

9000 3-400W
LOGISTICS
CENTER

LOGISTICS

9

0

0

0

CENTER

SOUTH

NEWMARK

Dalfen
INDUSTRIAL



OAKTREE

6081 W. 9000 S.
West Jordan, UT 84081

9000 SOUTH LOGISTICS CENTER

EXCLUSIVELY MARKETED BY:

Jeff Heaton, SIOR

† 801-578-5539
jeff.heaton@nrmk.com

Skyler Peterson, SIOR

† 801-578-5584
skyler.peterson@nrmk.com

Eli Priest

† 801-578-5525
eli.priest@nrmk.com

NEWMARK



Direct access to Several Major Highways

Mountain View Corridor

1
Minute

Bangerter Highway

7
Minutes

SR-111

6
Minutes

Demographics within 30 Miles

Residents

1,925,393

Employees

852,763

Average Household Income

\$114,991



9000
LOGISTICS
CENTER

BUILDING 1
187,727 SF

BUILDING 2
261,231 SF

Copper Hills High School

Copper Canyon Elem. School

Jordan Hills Elem. School

18,000 cars/day

9000 South

Antelope Canyon Elem. School

Ron Wood Regional Park

WALBEY
STAGZ
CrownMark
BEDROCK QUARTZ
WASSWORTH

TERAFLEX

DANNON

Sysco

verizon

IntegraCore

NOVVA
DATA CENTERS

RYF STEEL

111

4,700 cars/day

AMAZON

8,700 cars/day

AMAZON
Fulfillment Center

6200 West

BOEING

ORACLE

13,000 cars/day

INTERSTATE BRICK
MOVING & STORAGE

UTA TRAX
5600 West Station

Old Bingham Highway

ebay ebay

RIO
TINTO

Golden Fields Elem. School

Mountain Creek Middle School

Wildflower Park

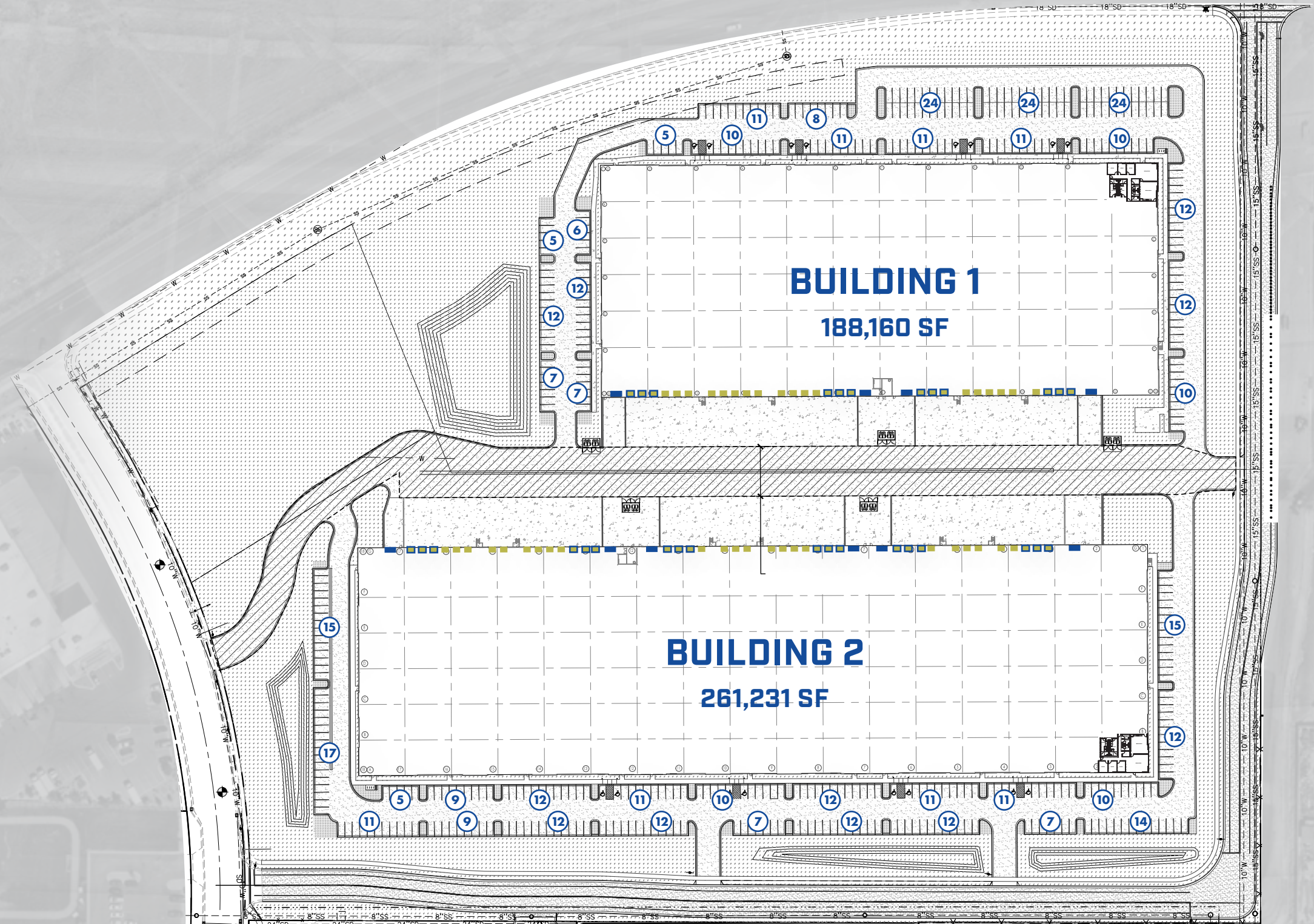
OSI

UTA TRAX

Brookside Park

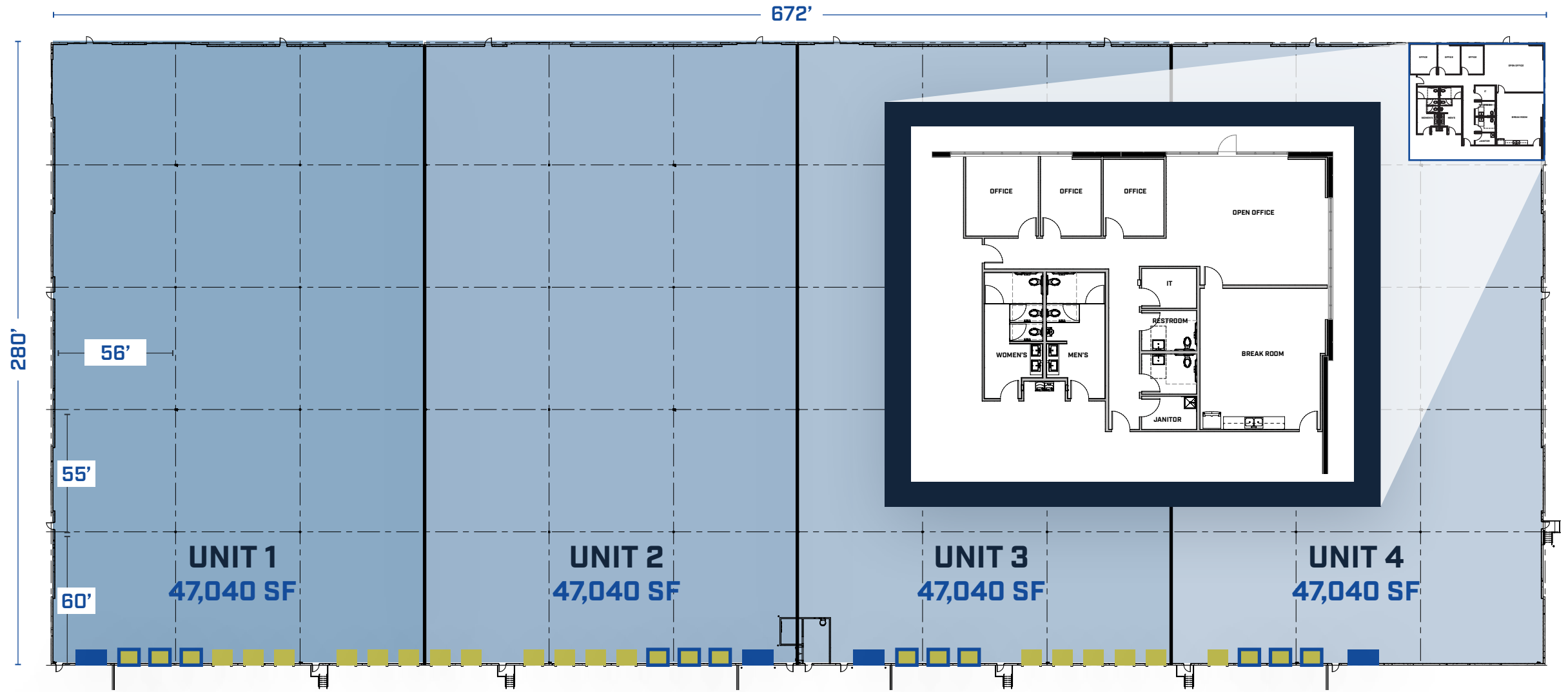
9000 SOUTH

LOGISTICS CENTER



9000 SQ. FT.
LOGISTICS
CENTER

BUILDING 1



- 4 Ground Level Loading Doors (14'x16')
- 30 Dock High Loading Doors (9'x10')
- 12 Equipped Dock High Loading Doors (9'x10')

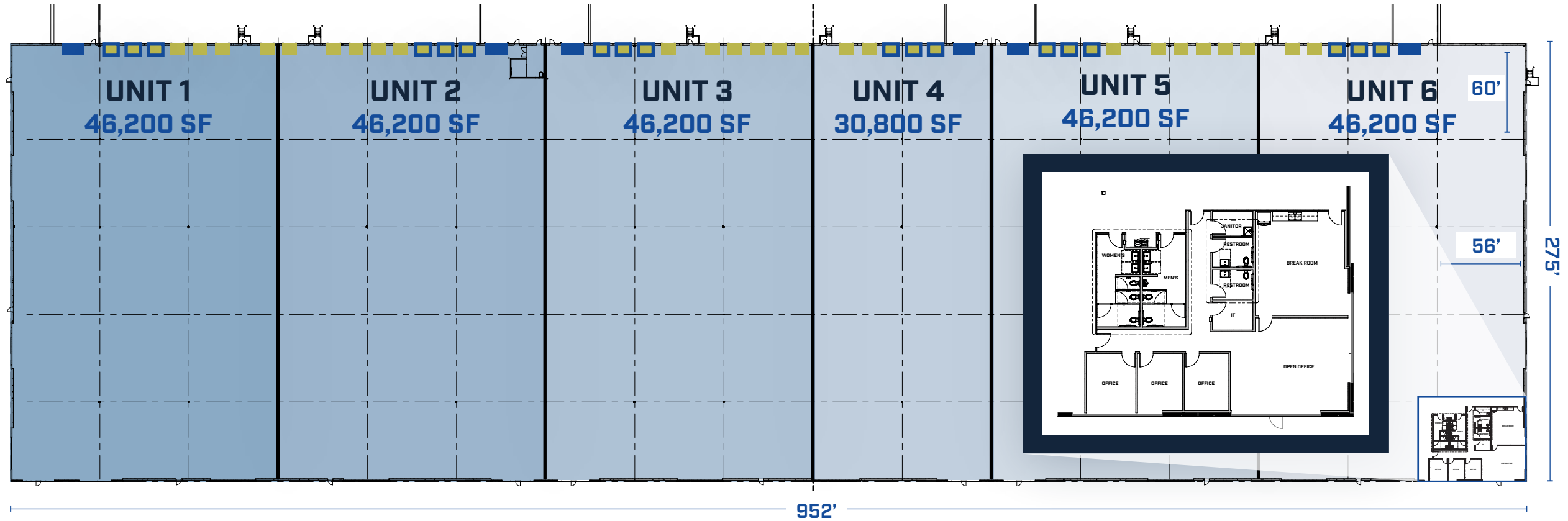
188,160 SF AVAILABLE

BUILDING HIGHLIGHTS

- 188,160 SF available
 - 2,542 office SF
 - 185,618 warehouse SF
- Divisible to ±47,040 SF
- 32' clear height
- 672' building width
- 280' building depth
- 55'x56' column spacing
- 30 dock high loading doors (9'x10'); equipped with weather stripping, track guards and bumpers
 - 12 dock high loading doors equipped with 40,000 lb. Serco mechanical levelers, dock seals and tire bumpers
- 4 ground level loading doors (14'x16')
- 6" reinforced concrete slab
- 2,000A / 480/277V / 3P / 4W
- 232 auto parking stalls

9000 SERIES
LOGISTICS
CENTER

BUILDING 2



- 6 Ground Level Loading Doors (14' x 16')
- 43 Dock High Loading Doors (9' x 10')
- 18 Equipped Dock High Loading Doors (9'x10')

261,231 SF AVAILABLE

BUILDING HIGHLIGHTS

- 261,231 SF available
 - 2,542 office SF
 - 258,689 warehouse SF
- Divisible to ±30,800 SF
- 36' clear height
- 952' building width
- 275' building depth
- 55'x56' column spacing
- 43 dock high loading doors (9'x10'); equipped with weather stripping, track guards and bumpers
 - 18 dock high loading doors equipped with 40,000 lb Serco mechanical levelers, dock seals and tire bumpers
- 6 ground level loading doors (14'x16')
- 6" reinforced concrete slab
- 3,000A / 480/277V / 3P / 4W
- 246 auto parking stalls

WHERE WILL TALENT COME FROM?

370,000*

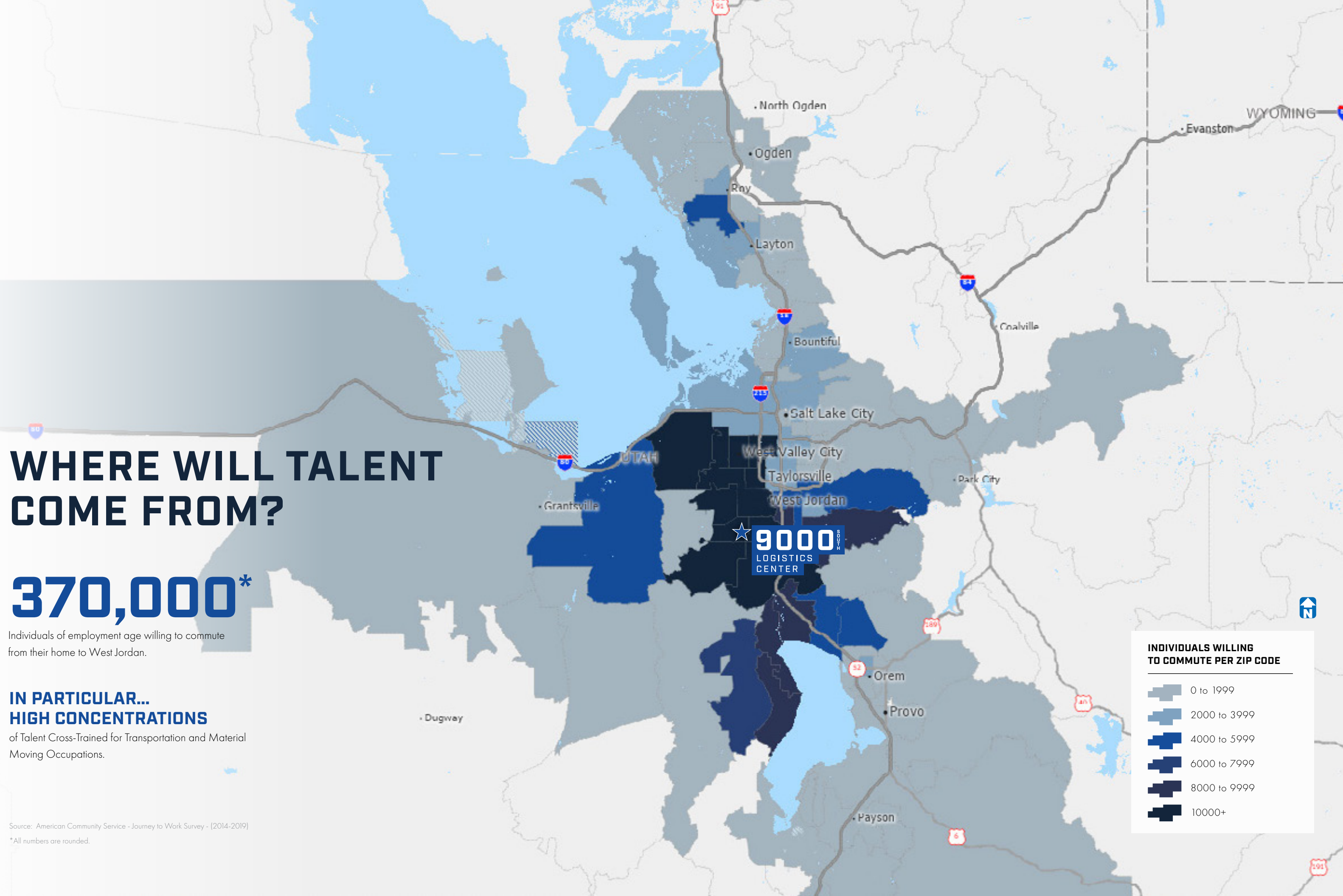
Individuals of employment age willing to commute from their home to West Jordan.

IN PARTICULAR... HIGH CONCENTRATIONS

of Talent Cross-Trained for Transportation and Material Moving Occupations.

Source: American Community Service - Journey to Work Survey - (2014-2019)

*All numbers are rounded.



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 established 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.



9000 3-1-1
LOGISTICS
CENTER

EXCLUSIVELY MARKETED BY:

Jeff Heaton, SIOR

† 801-578-5539

jeff.heaton@nmrk.com

Skyler Peterson, SIOR

† 801-578-5584

skyler.peterson@nmrk.com

Eli Priest

† 801-578-5525

eli.priest@nmrk.com

NEWMARK

Dalfen
INDUSTRIAL



OAKTREE

nmrk.com

This document has been prepared by Newmark for advertising and general information purposes only. While the information contained herein has been obtained from what are believed to be reliable sources, the same has not been verified for accuracy or completeness. Newmark accepts no responsibility or liability for the information contained in this document. Any interested party should conduct an independent investigation to verify the information contained herein.