4733  
 brichardson@newmarkmw.com

**Lucas M. Burbank**

Executive Managing Director  
 t 801-578-5522  
 lburbank@newmarkmw.com

**Kyle Roberts, CCIM, SIOR, CSCMP**

Vice Chairman  
 Industrial & Logistics / Capital Markets  
 t 801-578-5525  
 kroberts@newmarkmw.com

376 E. 400 S.  
 Suite 120  
 Salt Lake City, UT 84111



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



For information, please contact:

**Ben Richardson**

Executive Managing Director  
 t 801-746-4733  
 brichardson@newmarkmw.com

**Lucas M. Burbank**

Executive Managing Director  
 t 801-578-5522  
 lburbank@newmarkmw.com

**Kyle Roberts, CCIM, SIOR, CSCMP**

Vice Chairman  
 Industrial & Logistics / Capital Markets  
 t 801-578-5525  
 kroberts@newmarkmw.com

376 E. 400 S.  
 Suite 120  
 Salt Lake City, UT 84111

**NEWMARK**

**MOUNTAIN WEST**

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.