

9000 SOUTH
LOGISTICS
CENTER


BROKER BONUS
Additional
\$1.00 PSF
in Commission

*Deal must be over 50,000 SF. Lease term must be a minimum of 5 years

9
0
0
0
0

LOGISTICS

CENTER

SOUTH

±1 Acre Yard
Fully Secured, Lit, and Paved

NEWMARK
 MOUNTAIN WEST

Dalfen
INDUSTRIAL

 OAKTREE

6081 W. 9000 S.
West Jordan, UT 84081

9000 SOUTH LOGISTICS CENTER

EXCLUSIVELY MARKETED BY:

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NEWMARK
MOUNTAIN WEST



Direct access to Several Major Highways

Mountain View Corridor

1
Minute

Bangerter Highway

7
Minutes

SR-111

6
Minutes

Demographics within 30 Miles

Residents

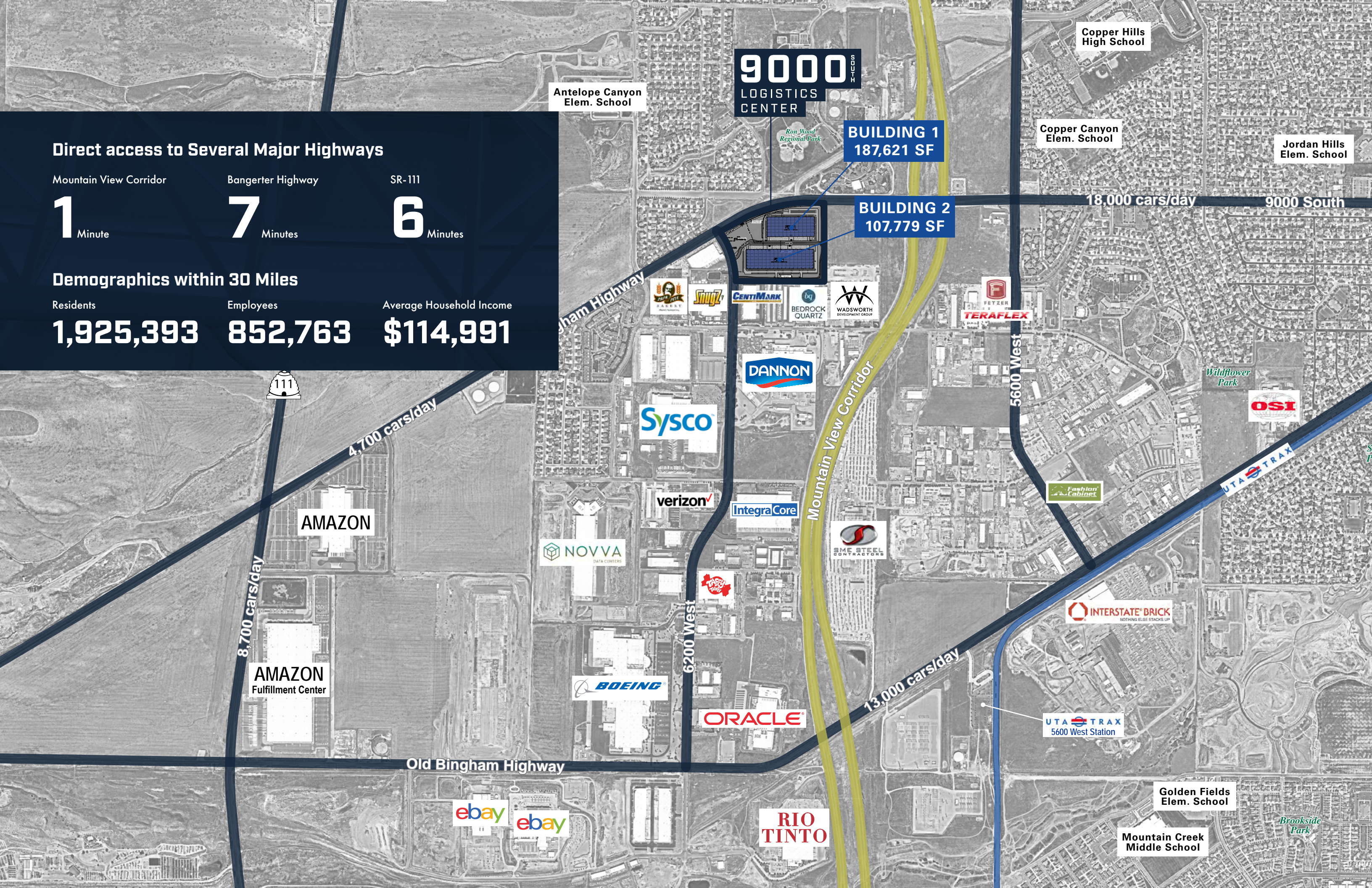
1,925,393

Employees

852,763

Average Household Income

\$114,991



9000
LOGISTICS
CENTER

BUILDING 1
187,621 SF

BUILDING 2
107,779 SF

Copper Hills High School

Copper Canyon Elem. School

Jordan Hills Elem. School

18,000 cars/day

9000 South

Antelope Canyon Elem. School

Ron Wood Regional Park

BAKERY

STUZZ

CENTIMARK

BDQ

BEDROCK QUARTZ

WADSWORTH DEVELOPMENT GROUP

FETZER

TERAFLEX

DANNON

Sysco

verizon

IntegraCore

S&S STEEL CONTRACTORS

NOVVA DATA CENTERS

BOEING

ORACLE

INTERSTATE BRICK
NOTHING ELSE STACKS UP

UTA TRAX
5600 West Station

AMAZON

AMAZON Fulfillment Center

Old Bingham Highway

ebay ebay

RIO TINTO

Golden Fields Elem. School

Mountain Creek Middle School

Brookside Park

Wildflower Park

OSI

UTA TRAX

111

8,700 cars/day

4,700 cars/day

6200 West

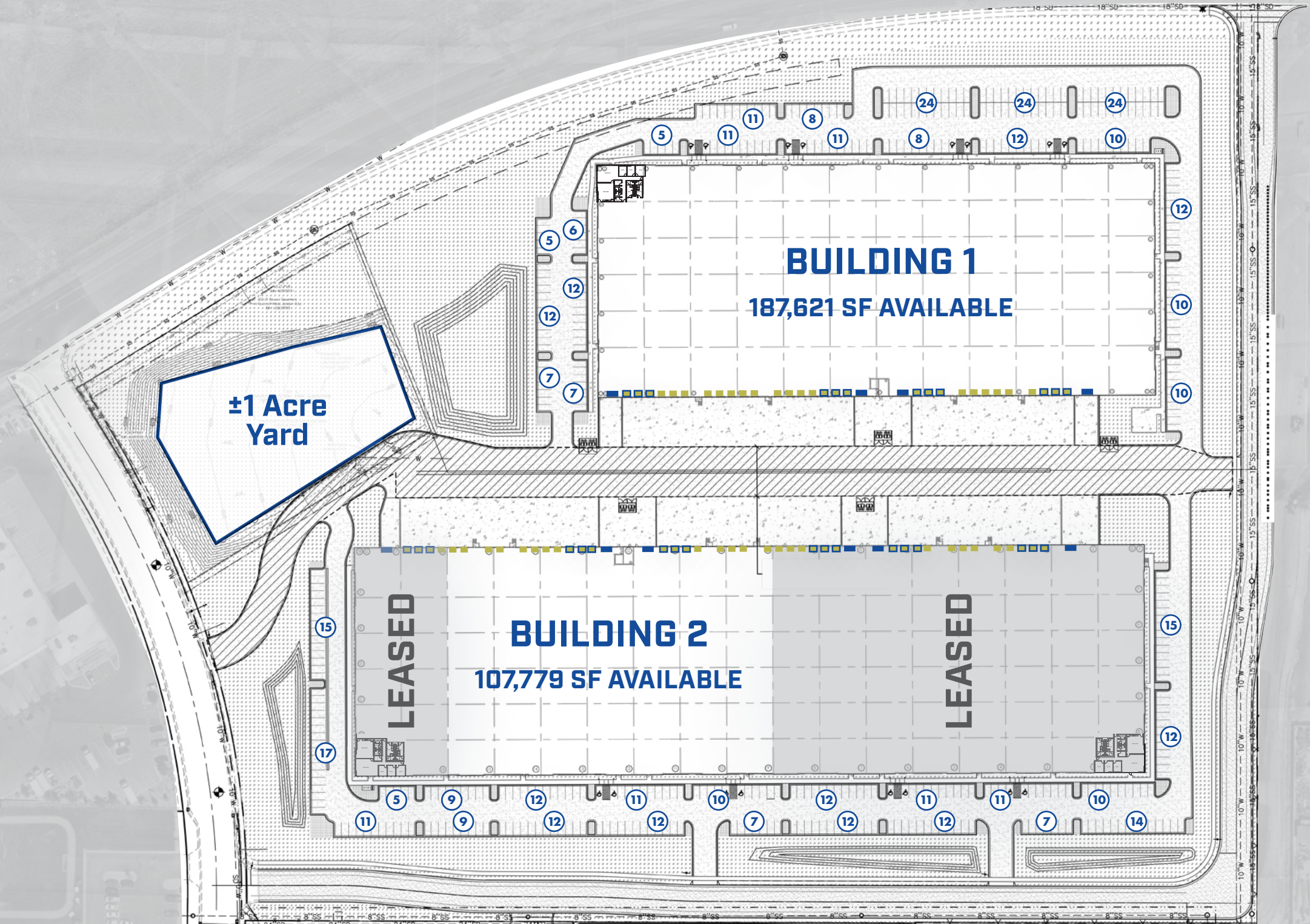
Mountain View Corridor

5600 West

13,000 cars/day

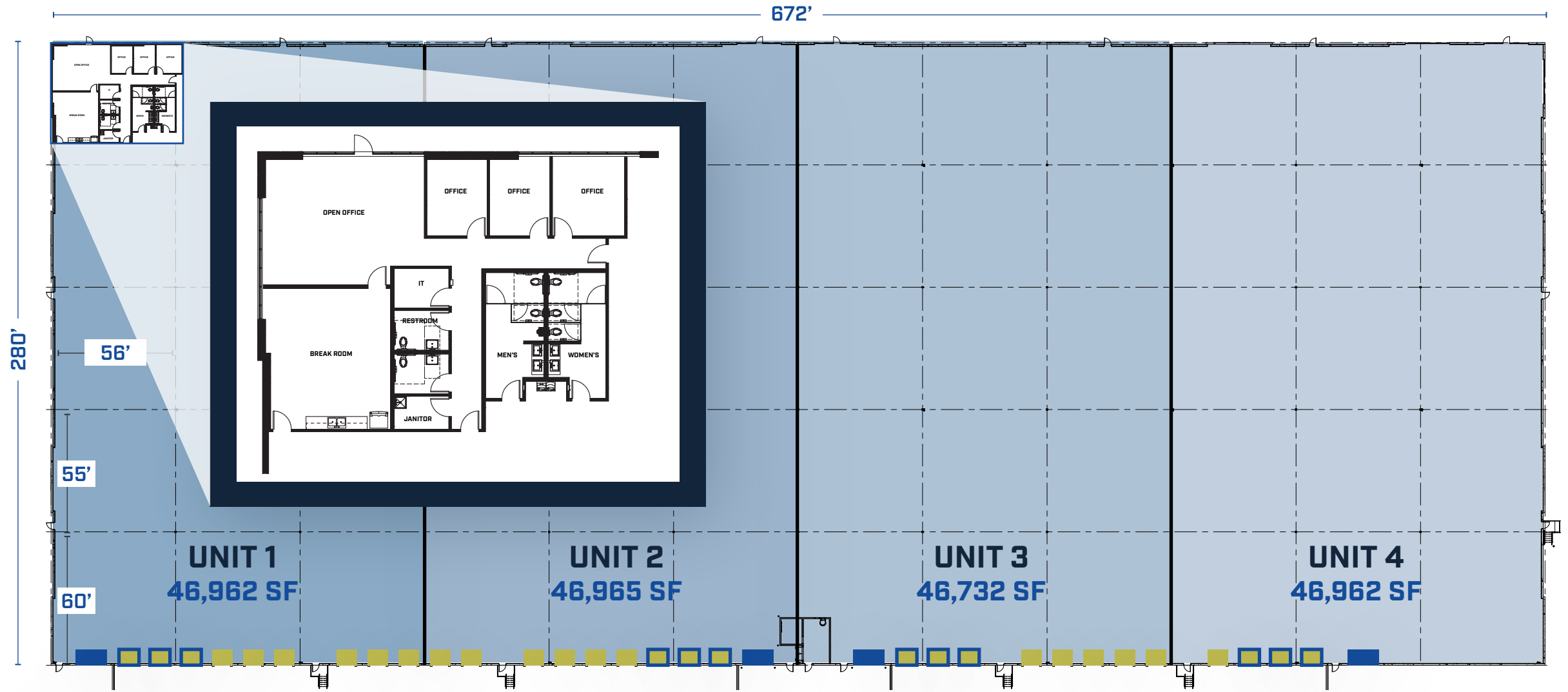
9000 SOUTH

**LOGISTICS
CENTER**



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CENTER

BUILDING 1



- 4 Ground Level Loading Doors (14'x16')
- 30 Dock High Loading Doors (9'x10')
- 12 Equipped Dock High Loading Doors (9'x10')

187,621 SF AVAILABLE

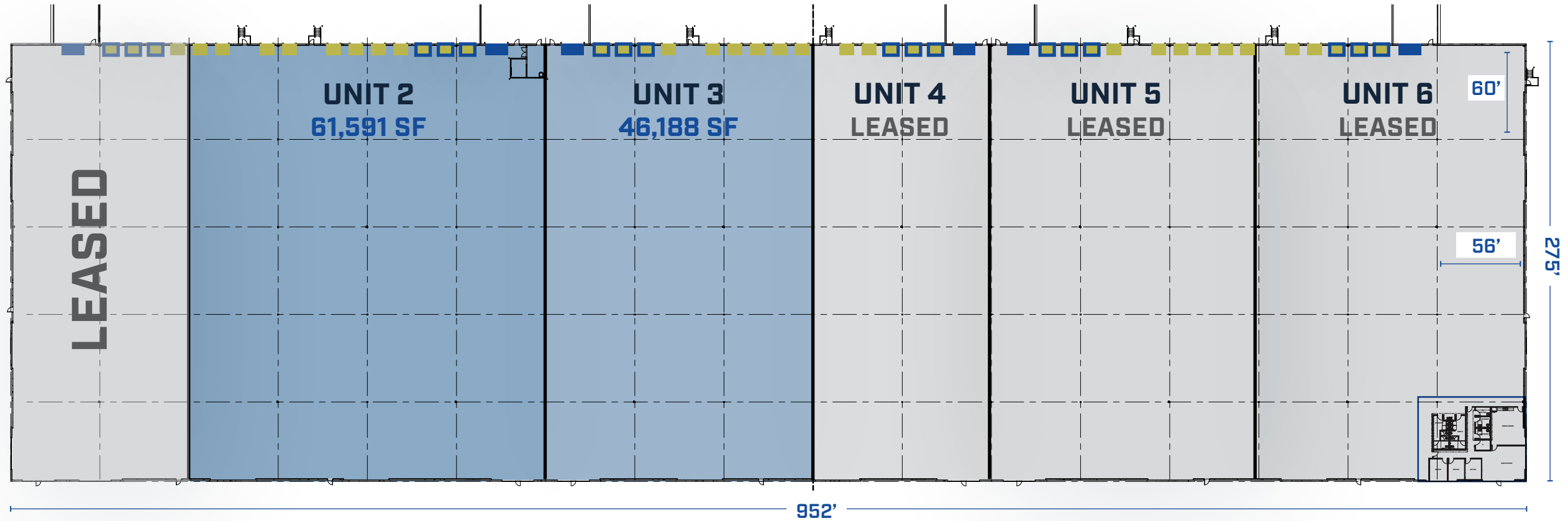
BUILDING HIGHLIGHTS

6081 W. 9000 S., West Jordan UT 84081

- 187,621 SF available
 - 185,085 warehouse SF
 - 2,536 office SF
- Divisible to 46,732 SF
- 32' clear height
- 672' building width
- 280' building depth
- 55'x56' column spacing
- 30 dock high loading doors (9'x10'); equipped with weather stripping, track guards and bumpers
 - 12 dock high loading doors equipped with 40,000 lb. Serco mechanical levelers, dock seals and tire bumpers
- 4 ground level loading doors (14'x16')
- 6" reinforced concrete slab
- 2,000A / 480/277V / 3P / 4W
- 229 auto parking stalls

9000 SQ FT
LOGISTICS
CENTER

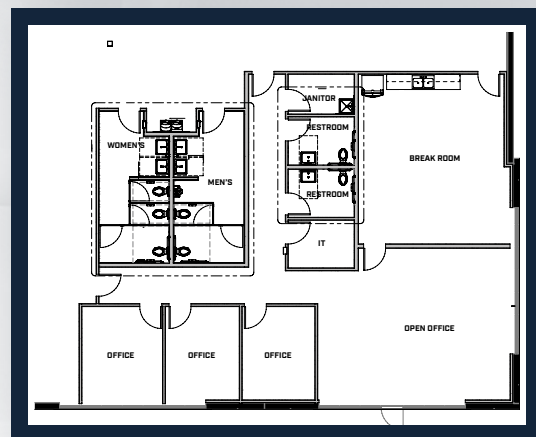
BUILDING 2



- 2 Ground Level Loading Doors (14' x 16')
- 20 Dock High Loading Doors (9' x 10')
- 6 Equipped Dock High Loading Doors (9'x10')

107,779 SF AVAILABLE

EXAMPLE SPEC OFFICE



BUILDING HIGHLIGHTS

9151 S Prosperity Rd. West Jordan, UT 84081

- 107,779 SF available
 - 107,779 warehouse SF
- Divisible to 46,118 SF
- 2,560 Spec Office SF
- 36' clear height
- 952' building width
- 275' building depth
- 55'x56' column spacing
- 20 dock high loading doors (9'x10'); equipped with weather stripping, track guards and bumpers
 - 6 dock high loading doors equipped with 40,000 lb Serco mechanical levelers, dock seals and tire bumpers
- 2 ground level loading doors (14'x16')
- 6" reinforced concrete slab
- 1,800A / 480/277V / 3P / 4W
- 254 auto parking stalls

INTERIOR PHOTOS



INTERIOR PHOTOS



WHERE WILL TALENT COME FROM?

370,000*

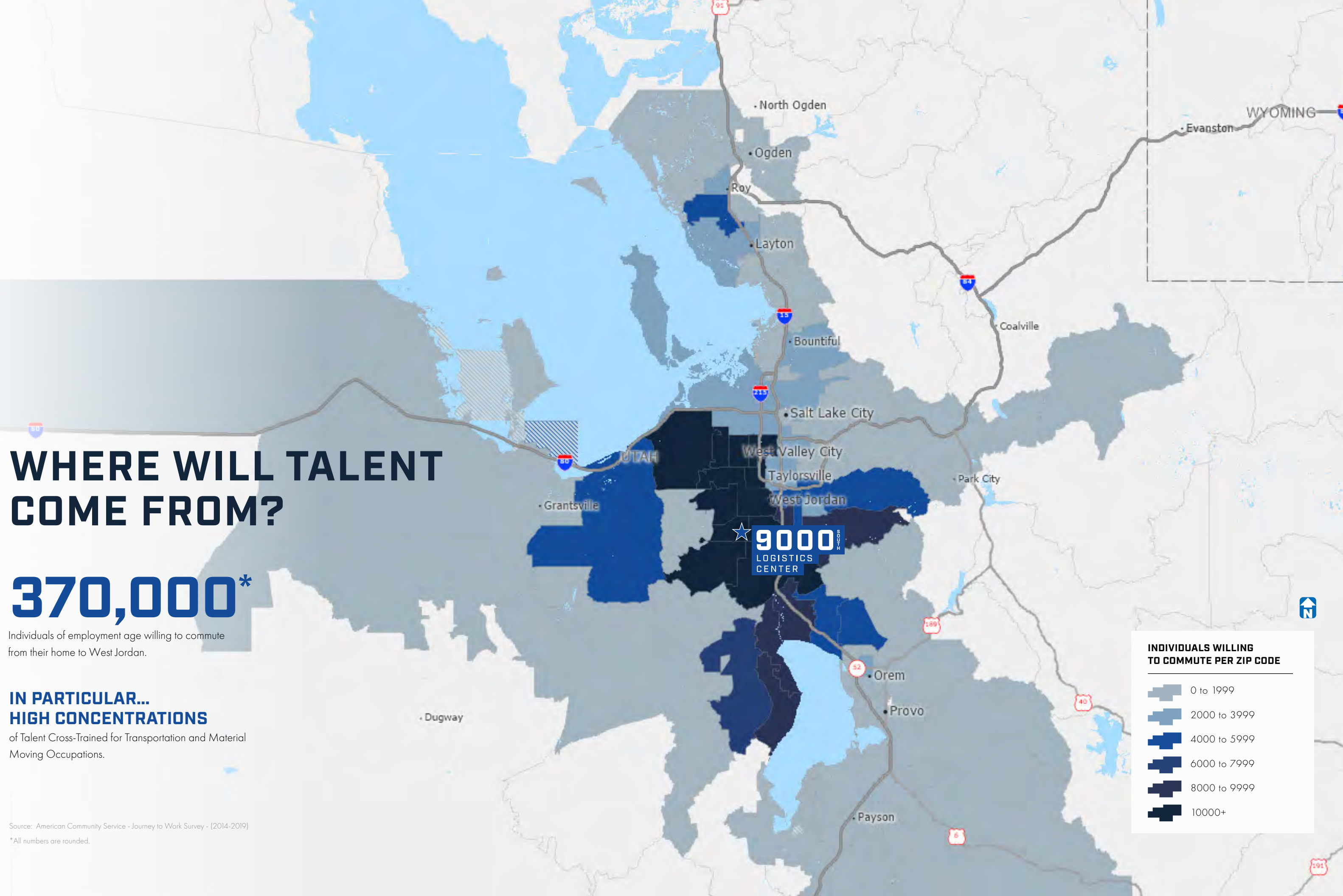
Individuals of employment age willing to commute from their home to West Jordan.

IN PARTICULAR... HIGH CONCENTRATIONS

of Talent Cross-Trained for Transportation and Material Moving Occupations.

Source: American Community Service - Journey to Work Survey - (2014-2019)

*All numbers are rounded.



Drive Times

Utah is known as the “Crossroads of the West” for its excellent connectivity to the entire nation. Salt Lake City, specifically, benefits from a favorable geographic location that provides easy access to primary commercial hubs across the country. This connectivity has helped established the region as a global marketplace for its ability to facilitate an efficient flow of goods through its vast transportation networks. All major metros in the Western Region, and many major metros in the Mid-West, are within a 24-hour drive time.



9000

LOGISTICS
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SCOTT
HICKS

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