



**T H E
QUAD**
THE QUADRANT
BUILDING II

1194 North 6880 West
Salt Lake City, Utah



**CROSSDOCK
DISTRIBUTION
FACILITY FOR LEASE**

163,146 SF





PROPERTY FEATURES

Welcome to The Quadrant II, a premier industrial property in Salt Lake City, Utah. This state-of-the-art facility offers an impressive 1,067,000 SF building, combining modern design with strategic location to meet the demands of today's industrial tenants.

Square Footage Available

163,146 SF

Dock High Doors

34

Restrooms

Two (2) restrooms

Office Square Footage

+/- 1,000 SF

Grade Doors

1

Floor Slab

7" Full reinforced

Total Building Square Footage

1,067,000 SF

Trailer Court Size

60'

Sprinklers

ESFR

Column Spacing

56' x 56', 60' speed bays

Trailer Parking

20

Power

3,000 AMP 480/277 volts,
3 phase

Clear Height

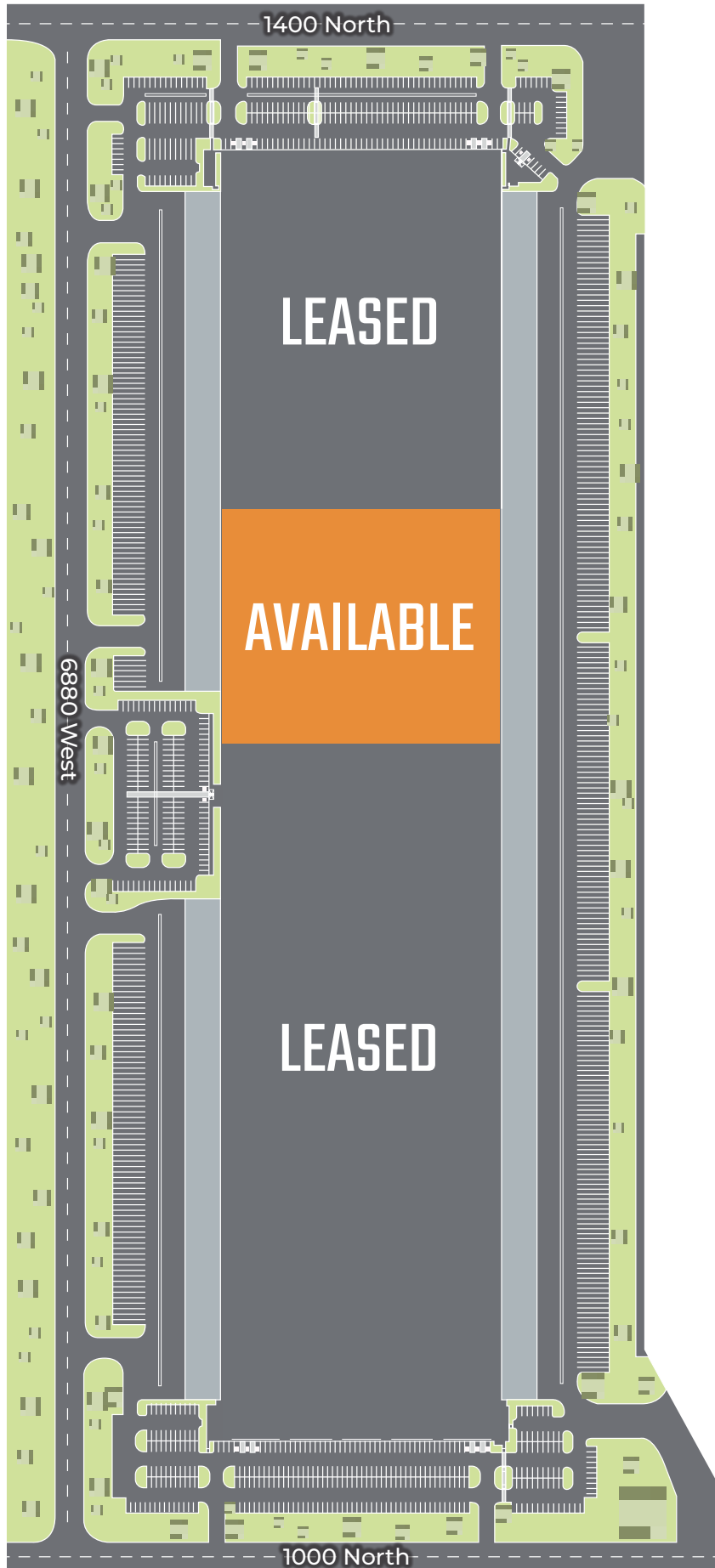
36'

Zoning

M-1 (light industrial)

Natural Lighting

Skylights and clerestory



The Quadrant II is strategically positioned for freight and distribution occupiers due to its prime location just off I-80 and only 5 minutes from Salt Lake International Airport. The development offers direct access to major transportation routes and lies within the Utah Inland Port jurisdictional area, making it an ideal hub for regional and global logistics operations.



REGIONAL CONNECTIONS

Albuquerque, NM	599 MI	9.5 HRS	Phoenix, AZ	700 MI	11 HRS
Billings, MT	552 MI	8.5 HRS	Pocatello, ID	165 MI	2.5 HRS
Boise, ID	345 MI	4.5 HRS	Portland, OR	766 MI	11 HRS
Cheyenne, WY	441 MI	6.5 HRS	San Diego, CA	750 MI	10.5 HRS
Denver, CO	521 MI	7.5 HRS	San Francisco, CA	736 MI	10.5 HRS
Las Vegas, NV	422 MI	6 HRS	San Jose, CA	768 MI	11 HRS
Los Angeles, CA	700 MI	10 HRS	Seattle, WA	840 MI	12 HRS

FREIGHT OCCUPIERS

West
Crystal Unit
Farmington
Bay



Agricultural
Park

Salt
Lake City →



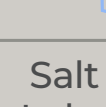
Magna



West
Valley City



Taylorville



UTAH'S THRIVING ECONOMY & WORKFORCE

Unemployment Rates

3.3% Utah

4.2% U.S.

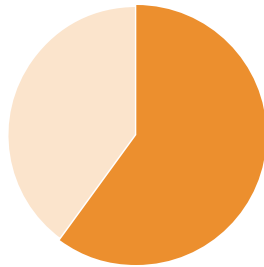
Job Growth Rates

2.3% Utah

1.5% U.S.

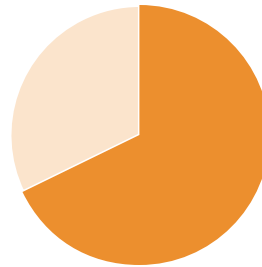
Percent of Major Industry Groups Adding Jobs

60%



Labor Force Participation Rate

68.5%



Major Headquarters

31

Top private-sector employers



Population

342,419

10 miles

886,857

15 miles

Median Age

33



300

Daily non-stop flights from Salt Lake City International Airport



3

Cross-country interstates: I-70, I-80 and I-15



Top 5

West coast ports are within 1-2 days of Utah



UTA

89 Miles

Regional FrontRunner commuter train connects Provo, Salt Lake City and Ogden



UTA

97K

Average weekday rides on TRAX light rail

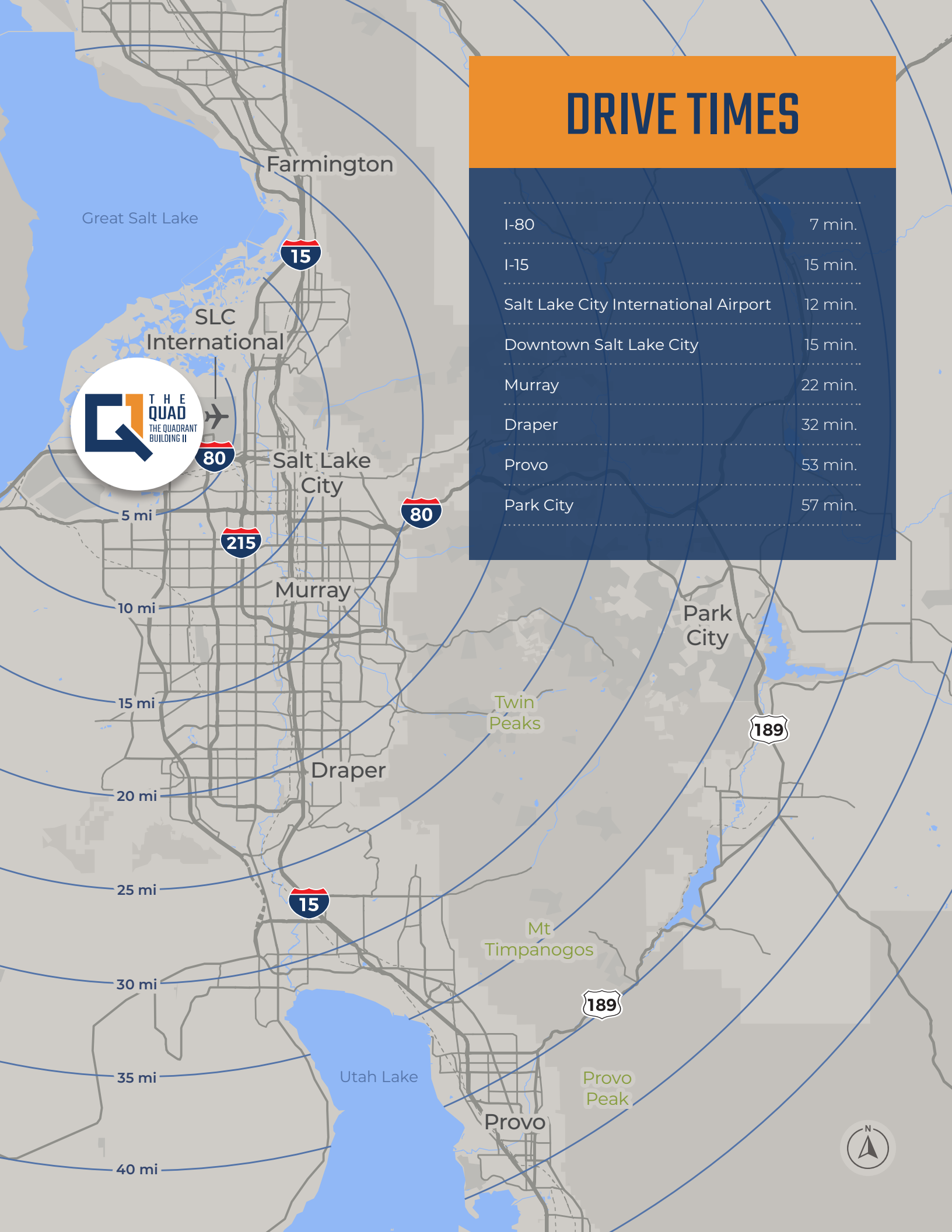


5G Supply Chain

Utah Inland Port Authority has established first 5G supply chain network in U.S.

DRIVE TIMES

I-80	7 min.
I-15	15 min.
Salt Lake City International Airport	12 min.
Downtown Salt Lake City	15 min.
Murray	22 min.
Draper	32 min.
Provo	53 min.
Park City	57 min.





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Salt Lake City, Utah



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