



ARES
INDUSTRIAL
MANAGEMENT

INTERMOUNTAIN SPACE CENTER

2455 WEST 1500 SOUTH, SALT LAKE CITY, UT 84104

FOR LEASE | 116,566 TOTAL SQ. FT. | OFFICE/WAREHOUSE WITH YARD



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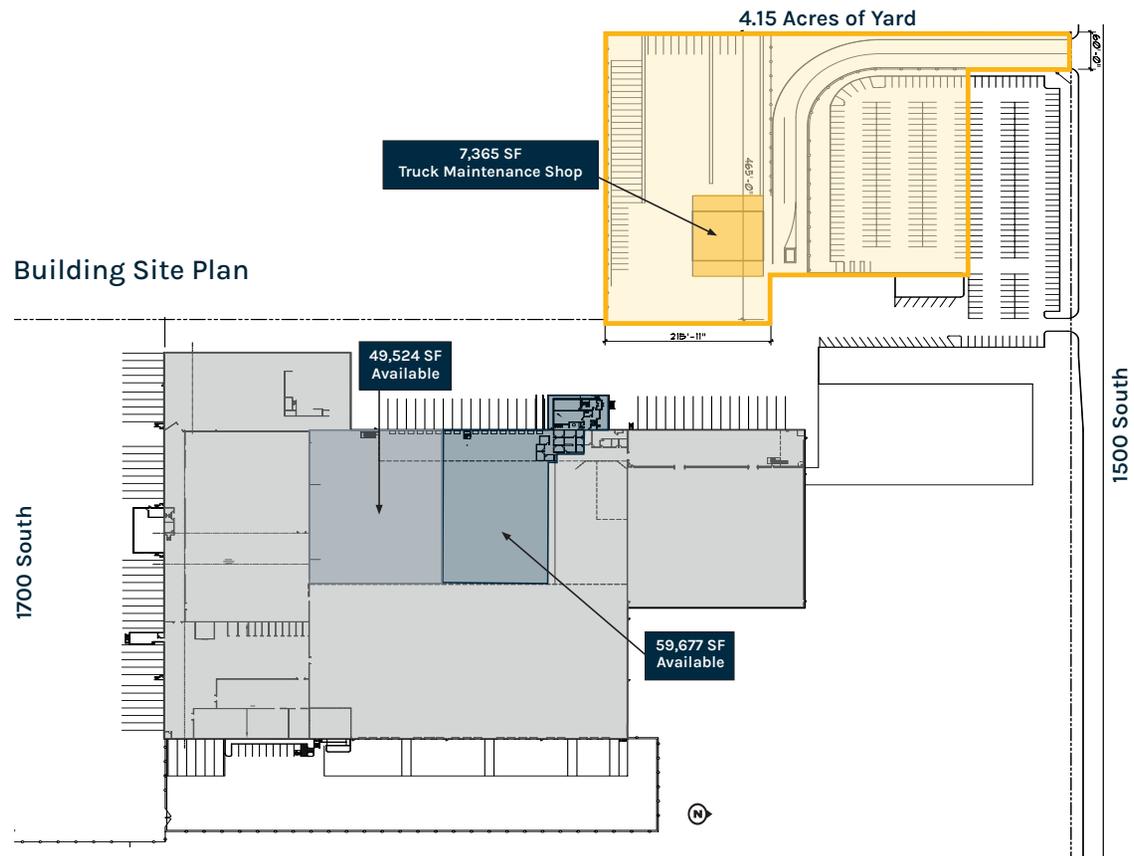
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Property FEATURES

- Total Available: 116,566 sq. ft.
- Clear Height: 28'-30'
- Fire Suppression: ESFR
- Construction: Pre-Engineered Steel Structure
- Yard: Up to 4.15 Acres of Yard with a 7,365 sq. ft. Truck Maintenance Shop
- Building Depth: 249' 10"
- Column Spacing: 36' x 50'



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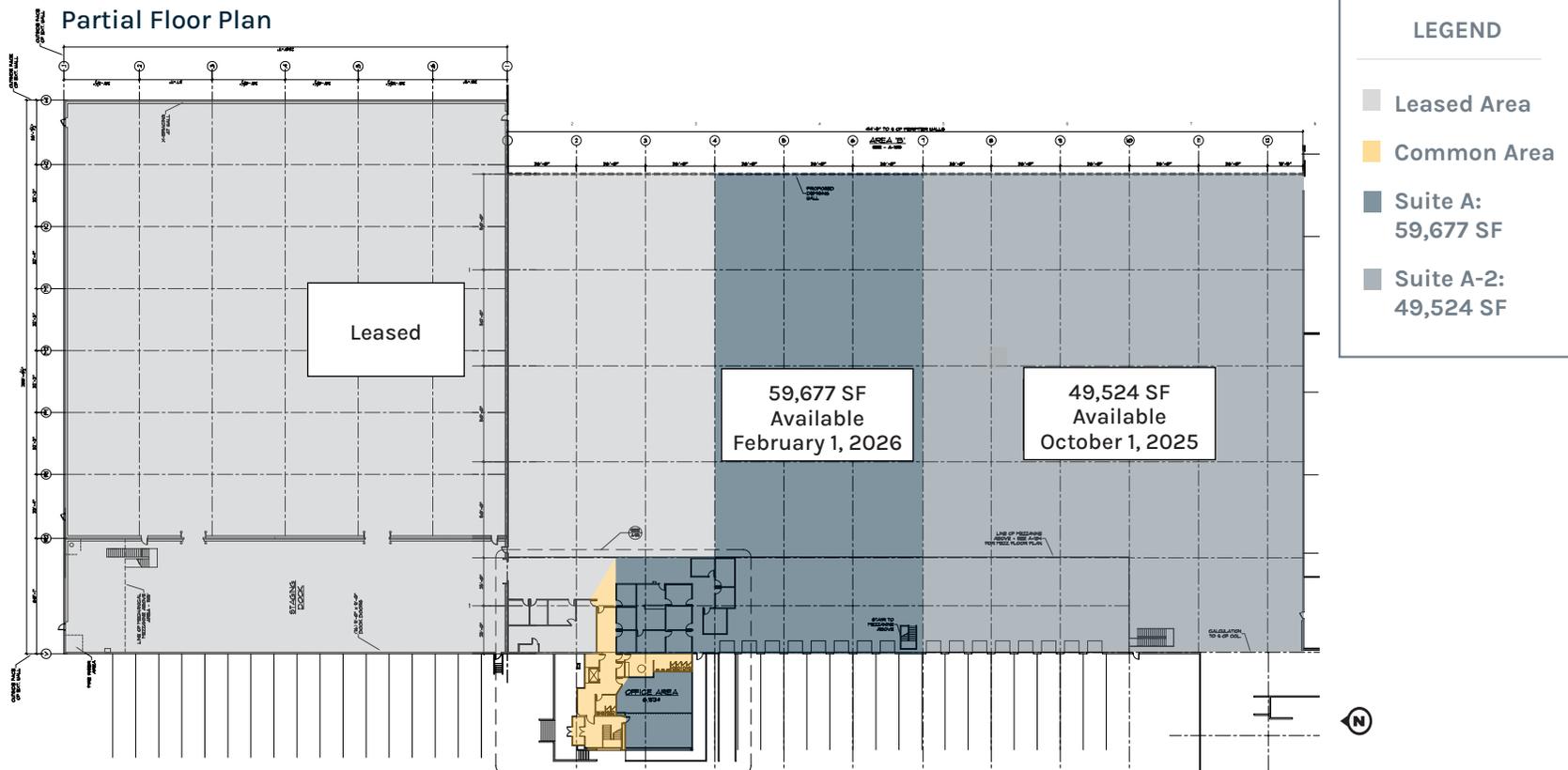
Suite SPECIFICATIONS

Suite A

- Available: 59,677 Sq. Ft.
- Office: 19,475 sq. ft.
- 6 Dock High Doors
- 1 Grade Level Door
- Power: 800 Amps, 480 Volt, 3 Phase
- Available: February 1, 2026

Suite A -2

- Available: 49,524 sq. ft.
- Office: 1,000 sq. ft.
- 8 Dock High Doors
- Power: 200 Amps, 480 Volt, 3 Phase
- Available: October 1, 2025



Property Aerial



1500 South

4.15 Acres
Available

59,677 SF
Available

49,524 SF
Available

2700 West

Swaner Road



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1700 South

Property Photos



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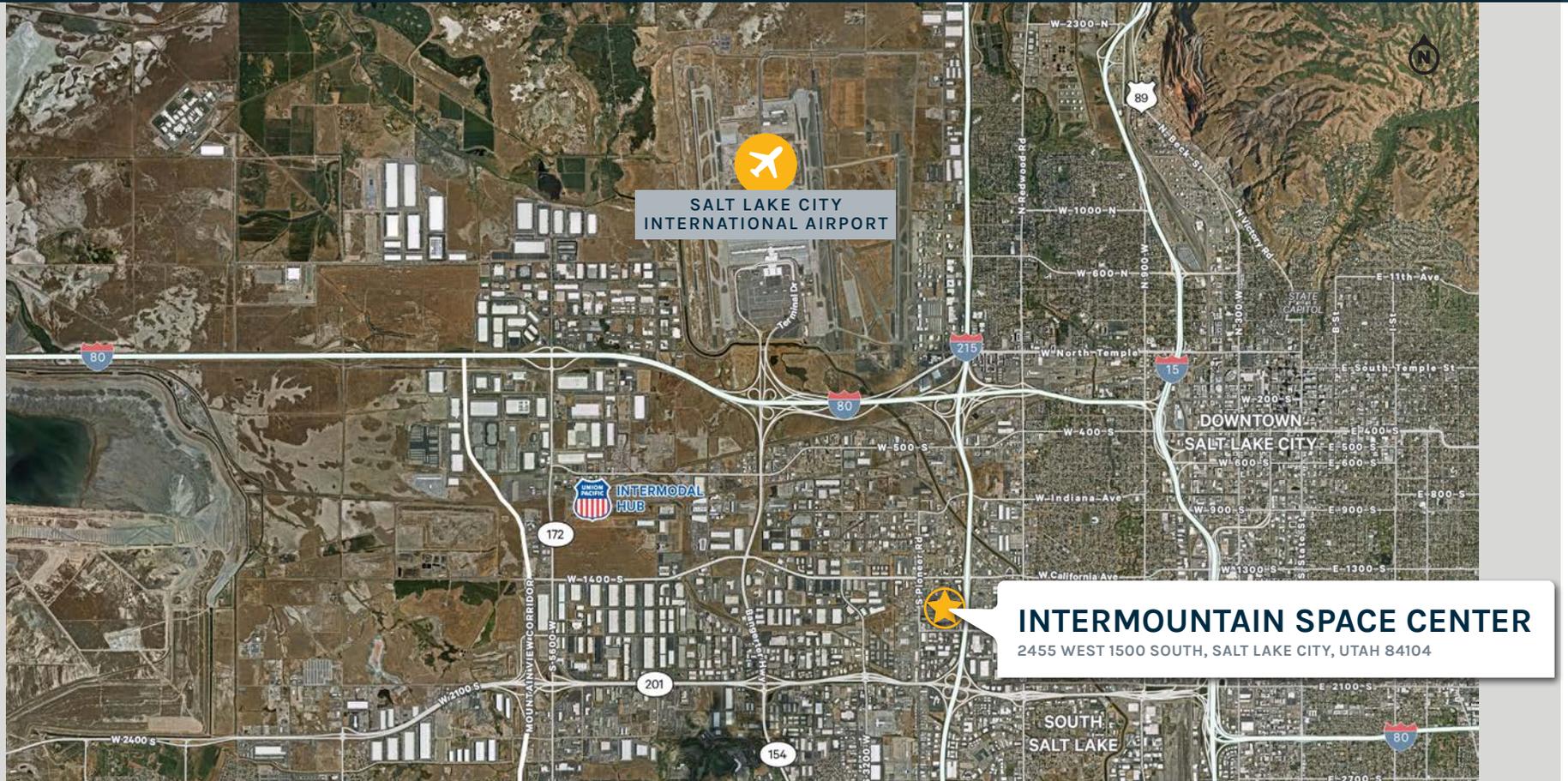


Property Photos



Location HIGHLIGHTS

- Located in Salt Lake City's Premier Industrial Sub-Market
- Immediate Access to I-215, I-15, I-80, SR-201, & Mountain View Corridor
- 10 Minutes from Union Pacific Intermodal Hub & Salt Lake International Airport



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ABOUT ARES MANAGEMENT CORPORATION

Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, private equity, real estate and infrastructure asset classes. We seek to provide flexible capital to support businesses and create value for our stakeholders and within our communities. By collaborating across our investment groups, we aim to generate consistent and attractive investment returns throughout market cycles. For more information, please visit www.aresmgt.com.



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