

A NEW CLASS A INDUSTRIAL PARK IS COMING TO WEST VALLEY CITY



NEXUS

COMMERCE CENTER

A DEVELOPMENT OF



Phase One | Q4 2026



BUILDING 1: 6165 BEAGLEY RD | BUILDING 2: 6097 BEAGLEY RD | WEST VALLEY CITY, UT 84128

Under Construction



PHASE ONE: 324,720 SF

DIVISIBLE: 27,040

CALL FOR PRICING

BUILDING ONE

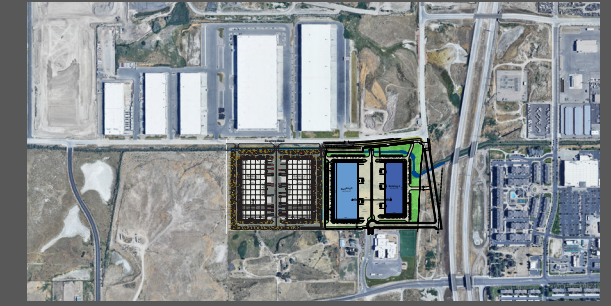


Nexus Commerce Center by VanTrust is set to deliver ±600,000 square feet of Class A industrial space.

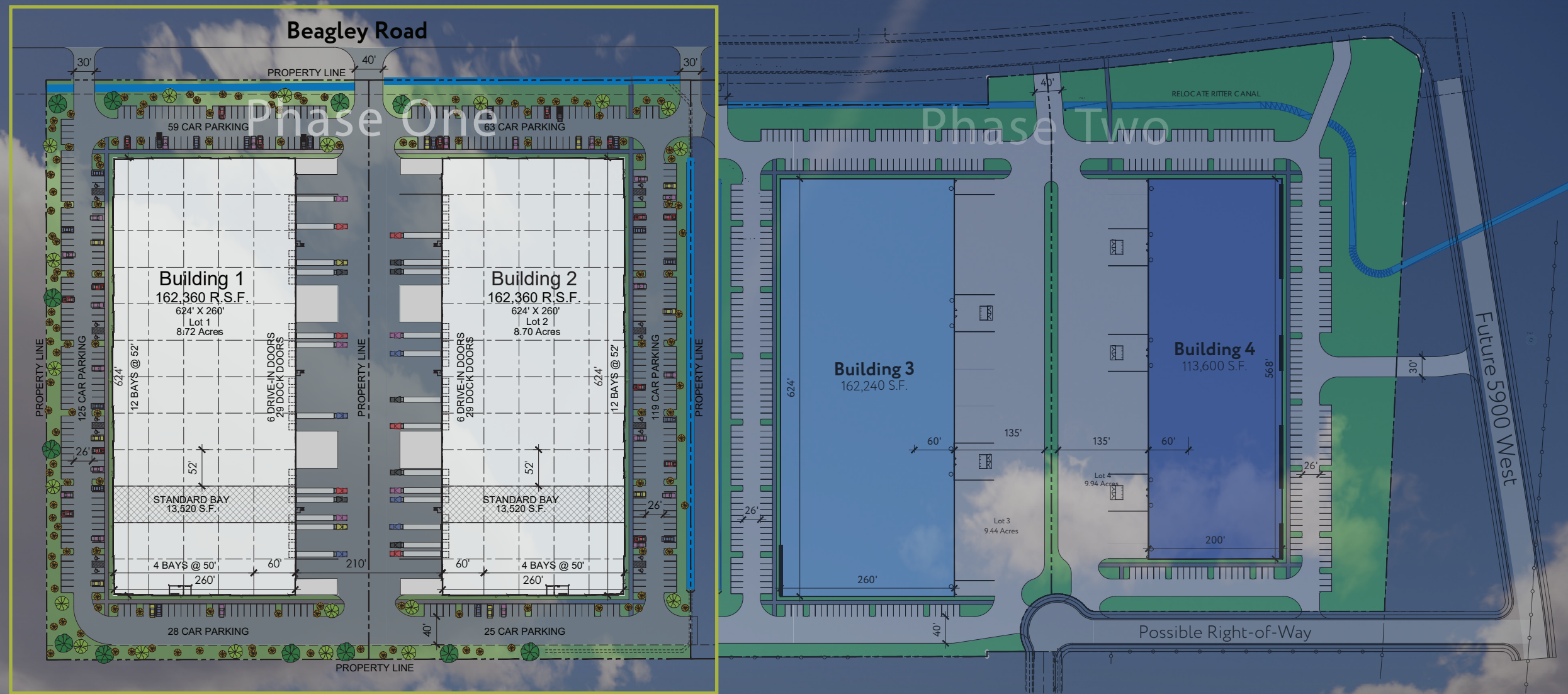
Phase One is on schedule to deliver 324,720 square feet in Q4 2026. This development by VanTrust offers a thoughtful design and exceptional location for all businesses.

| | |
|--------------------|---------------------------------------|
| BUILDING SIZE | ± 162,360 SQUARE FEET |
| AVAILABLE | ± 162,360 SQUARE FEET |
| OFFICE | BUILD-TO-SUIT |
| DIVISIBLE | ± 27,040 SQUARE FEET |
| DOCK HIGH DOORS | THIRTY (30) 9'X10' 12 DOCK PACKAGES |
| GROUND LEVEL DOORS | SIX (6) 14' x 16' |
| CLEAR HEIGHT | 32 FEET |
| FIRE SUPPRESSION | ESFR |
| COLUMN SPACING | 52' X 50' |
| PARKING | 212 EMPLOYEE SPACES |
| POWER | 4,000 AMP 277/480 V 3-PHASE |
| ZONING | M2 |

BUILDING TWO



| | |
|--------------------|---------------------------------------|
| BUILDING SIZE | ± 162,360 SQUARE FEET |
| AVAILABLE | ± 162,360 SQUARE FEET |
| OFFICE | BUILD-TO-SUIT |
| DIVISIBLE | ± 27,040 SQUARE FEET |
| DOCK HIGH DOORS | THIRTY (30) 9'X10' 12 DOCK PACKAGES |
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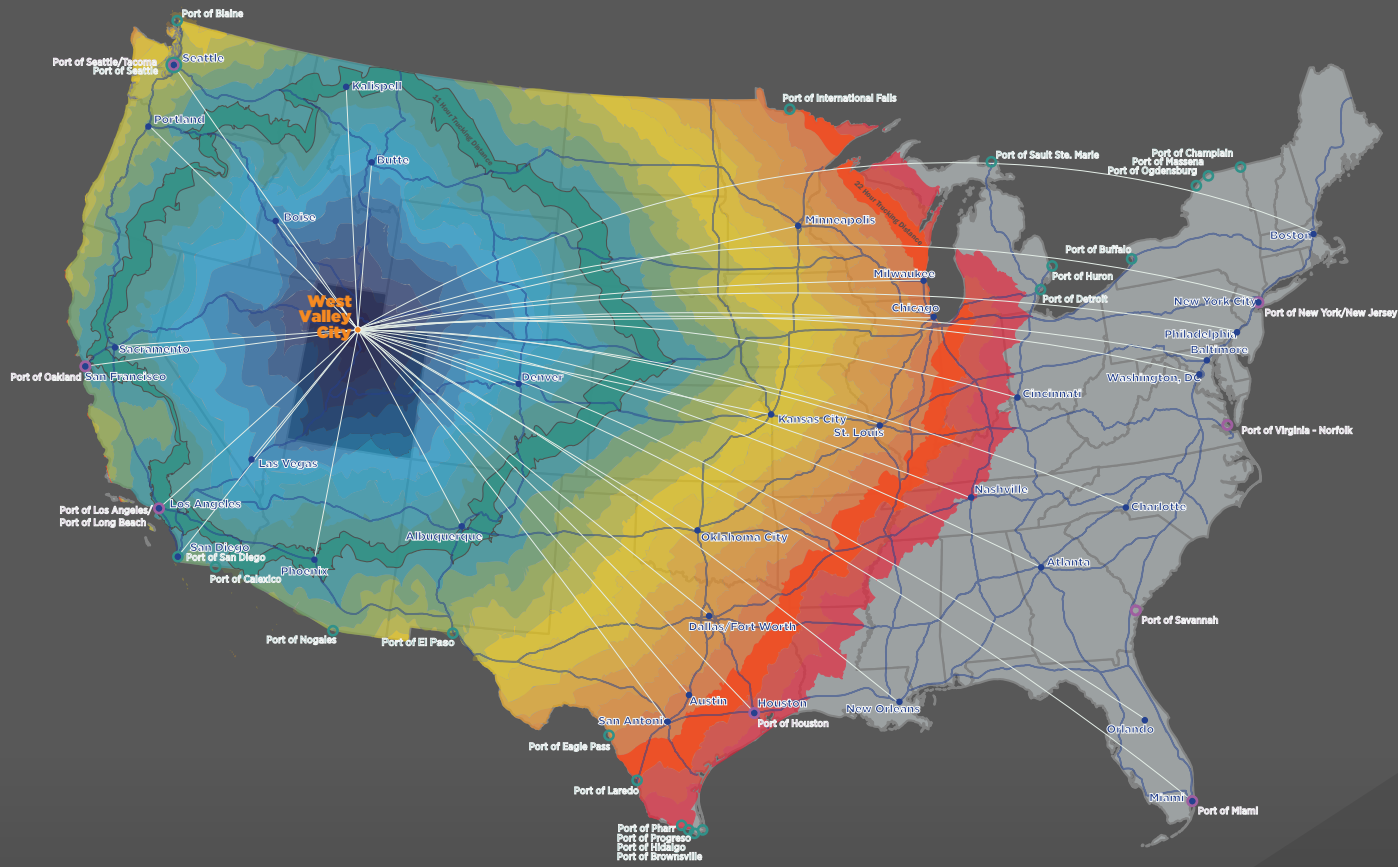
The Nexus Commerce Center is set to change the West Valley Industrial landscape. The development team understands the industrial and logistics industry trends and incorporates those elements into each development. The thoughtful construction and design of this park will allow clients to focus on their overall business goals by taking the complexity out of the development and construction process.

VanTrust has built many significant long-term relationships with clients including major e-commerce companies, 3PL's, data centers, food & beverage, pharmaceutical, and light manufacturing companies. With over 63 million square feet of industrial properties, they have designed efficient and complex industrial parks across the country.

Located in the heart of Utah's industrial corridor, Nexus Commerce Center offers over 600,000 square-feet of warehouse space across four buildings. This development offers modern logistic, distribution, and manufacturing elements that set it apart. With a strategic location and modern infrastructure, and modern infrastructure,

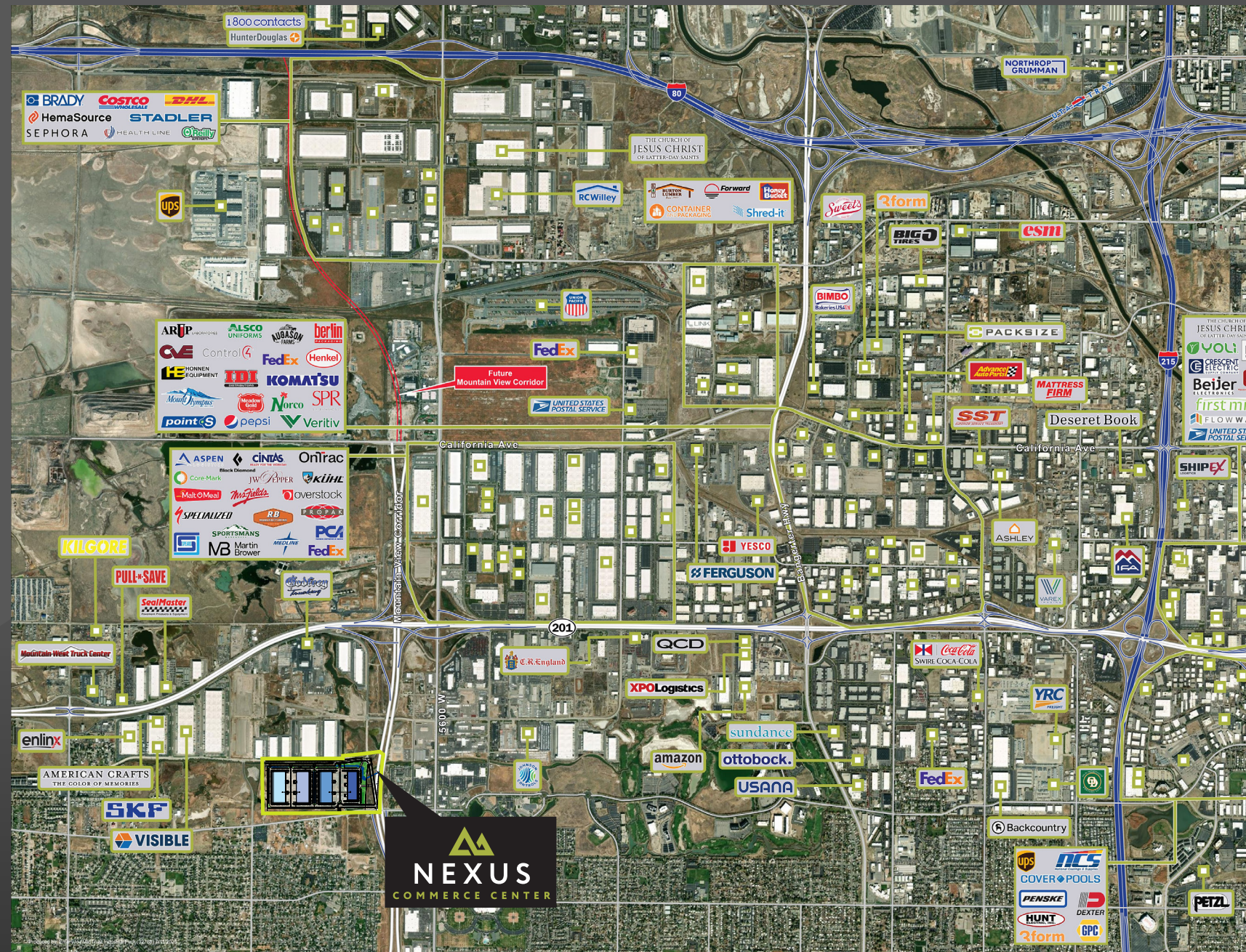
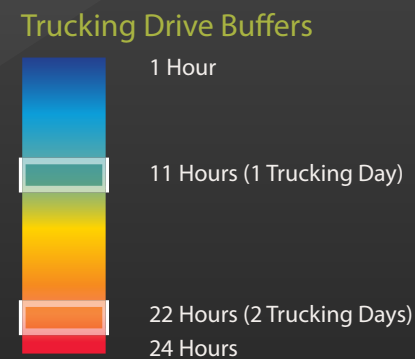
this premier industrial hub provides business with the efficiency, stability, and accessibility needed to thrive.

This highly coveted location offers immediate access to transportation routes including Highway 201 and Mountain View Corridor and minutes from I-80 and I-15.



CROSSROADS OF THE WEST

Centered around West Valley, Utah, this map illustrates Utah's pivotal position as North America's logistics center. Hourly trucking drive time buffers showcase its accessibility within 24 hours, while highlighting direct domestic flight connections and key trade nearshore and sea ports.



- | | | | |
|--------------------------|----------------------------|----------------------------|-------------------------|
| Aligned Data Centers | DHL/Henkel Supply Chain | Martin Brower Distribution | Propak Logistics |
| American Crafts | Dura-Line | Mrs Fields Warehouse | Safelite AutoGlass |
| Blue Chip Group Raceway | Five Star Airport Alliance | OnTrac | Simpson Strong-Tile Co. |
| Carlson Distributing Co. | IMSupply | Orbia | Smalley and Company |
| Core-Mark International | Irby Utilities | PCA Warehouse Shipping | Webb Production |
| Cotopaxi Warehouse | KUHL Clothing DC | Post Consumer Brands | West Valley Logistics |



TO BOOK A TOUR, ASK ABOUT PRICING, & FOR ANY QUESTIONS,
CONTACT **THE FREEMAN, HEALEY, & JENSEN INDUSTRIAL TEAM**

Tom Freeman, SIOR
Vice Chair
801 947 8309
tom.freeman@colliers.com

Travis Healey, SIOR
Vice Chair
801 947 8335
travis.healey@colliers.com

Jeremy Jensen, SIOR, CCIM
Executive Vice President
801 441 1207
jeremy.jensen@colliers.com

Jeremy Terry
Vice President
801 671 9349
jeremy.terry@colliers.com



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