

NOW LEASING



COPPER

CROSSING

300 South 6400 West Salt Lake City, Utah



RIVERBEND
MANAGEMENT



Master Planned 485 Acre Logistics & Manufacturing Park

Best In Class Distribution & Manufacturing Space
Starting 20,000 Square Feet And Up



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PROJECT & AREA OVERVIEW



Land Area
505 Acres



Zoning
M-1 Industrial



Rentable SF
5,000,000



Opportunity Zone



of Buildings
13



Rail Service
Salt Lake Garfield



Clear Heights
32' - 40'



Parking
1 per 1,000 SF
(Additional Possible)



Direct Access to UPS
facility
First and Last Pickup



Trailer Storage
0.26 per 1,000 SF
(Additional Possible)



Freeway Access
I-80 - 1.4 Miles
I-15 - 7 Miles



UPS Hub Proximity
Adjacent Building

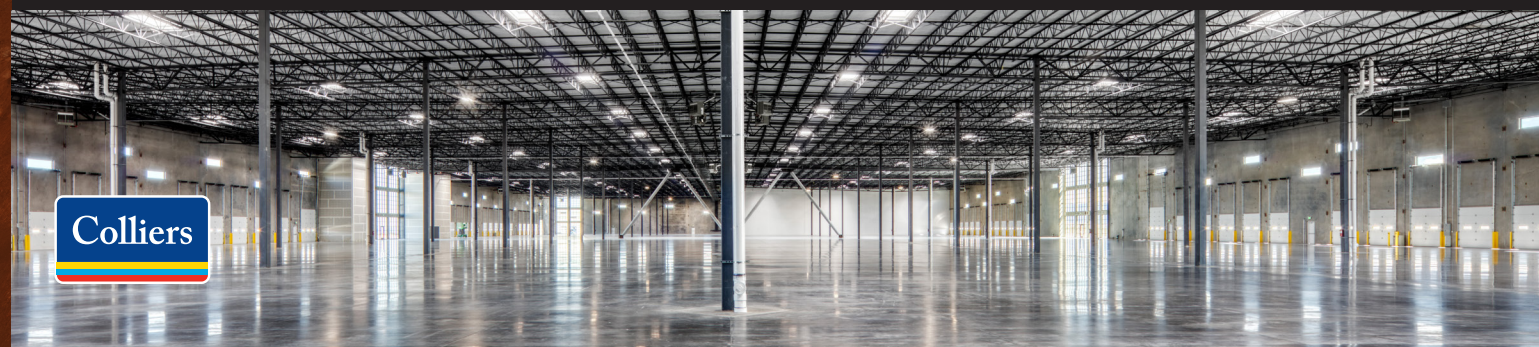
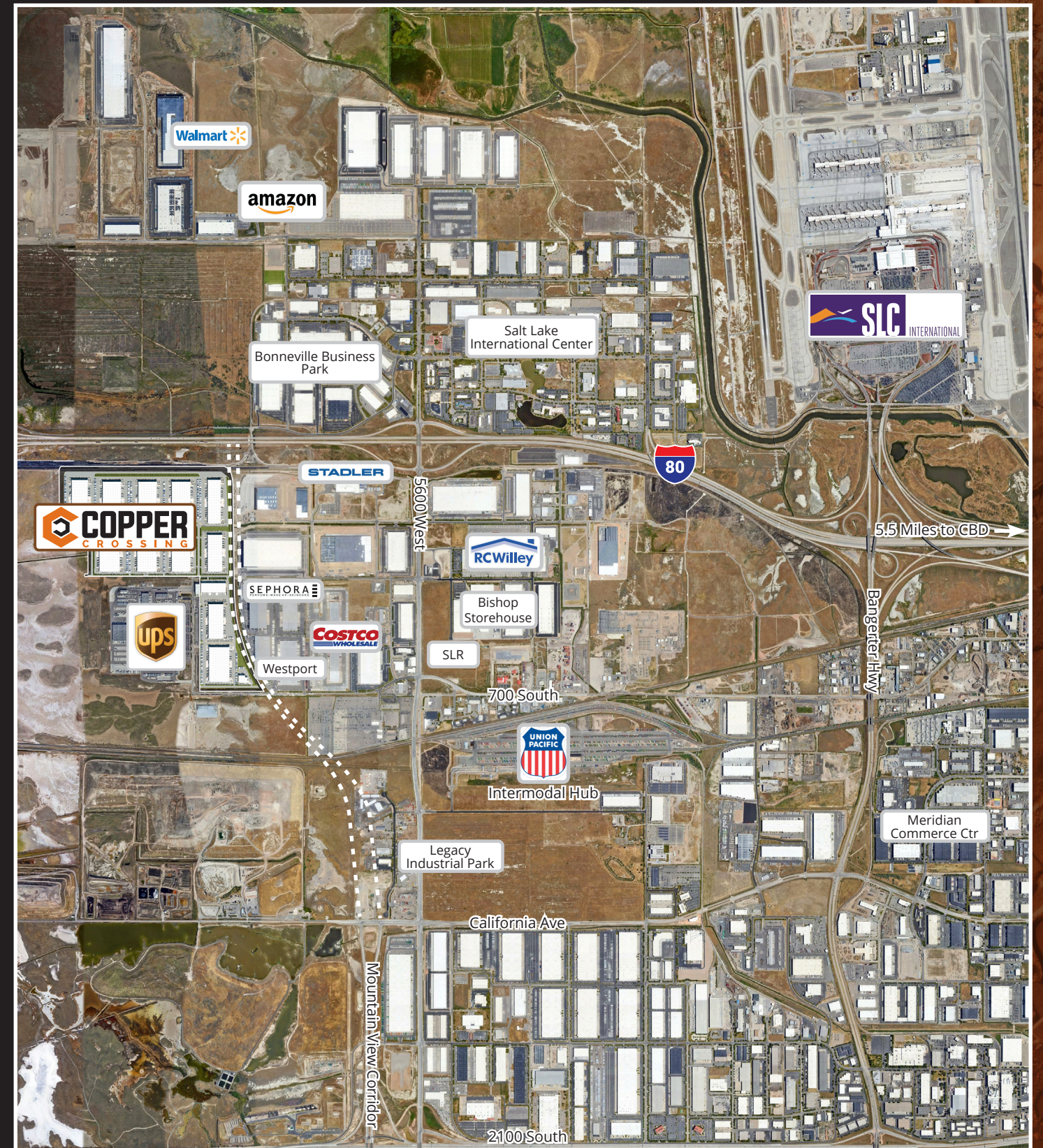


Fedex and Amazon Proximity
< 2 Miles



SLC Airport Access
Just Off of I-80,
< 6 miles

PRESTIGIOUS LOCATION





MASTER PLAN



PROJECT HISTORY

Over a decade ago a vision was born that became Copper Crossing @ I-80. What started as 260 acres of raw land and cow pasture, now includes nearly 500 acres of master planned industrial space and the home of UPS' first in the world, prototypical regional sorting facility. The project sits on 160 acres directly at the center of the larger property.

As Salt Lake City's North-West quadrant and Inland Port area mature, Copper Crossing @ I-80 is at the forefront of development in the area. Five buildings totaling nearly 2 million square feet of Class A warehouse and manufacturing space are complete. The project will add another 3 million square feet across eight buildings, with sizes ranging from 30,000 to over 500,000 square feet. Building specifications can be tailored to client needs and site requirements.

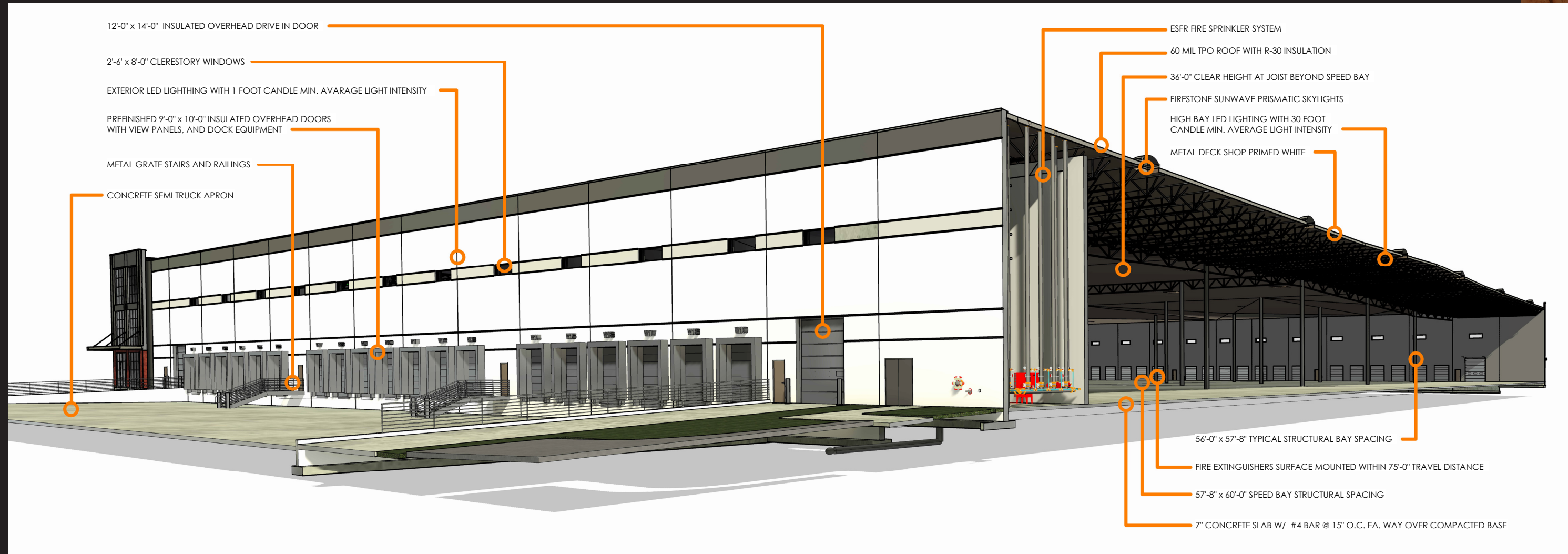
Some of the attributes that make Copper Crossing unique in the market are the extreme attention to detail in the buildings and site design. The developer met or exceeded criteria from competitors in every category, from column spacing, trailer parking, loading doors, etc.

Copper Crossing @ I-80 is one of the few locations in the area offering fully rail-served sites. Planning for the future, the park will have ample electric car and semi-tractor charging facilities, and unsurpassed access to logistics and supply chain infrastructure. These features combined with the proximity to the UPS Hub, providing first in and last out package shipping to Copper Crossing tenants, makes this an unbeatable location for warehousing and distribution.

When completed, the Inland Port and surrounding Northwest quadrant are envisioned to be the largest economic development project ever brought to the state of Utah. National and International Companies, including UPS, Costco Wholesale, Sephora, and Amazon are locating here for its ease of access, proximity to infrastructure, and availability of its nearby labor pool.



CONSTRUCTION HIGHLIGHTS



Rail Service: Shortline rail service available through SLGW



Power: Rocky Mountain Power 2000 to 8000 AMPS per building



Water: ESFR Fire suppression systems



Phone/Data: CenturyLink and Comcast Fiber



Natural Gas: High and intermediate gas service available



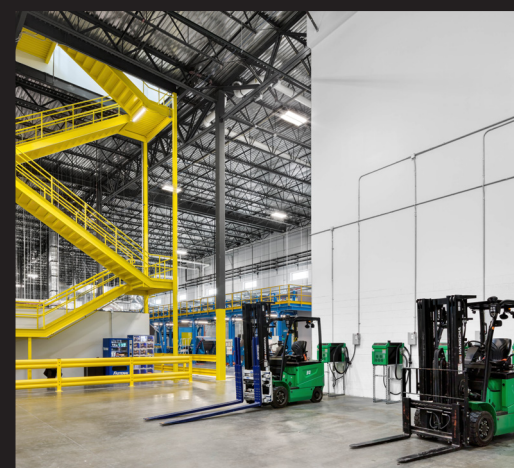
PROJECT HIGHLIGHTS





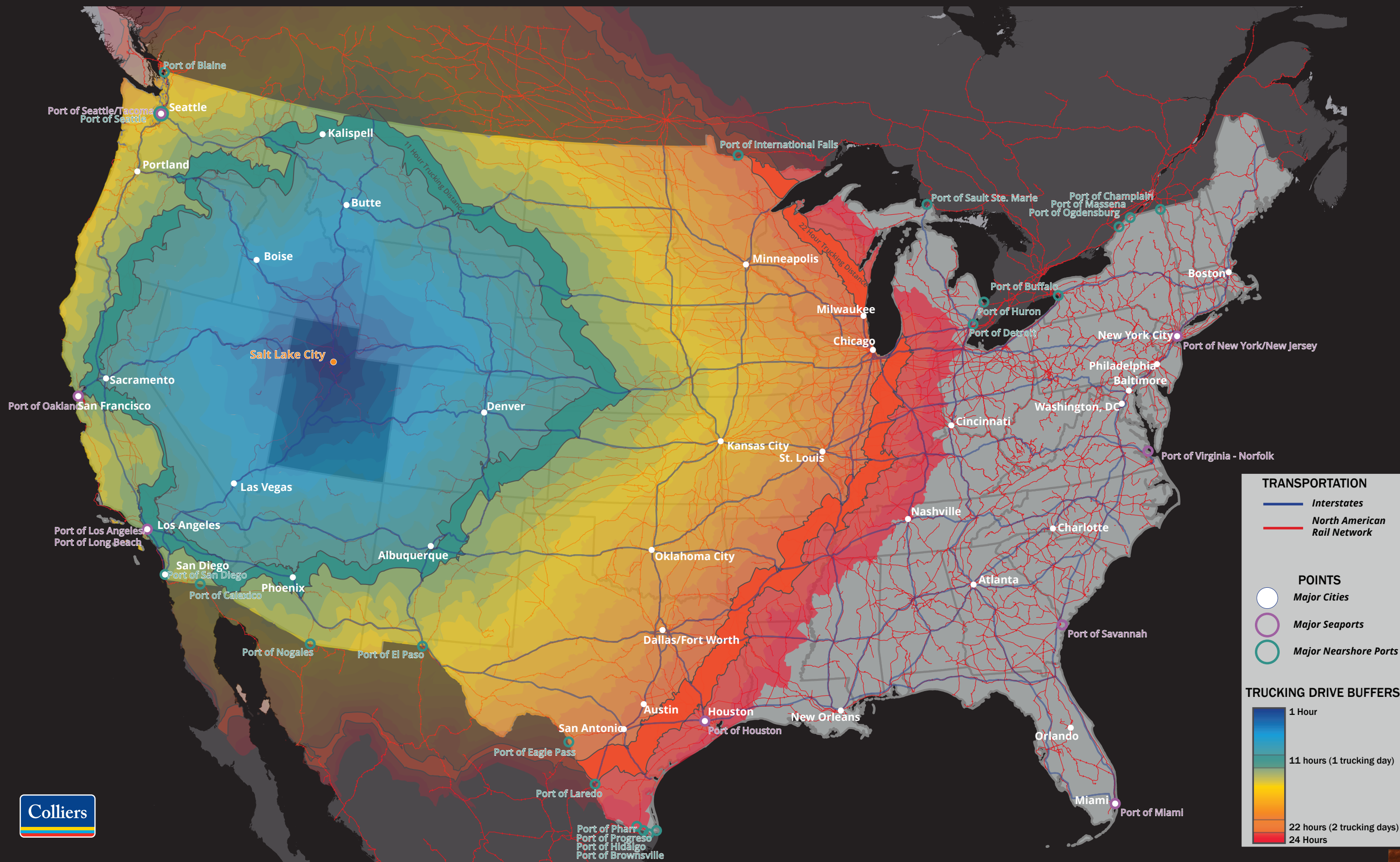
DRAMATIC CLASS A OFFICE

ADAPTIVE WAREHOUSE





TRUCKING DELIVERY TIMES & NATIONAL RAIL NETWORK





REGIONAL HIGHLIGHTS



UTAH LIFESTYLE

Utah is an amazing place to visit and an extraordinary place to live. The state captivates visitors and residents alike with its spectacular natural beauty, cultural offerings and year-round recreational opportunities.



Stunning trails from the north ranges to the southern red rock.



Eight epic ski resorts within one hour of SLC airport.



UTAH TRANSPORTATION

Salt Lake City's robust public transportation of commuter trains, buses, and light rail provides access from the airport all the way up to the ski resorts. A high speed commuter rail system connects the intermountain area from Ogden to Provo with limited stops along the way. Salt Lake City also has a bike share program to provide commuters with green friendly options as well.



Light Rail, Commuter Rail and Bus Transit connect Salt Lake Valley and the 100 mile Wasatch front.



SLC International Airport's \$3.6 Billion expansion is nearly complete

Forbes ranks Salt Lake City as one of **The Top 10 Cities** where employees are **happiest**



Downtown Salt Lake City



Downtown Ogden



UTAH IS THE PLACE FOR BUSINESS

Lured by factors such as tax breaks, affordable real estate, an educated populace and a strong public-transit system, many iconic companies have set up home bases in the state. "Utah is America's Top State for Business" as ranked by CNBC in 2016.

Colliers works closely with the following entities to ensure prospects considering Copper Crossing @ I-80 receive all the resources our city and state have available.



#1

BEST STATE ECONOMY

Wall Street Journal
August 2020

#3

BEST STATE FOR BUSINESS

Forbes December
2019

3.3%

JOB GROWTH

1.5% National Job Growth
EDCUtah / Utah Department
of Workforce Services

5%

FLAT CORPORATE TAX RATE

#4

BEST PLACE TO LIVE

US News and World
Report

#3

BEST INFRASTRUCTURE

US News and World
Report

#1

BEST STATE FOR ENTREPRENEURS

Business Wire
September 2019

#1

BEST PLACE TO START A BUSINESS

Inc.
August 2019



NOW LEASING



COPPER

CROSSING

300 South 6400 West Salt Lake City, Utah

OUR PARTNERS



Owner & Developer



General Contractor



Architect & Land Planner



Civil Engineer



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