

BRAND NEW CONSTRUCTION




3444 & 3466 W. Ninigret Dr.

SALT LAKE CITY, UT 84104

FOR LEASE

NEWMARK
 **MOUNTAIN WEST**



56,519 SF
For Lease

Exclusively marketed by:

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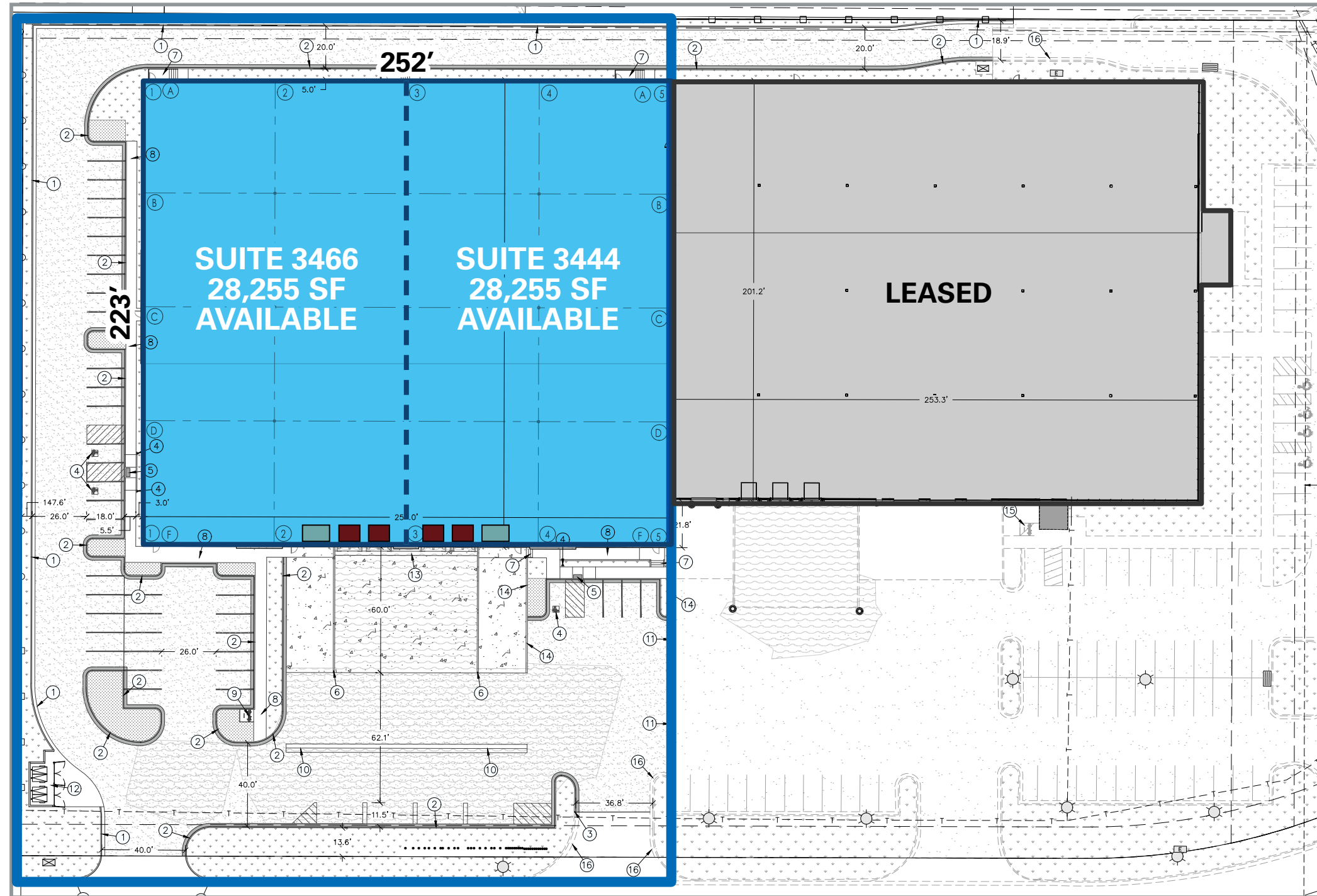
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
For Lease

PROPERTY HIGHLIGHTS

- Total building size: 56,519 SF
- Divisible to 28,255 SF
- Four (4) dock high doors equipped with seals, levelers, and bumpers
- Two (2) ground level doors (12'x14')
- Completed and ready for occupancy
- 28' clear height
- Power: 3-phase / 800 amps
- 54'4" x 63' column spacing
- 223' building depth
- Two storefronts
- Clerestory windows throughout building
- ESFR sprinklers
- 43 parking stalls
- Zoned M1 (Light Manufacturing)
- Immediate access to California Avenue
- Excellent access to Bangerter Highway, I-215, and Highway 201





-  Four (4) Dock High Doors
-  Two (2) Ground Level Doors (12'x14')

Unparalleled Access

Bangerter Highway

2 Minutes



4 Minutes



4 Minutes



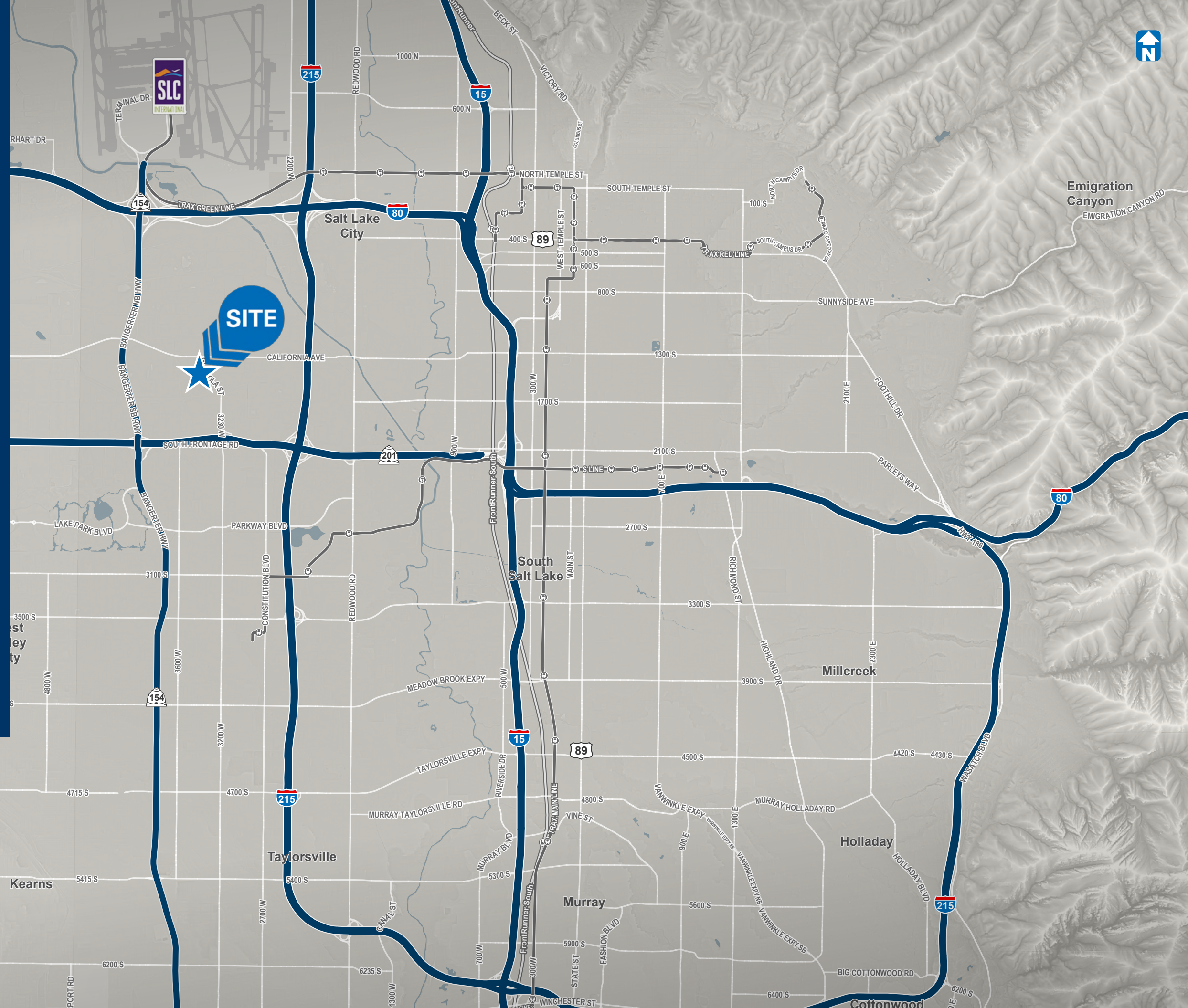
5 Minutes

Salt Lake City International Airport

5 Minutes



6 Minutes



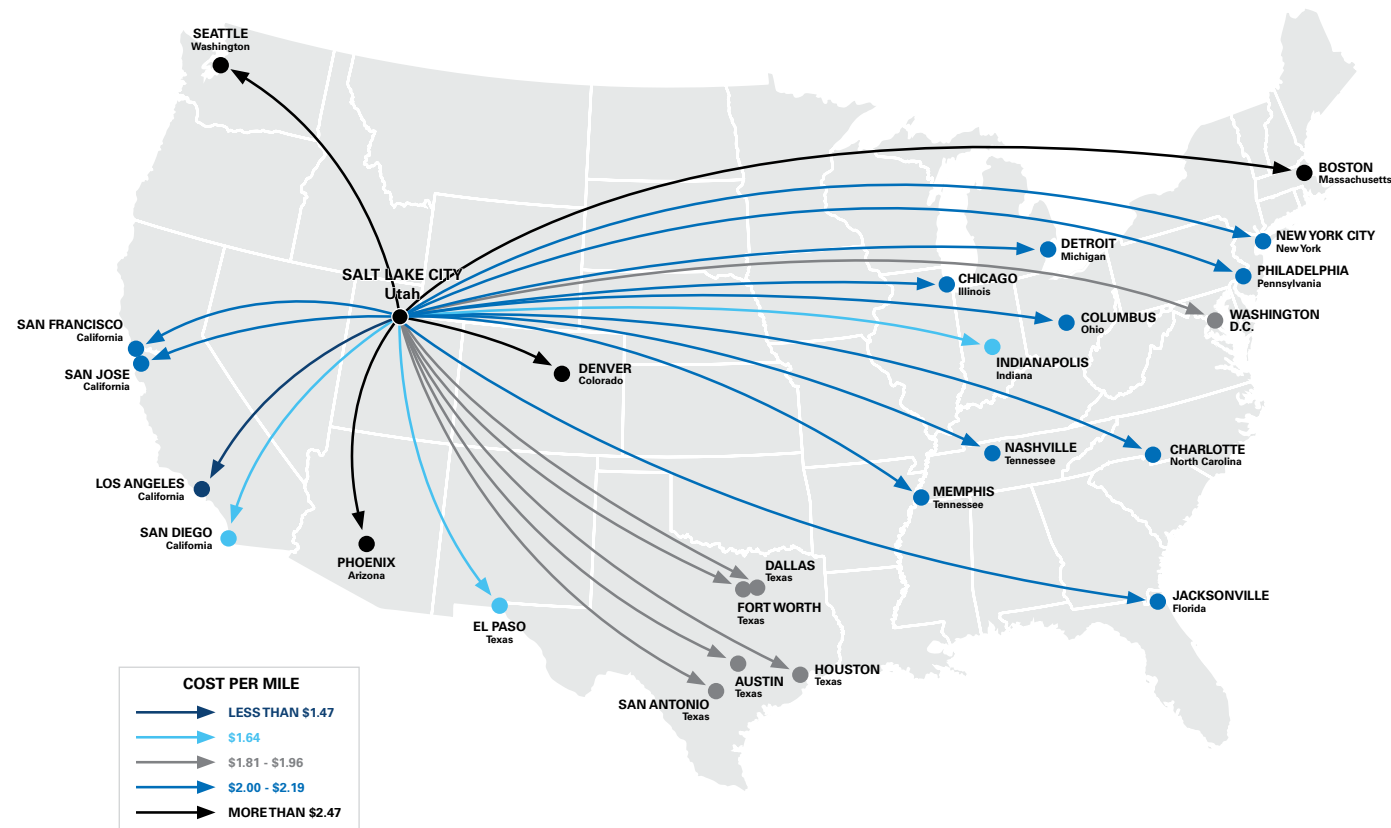
Commercial Drive Times

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 establish 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.



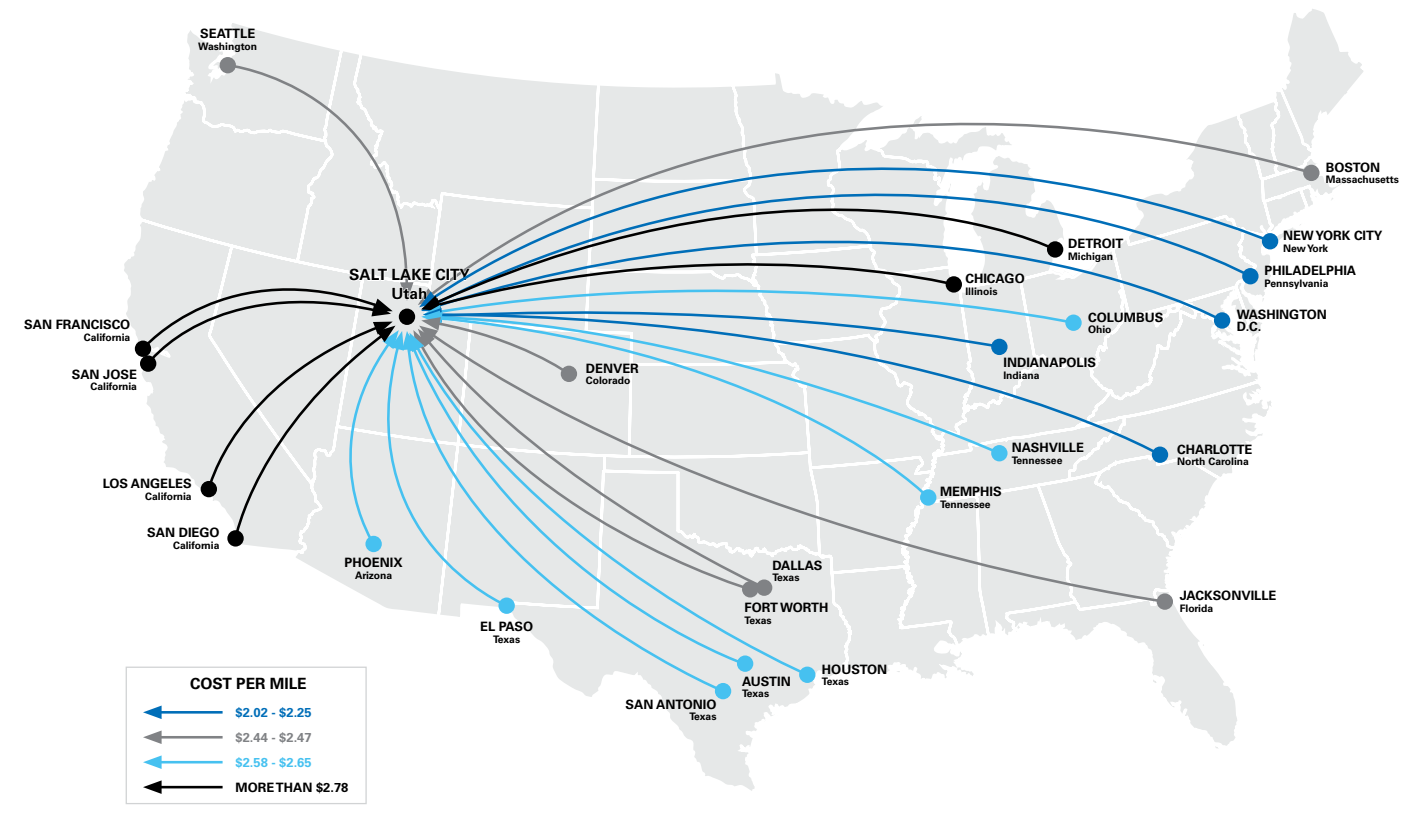
Outbound Truck Freight Costs per Mile

FROM SALT LAKE CITY, UTAH
JAN 2025



Inbound Truck Freight Costs per Mile

TO SALT LAKE CITY, UTAH
JAN 2025







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Source: Trimble Transportation (<https://transportation.trimble.com/products/truckloadrate>)

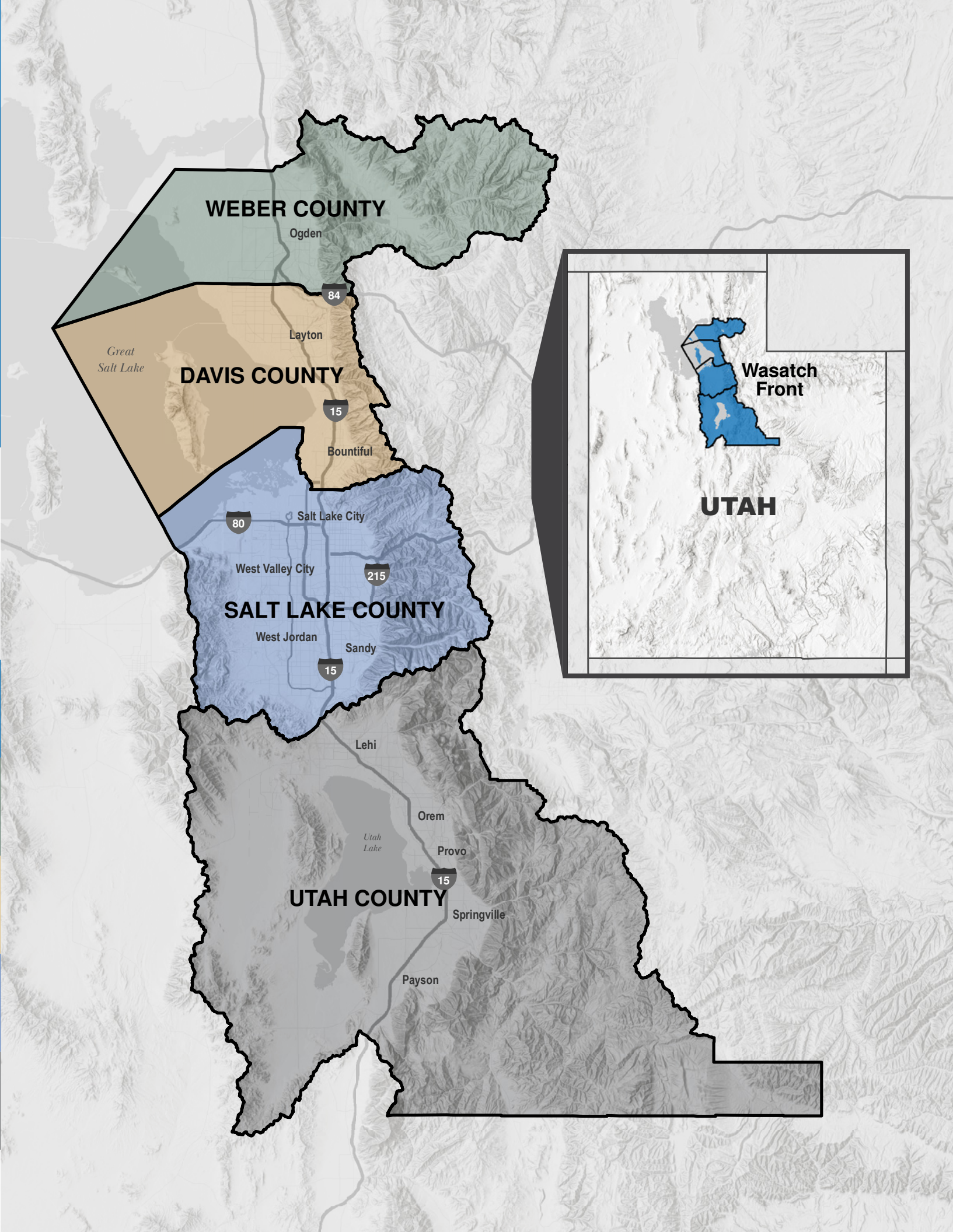
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Utah by the Numbers

			
2025 TOTAL POPULATION	2020-2025 POPULATION ANNUAL GROWTH RATE	ANNUAL JOB GROWTH (2025)	PERCENT WITH BACHELOR'S DEGREE OR HIGHER

United States of America	339,887,819	0.48%	0.1%	37.16%
State of Utah	3,538,233	1.50%	1.2%	39.46%
Wasatch Front	2,642,773	1.30%	1.0%	41.25%
Weber County	277,455	1.08%	0.9%	30.04%
Davis County	384,621	1.13%	-0.1%	41.21%
Salt Lake County	1,228,127	0.68%	1.2%	41.06%
Utah County	752,570	2.55%	1.1%	46.48%



Source: Regis SitesUSA (2025), Bureau of Labor Statistics (2025)

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