



**SLC GLC**  
SALT LAKE CITY  
GLOBAL LOGISTICS CENTER

Two Rear-Load/Flex Distribution Facilities  
SPACES STARTING AT 25,200 SQUARE FEET

# PHASE 4

7744-7588 West 700 North  
Salt Lake City, UT 84116



# LOCATION OVERVIEW

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PHASE 4

AMENITIES  
LESS THAN 20  
MINUTES AWAY



24  
Hotels



51  
Restaurants



7  
Gas Stations



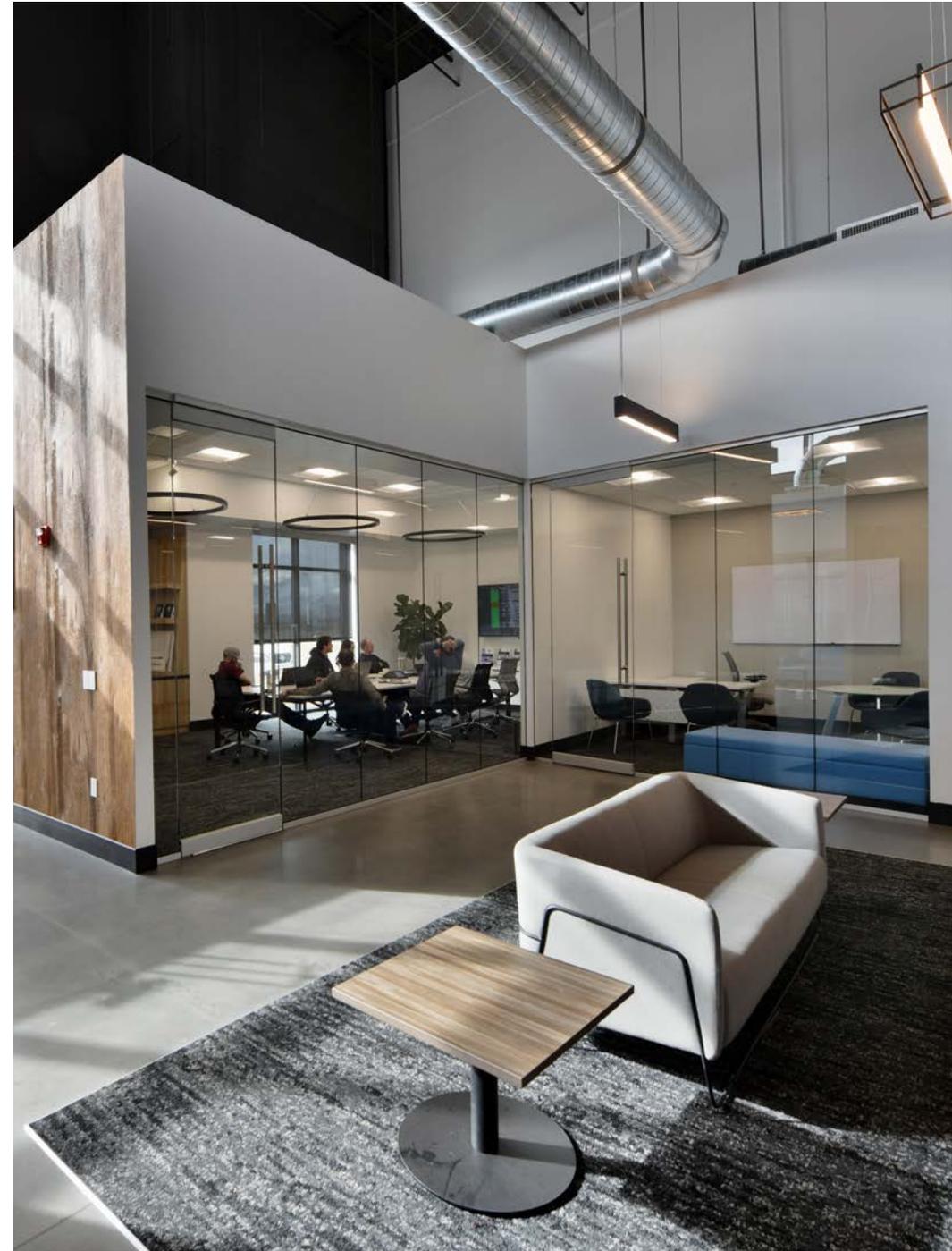
# BUILDING INFORMATION

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## BUILDING 1

7744 West 700 North, Salt Lake City, UT 84116

Building Size	164,988 Sq. Ft.
Available	164,988 Sq. Ft.
Divisible To	25,200 Sq. Ft.
Dimensions	728' Wide X 225' Deep
Office	2,500 Sq. Ft.
Typical Column Spacing	56' X 54'-7¼"
Configuration	Rear Load
Truck Court	185'
Ceiling Clearance	32 Feet
Power	2500 Amps, 277/480 Volt, 3 Phase
Construction Type	Concrete Tilt
Fire Suppression	ESFR
Floor Slab	6" Reinforced
Dock High Doors	36 (9' X 10')
Grade Level Doors	6 (12' x 14')
Trailer Parking	57 Stalls
Employee Parking	196 Stalls
Security	Fully secured site with black vinyl fence and gate



# BUILDING INFORMATION

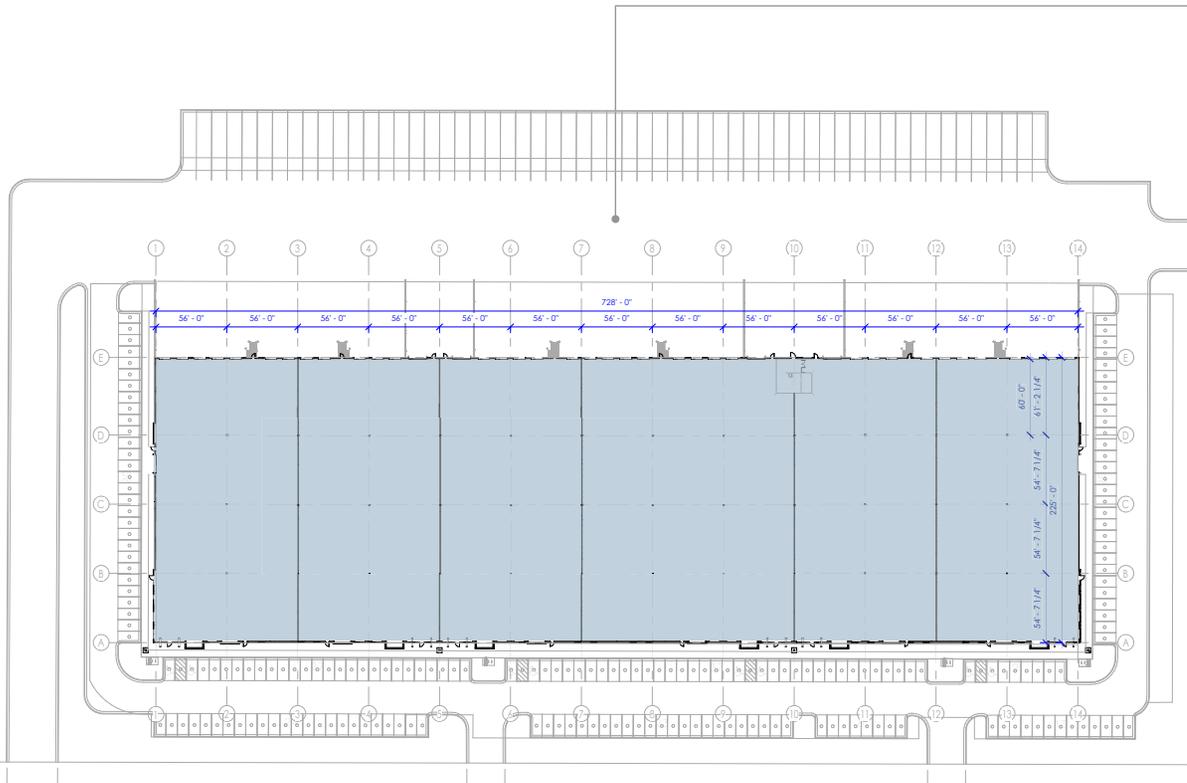
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## BUILDING 1

7744 West 700 North

- 164,988 Sq. Ft.
- 36 Dock Doors
- 6 Grade Level Doors

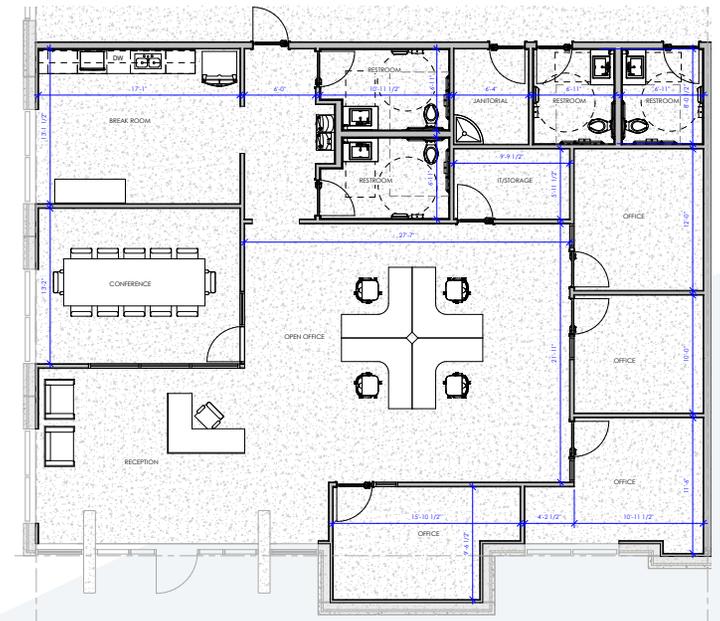


### MINIMUM DIVISIBILITY OF 25,200 SQ. FT.

#### Includes:

- Seven Dock High Doors
- One Grade Level Door
- Seven Trailer Stalls

### SPEC OFFICE FLOOR PLAN



# BUILDING INFORMATION

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## BUILDING 2

7588 West 700 North, Salt Lake City, UT 84116

Building Size	190,188 Sq. Ft.
Available	190,188 Sq. Ft.
Divisible To	25,200 Sq. Ft.
Dimensions	840' Wide X 225' Deep
Office	2,500 Sq. Ft.
Typical Column Spacing	56' X 54'-7¼"
Configuration	Rear Load
Truck Court	185'
Ceiling Clearance	32 Feet
Power	2500 Amps, 277/480 Volt, 3 Phase
Construction Type	Concrete Tilt
Fire Suppression	ESFR
Floor Slab	6" Reinforced
Dock High Doors	44 (9' X 10')
Grade Level Doors	6 (12' x 14')
Trailer Parking	65 Stalls
Employee Parking	274 Stalls



# BUILDING INFORMATION

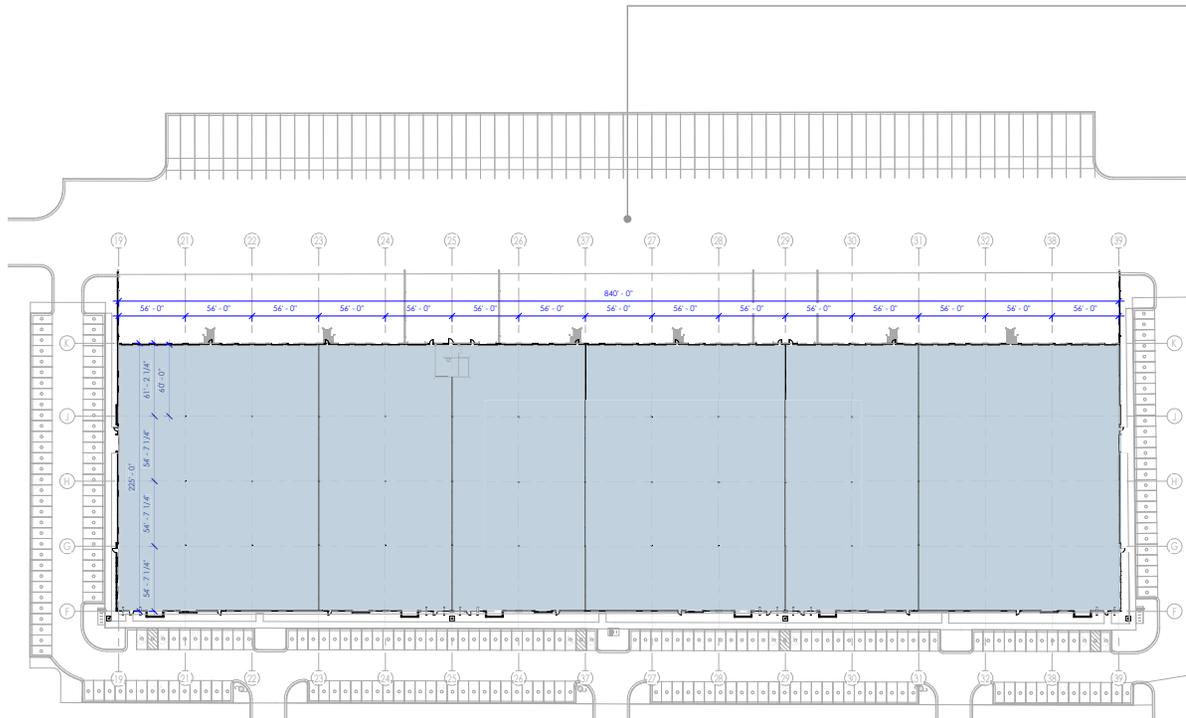
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## BUILDING 2

7588 West 700 North

- 190,188 Sq. Ft.
- 44 Dock Doors
- 6 Grade Level Doors

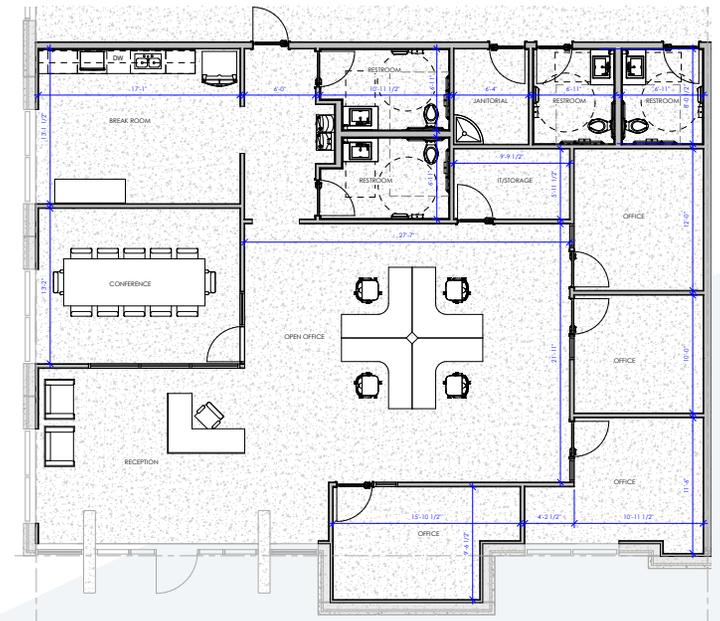


### MINIMUM DIVISIBILITY OF 25,200 SQ. FT.

#### Includes:

- Seven Dock High Doors
- One Grade Level Door
- Seven Trailer Stalls

### SPEC OFFICE FLOOR PLAN



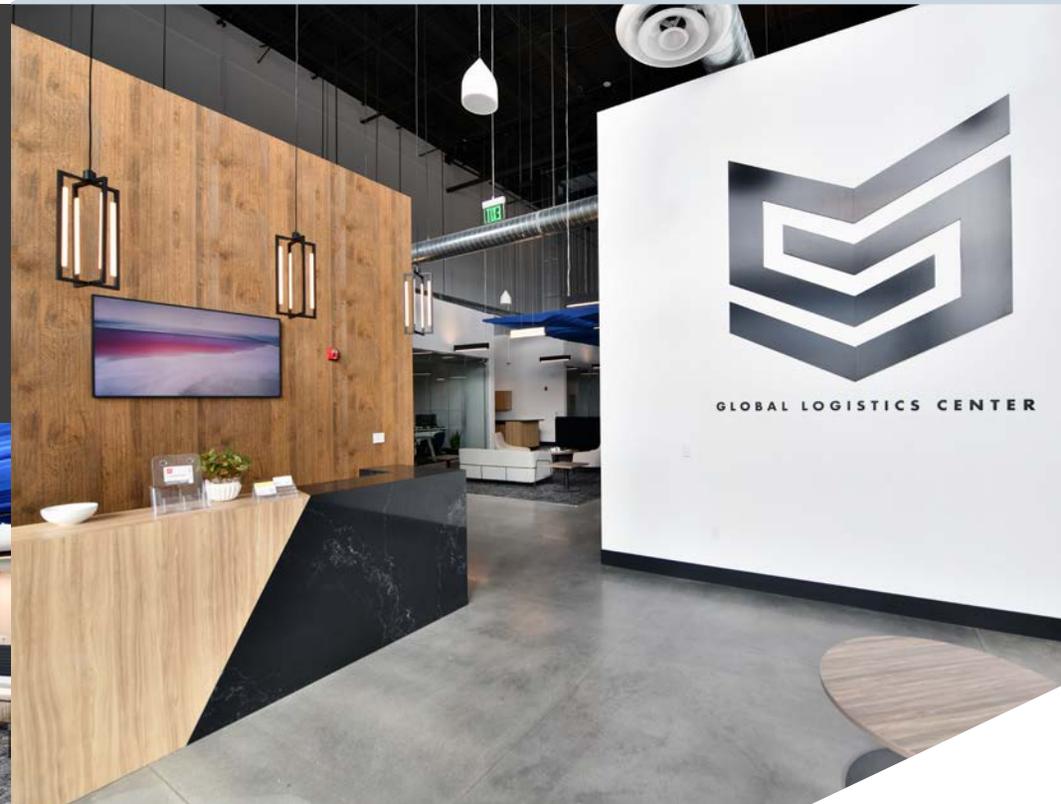
# PROJECT OVERVIEW

SLC GLC  
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SLC Global Logistics Center is a ±3,000-acre development, entitled for approximately 45 million square feet of total development. The project currently consists of over 4 million square feet of existing buildings in Phases 1 and 2, with high profile users such as Walmart, Amazon, McLane Global, Chick-Fil-A, and Specialized Bicycles.

Future plans in the park include a curated food court, convenience stores, and hotels to create a full-service park that invites employees and guests not to just work but also eat, stay, and play.

**Schedule a tour in the SLC GLC Design Center** located in Phase 1, Building 5 where you can meet with the on-site property management and construction team. The Design Center showcases the high quality building construction materials, offering an à la carte menu of tenant improvement options including lights, racking, office design, and dock packages.



# PROJECT OVERVIEW

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## DEVELOPER INITIATIVES

SLC-GLC is committed to sustainable development practices and incorporates the following features in their construction:



### White TPO Roof (60 mil).

Solar reflective index 98/83 (after 3 years)



### Roof Insulation System

R-30



### Skylights

over interior bays for daylighting



### Clerestory Windows

around warehouse perimeter for additional daylighting



### Sandwich Panel Walls

(12.25" thick) with total r value of 25.7 (using ashrea 90.1 mass wall credit)



### All Overhead Doors Insulated

R-7.35



### All Glass Solarban 60 Tinted

(u-value 0.29, shgc 0.25)



### All Interior, Exterior & Site

light fixtures are led



### Equipped for Installation

of electric vehicle charging stations



### Roof Structure

and electrical gear & conduit designed to integrate full solar rooftop array



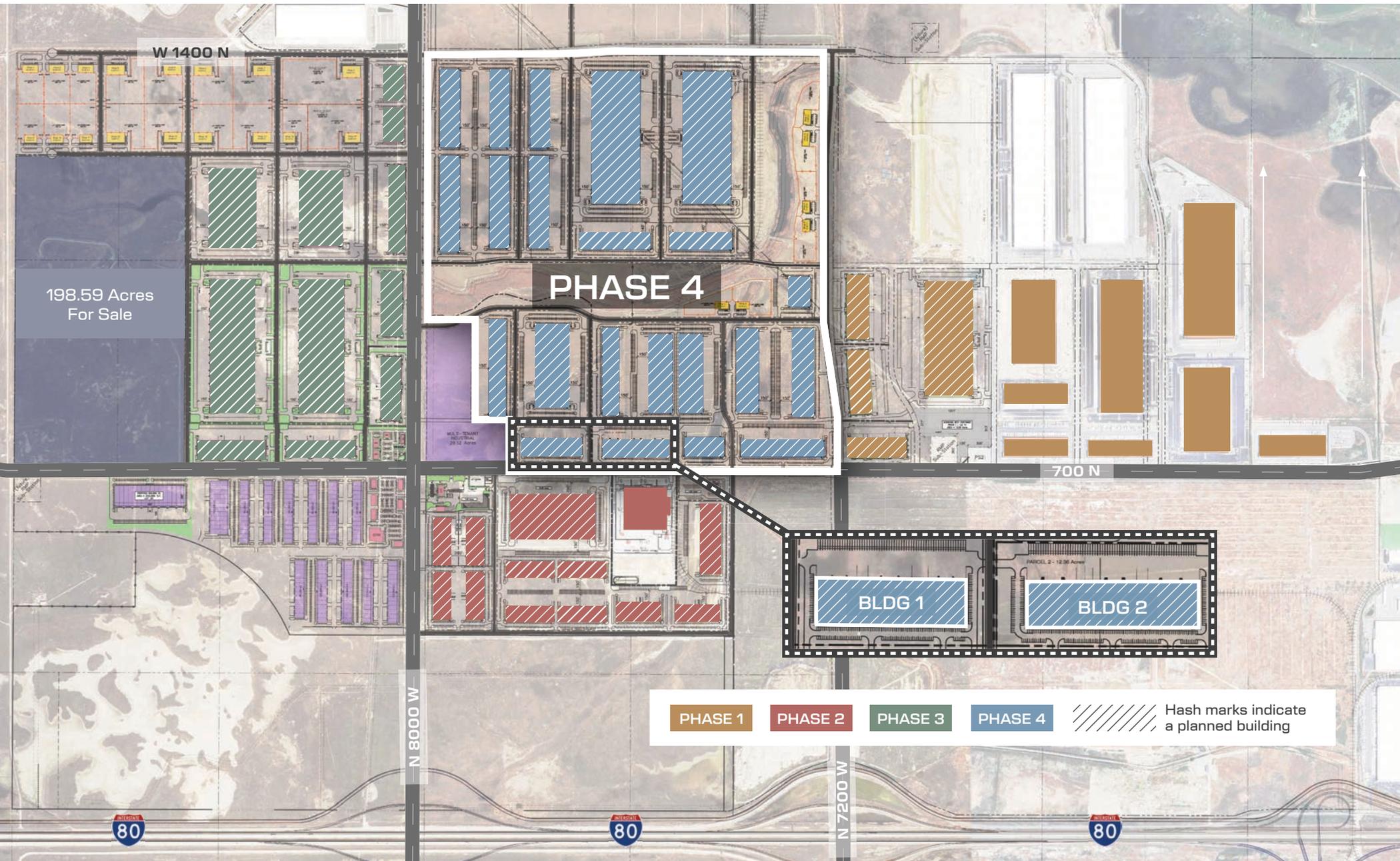
### Water-Wise Landscaping

utilizing only native plantings in strict compliance with Salt Lake City's native plant data base



# MASTER PLAN

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# LOCATION OVERVIEW

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ALBANY  
Walmart  
Cirkul  
P&G

McLANE GLOBAL  
amazon  
HAJOCA  
CENTRAL GARDEN & PET

SPECIALIZED  
pitneybowes  
LOGISTEED  
ceva LOGISTICS

WELLS FARGO  
TDW  
WPI  
NETFLIX  
BREMINELLI  
teva

sleep & number  
T.D. Williamson  
NICHOLAS  
GE HealthCare  
Safe Rio  
HARLAND CLARKE

compax  
Hoyt USA  
cubeworks  
PHILLIPS 66  
Raytheon Technologies  
Roberto's

HARVESTRIGHT  
LIVING SPACES

EXCEL LOGISTICS  
new balance  
Steals.com  
MCLANE.

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amazon  
FedEx  
Kane  
Red Stag  
QUALITY STUDIO MCGEE

amazon  
QUALITY DISTRIBUTION  
HunterDouglas

PCA  
EASTON  
BD

SIC INTERNATIONAL

J.B. HUNT  
Intermountain  
BOEING  
S3C  
REALTRUCK  
SkyWest  
growve  
SIERRA PACIFIC WINDOWS  
PRMI  
AMC

SEPHORA  
AMERICA'S TIRE  
Shaw  
ARMADA NUTRITION

ups  
O'Reilly AUTO PARTS  
ABF Freight  
PRIME SOURCE

CANDLE WARMERS  
BIO FIRE  
STADLER  
OLIVE & COCOA

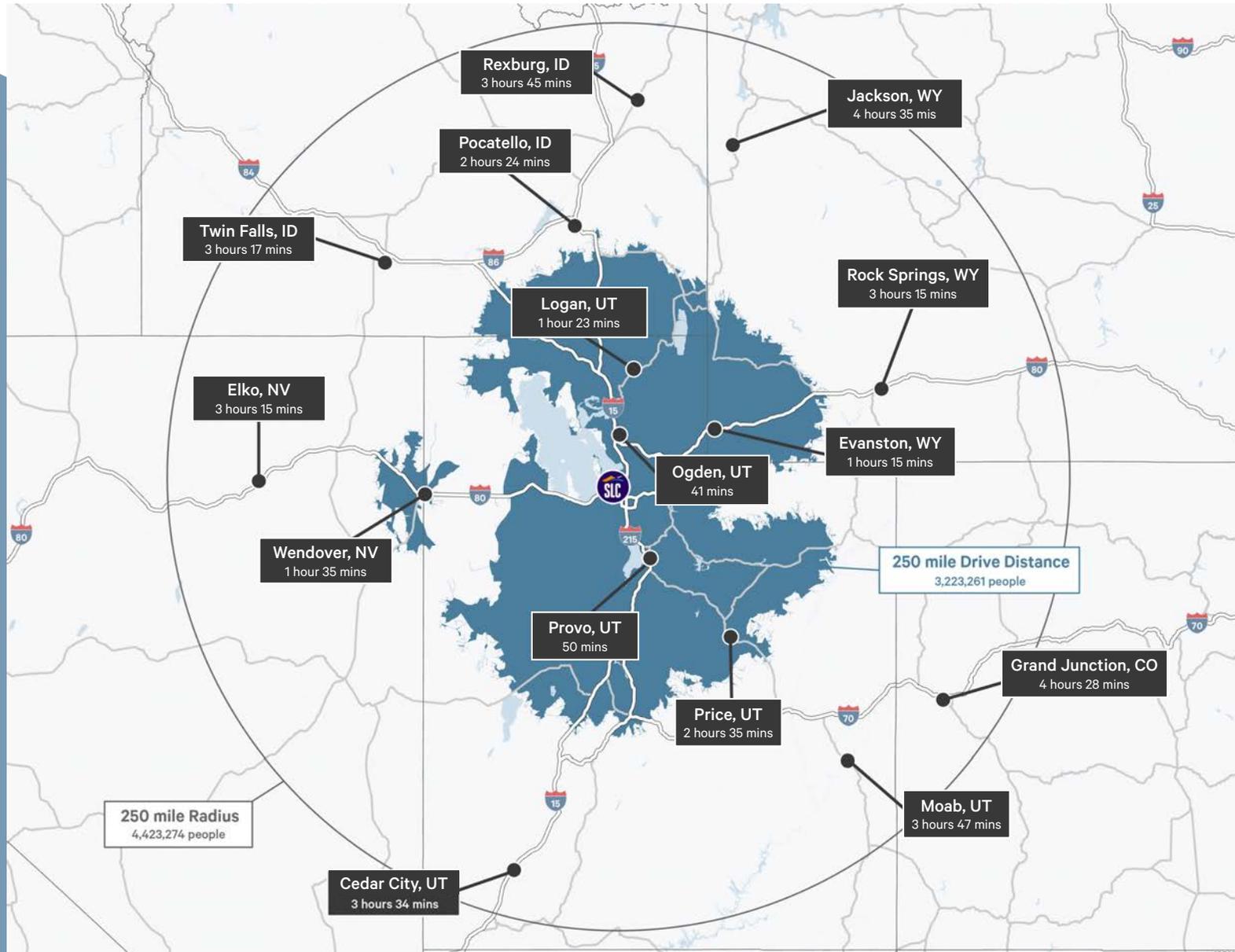
RINCHAM  
RCWiley  
Kane

BISHOP'S  
vobev  
MAVERIK

# LOCATION OVERVIEW

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## CITIES WITHIN A 250 MILE RADIUS





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