

CLASS A WAREHOUSE | FOR LEASE



O.C. TANNER DISTRIBUTION CENTER

302,360 SF CROSS DOCK
NEW CONSTRUCTION

1509 SOUTH GUSTIN ROAD | SALT LAKE CITY, UTAH 84104

CBRE

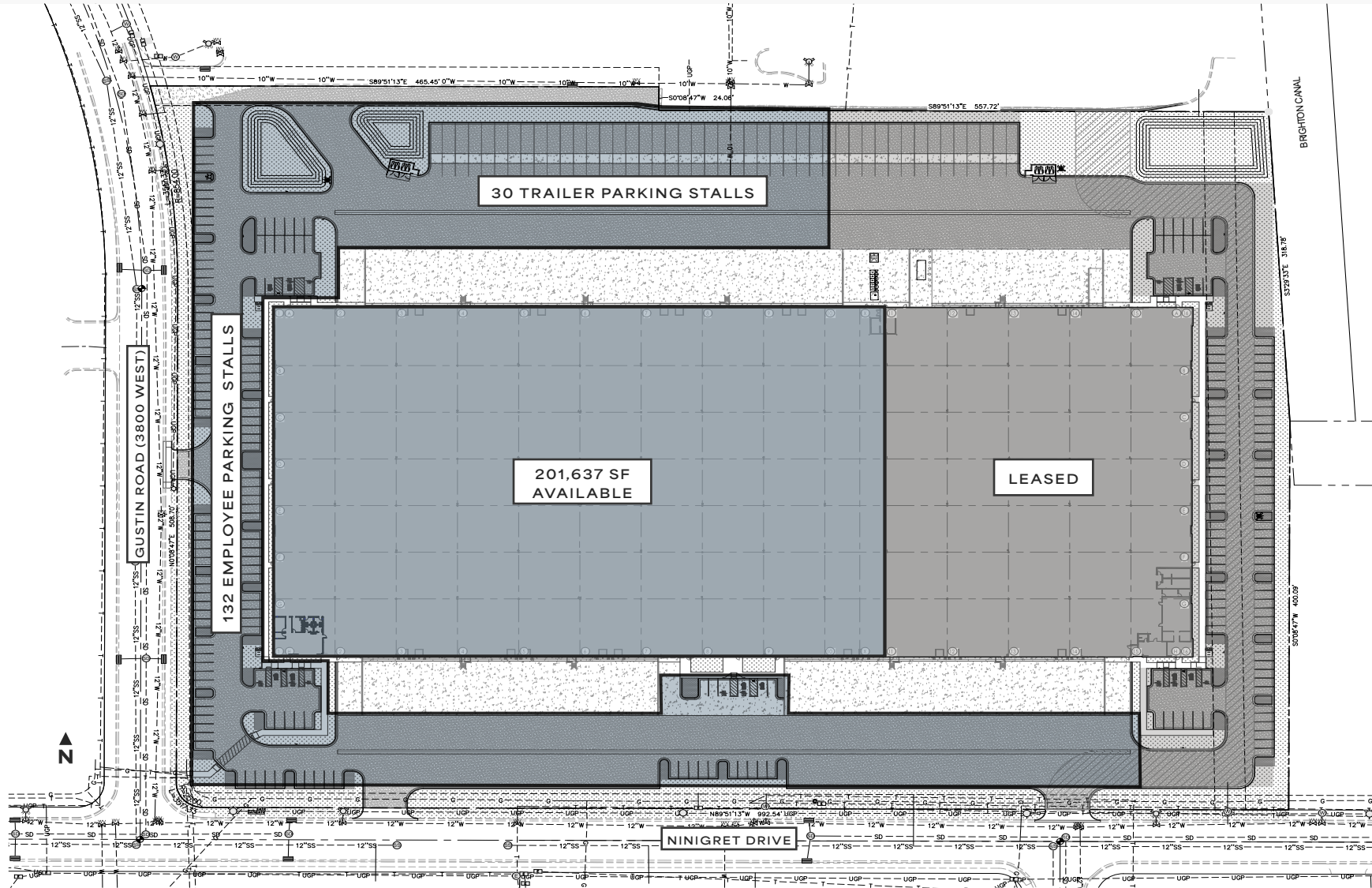


BUILDING HIGHLIGHTS

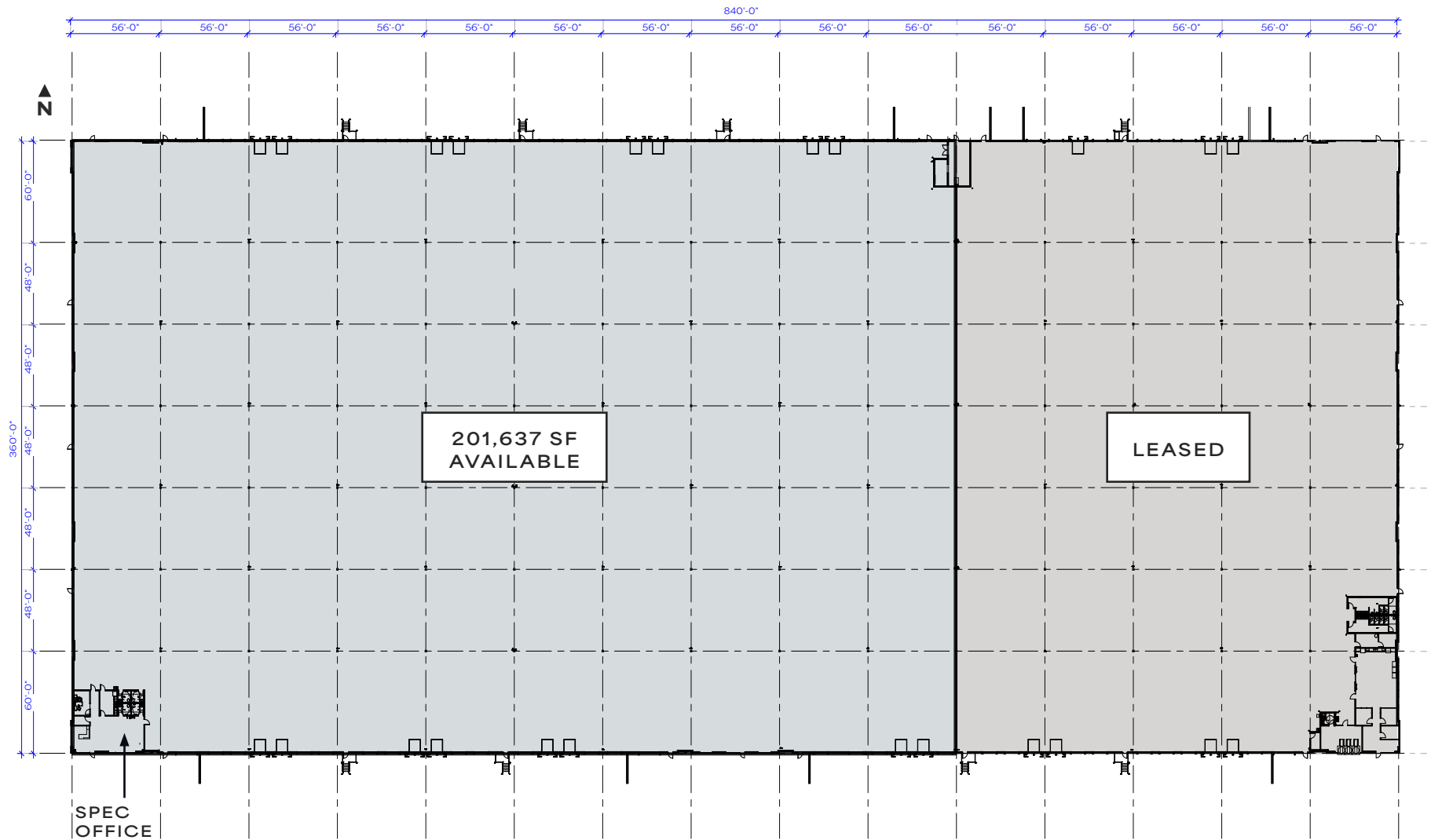
CROSS DOCK CONFIGURATION

BUILDING SIZE:	302,360 SQ. FT.
AVAILABLE:	201,637 SQ. FT.
SPEC OFFICE:	1,710 SQ. FT.
DIMENSIONS:	840' W x 360' D
COLUMN SPACING:	56' x 48' (60' SPEED BAYS)
CLEAR HEIGHT:	36'
POWER:	1600 AMPS , 480 VOLT, 3-PHASE
FIRE SUPPRESSION:	ESFR
LIGHTING:	LED
FLOOR SLAB:	7"
DOCK HIGH DOORS:	51 (16 W/ LEVELERS & SEALS)
GRADE LEVEL DOORS:	4
CONSTRUCTION TYPE:	CONCRETE TILT
TRAILER PARKING:	30 STALLS FOR VACANT UNITS (45 STALLS TOTAL)
EMPLOYEE PARKING:	132 STALLS FOR VACANT UNITS (230 STALLS TOTAL)
ZONING:	M-1

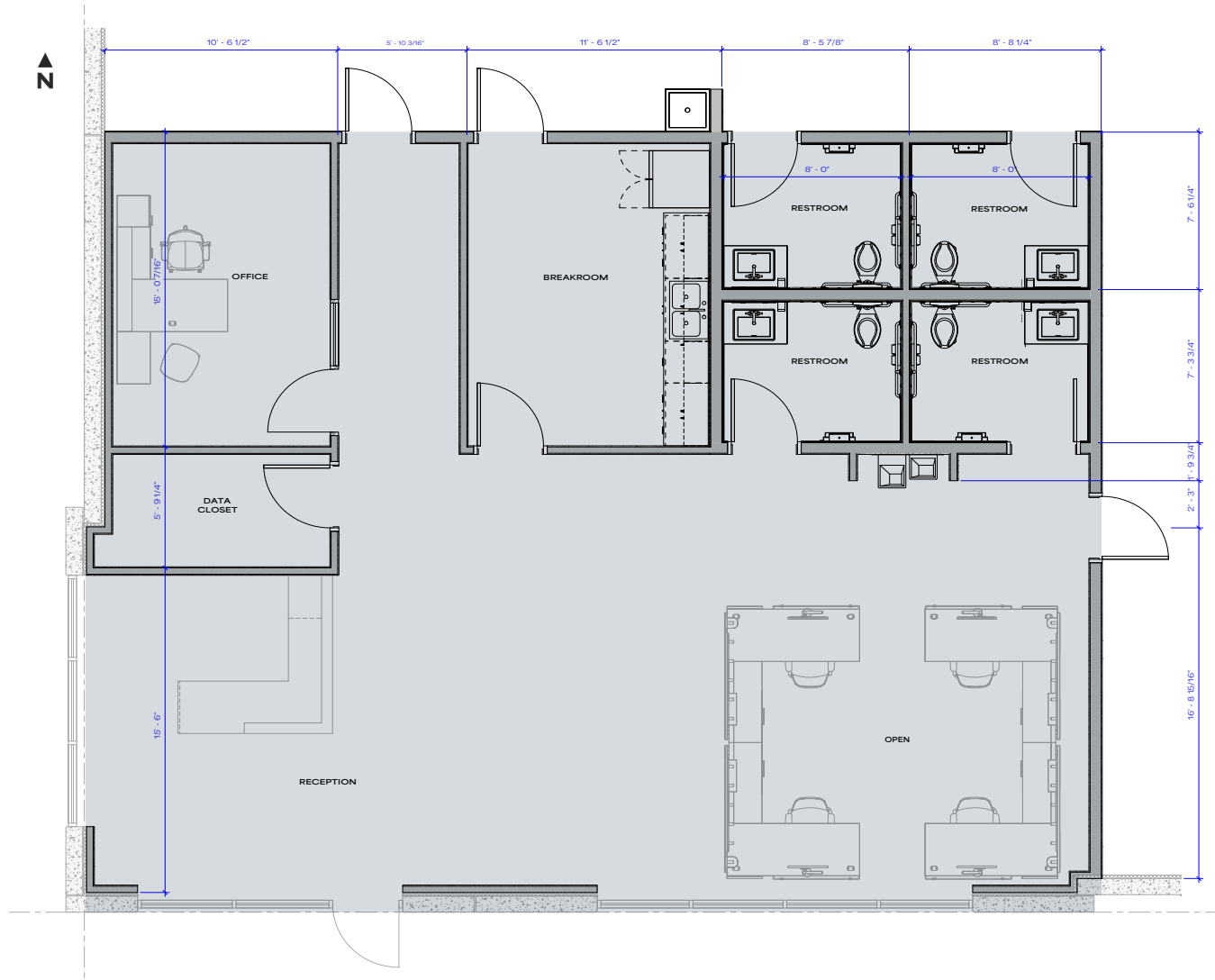
SITE PLAN



FLOOR PLAN



OFFICE PLAN



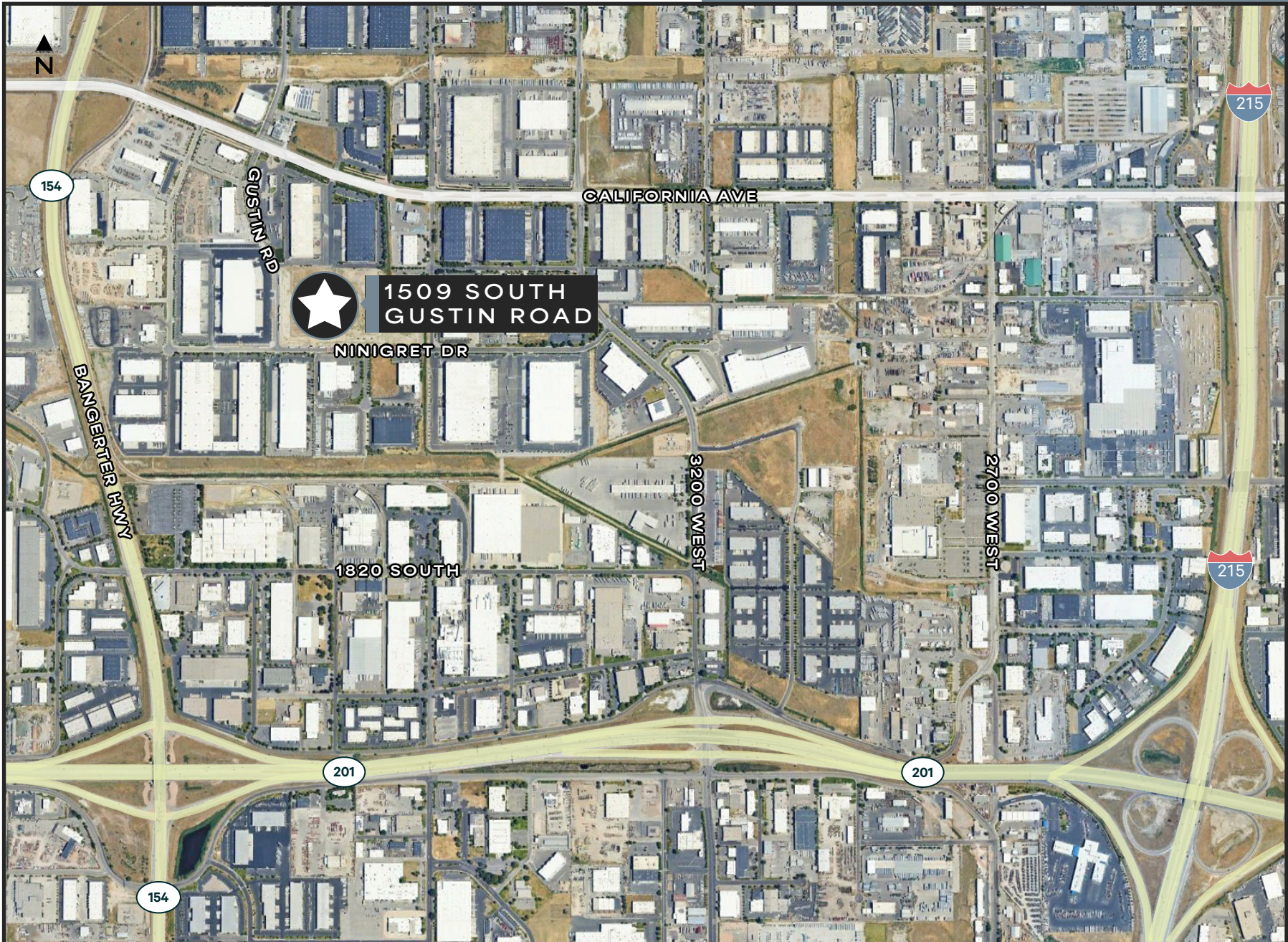


LOCATION HIGHLIGHTS

5 MIN.
TO SALT LAKE INT'L AIRPORT

8 MIN.
TO UNION PACIFIC INTERMODAL HUB

12 MIN.
TO DOWNTOWN SALT LAKE



**1509 SOUTH
GUSTIN ROAD**

NINIGRET DR

1820 SOUTH

3200 WEST

2700 WEST

CALIFORNIA AVE

GUSTIN RD

BANGERTER HWY

154

201

201

154

215

215





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