



**±66,050 SF Building**

**±23.23 Acres**

**433 Truck/Trailer Stalls**

**5 South 5100 West  
Salt Lake City, Utah**

**SECURE YARD AND  
OUTSIDE STORAGE**

CONTACT EXCLUSIVE LISTING AGENTS FOR MORE INFORMATION:

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 **INDUSTRIAL**  
OUTDOOR VENTURES

 **CUSHMAN &  
WAKEFIELD**



# PROPERTY INFORMATION

## 5 SOUTH 5100 WEST SALT LAKE CITY, UT

±66,050 SF BUILDING

±23.23 ACRES

### FEATURES

- **Total SF:** 66,050
  - Office: 1,750 SF
  - Shop: 1,300 SF
  - Warehouse: 63,000 SF
- 12 Dock-High Doors (10x10)
- 1 Ground-Level Door (16x20)
- 433 Truck/Trailer Stalls
- Fenced and Lit
- Motorized/Secured Gate
- Fire Sprinkled
- 21'-25' Clear Height
- Power 3,000 Amp; 480 Volt; 3 Phase
- Yard to be finished with asphalt or road base
- Approximately 3,000 feet of I-80 frontage
- Daily I-80 traffic count of 73,000

### IDEAL USES

- Trailer Parking
- Contractor Equipment
- Storage Yard
- Industrial Service Facility
- Truck Terminal
- Container Yard
- Bulk Material Storage





# PROPOSED LAYOUT



## PARKING SUMMARY

Total Parking Stalls:	433	East Total:	207	West Total:	226
Trailer Stalls:	319	Trailer Stalls:	93	Trailer Stalls:	226
Truck Stalls:	114	Truck Stalls:	114	Truck Stalls:	0



# MULTI-TENANT SITE CONCEPT



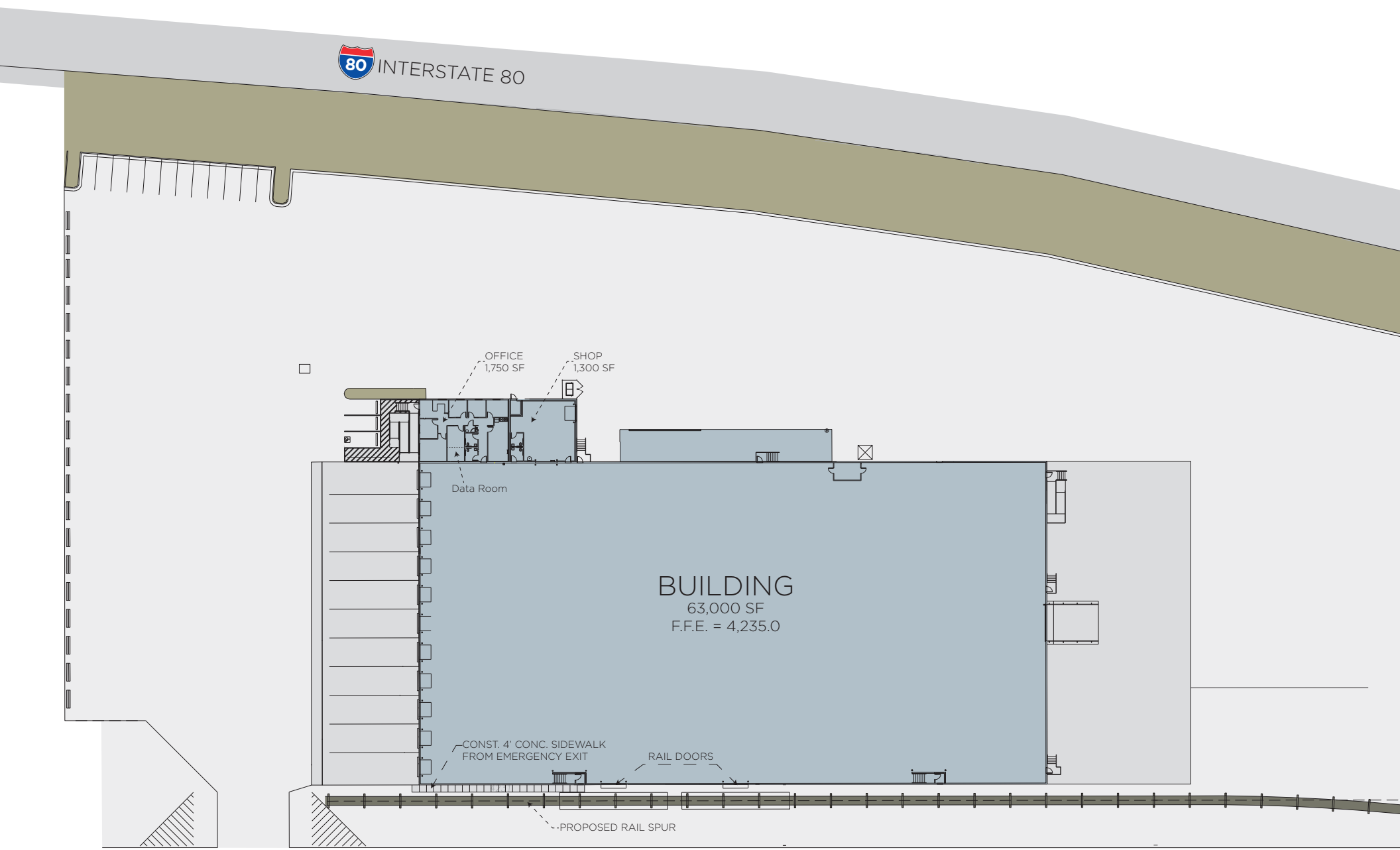
## TENANT ONE

- ±7 Paved Acres
- Fenced and Lit
- 226 Trailer Spots

## TENANT TWO

- 66,050 SF on ±10 Paved Acres
- Fenced and Lit
- 152 Trailer Stalls
- 55 Tractor Stalls
- Truck Scale Infrastructure in place

# BUILDING LAYOUT







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Salt Lake City, Utah

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