



High Image Showroom/
Office / Warehouse

FOR LEASE

North Creek Commerce Center

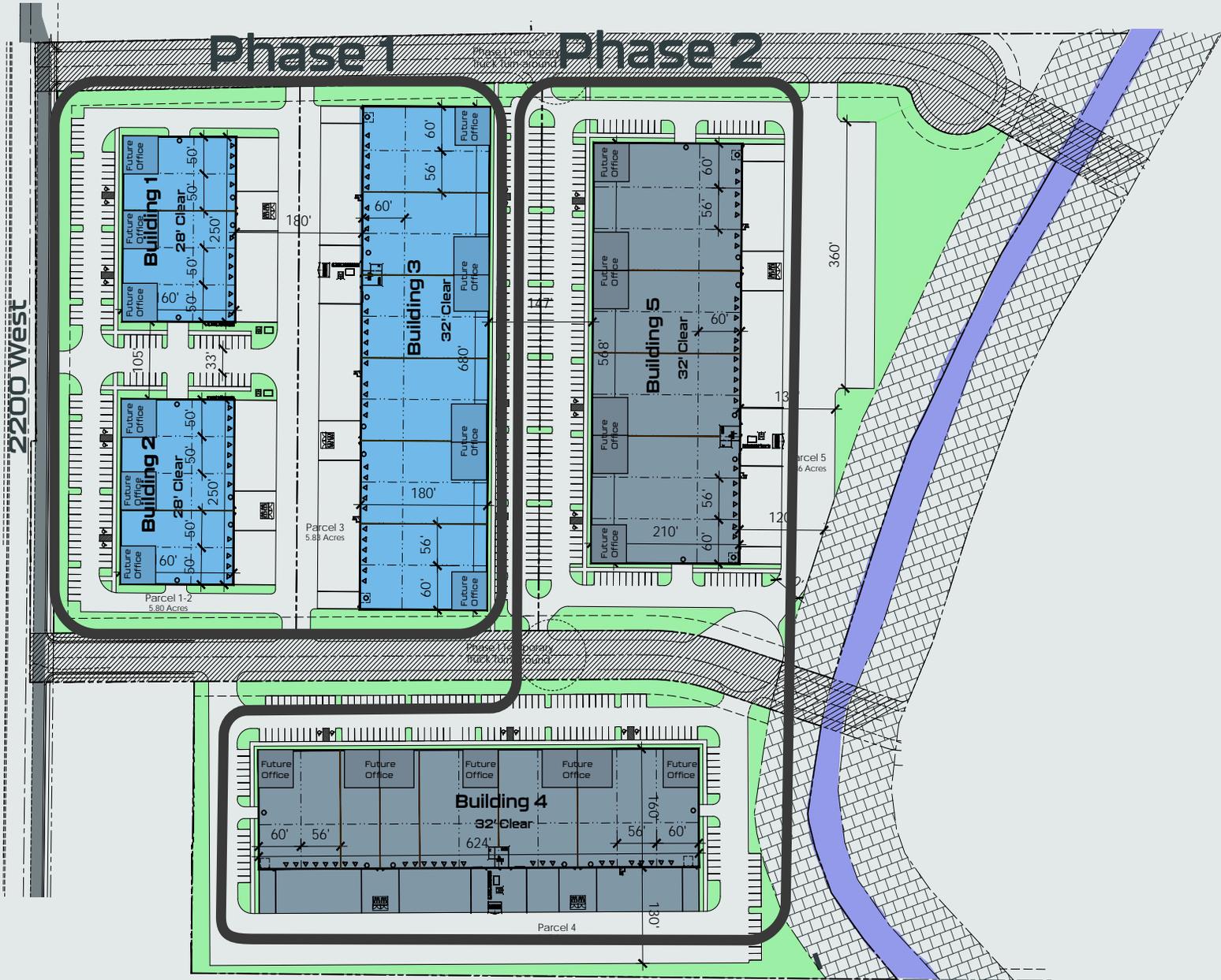
CBRE

BLASER
VENTURES

G Gardner

3008 North 2200 West
Salt Lake City, UT 84116

Site Plan



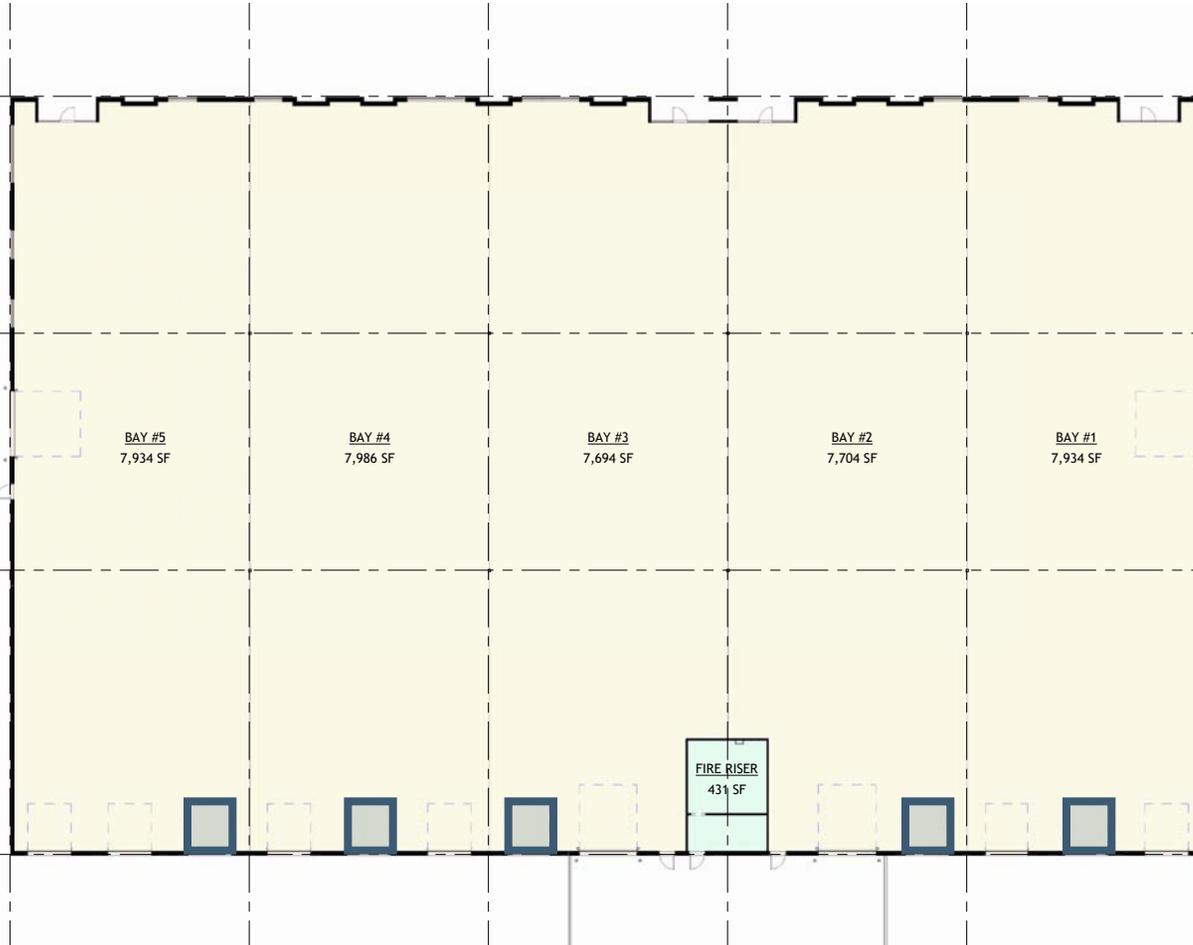
NORTH CREEK COMMERCE CENTER

Location Highlights

- + Strategically located at the border of Davis County and Salt Lake County, providing regional access and labor pool advantages
- + Immediate access to I-215 via 2100 North on-ramp, just 0.5 miles from the site
- + Direct access to I-80 via full-service interchange with I-215, streamlining east-west freight movement
- + 10 Minutes to Salt Lake International Airport and it's Freight Terminal, providing excellent connectivity for air cargo logistics
- + Average Daily Traffic (ADT) on I-215 exceeds 93,000 vehicles, offering strong visibility and accessibility
- + Surrounded by Industrial and logistics users, reinforcing the area's strength as a distribution hub
- + Zoned M1-A in Salt Lake City
- + Situated on a total of 35.59 Acres



BUILDING 1

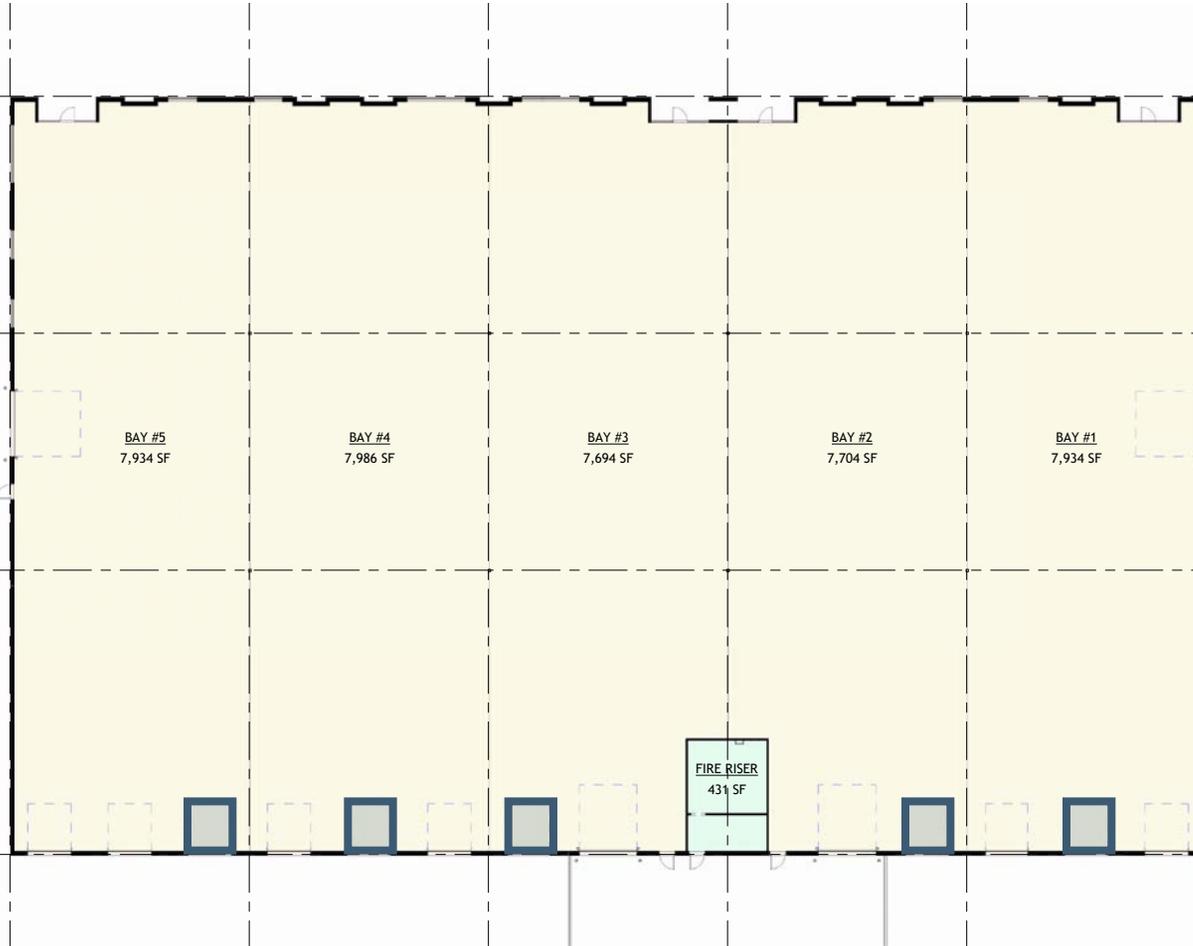


5 EQUIPPED WITH 35,000 LB. DOCK LEVELERS AND DOCK SEALS

Building Specifications

- + Building Size: 40,000 sq. ft.
- + Divisible to: $\pm 7,700$ sq. ft.
- + Building Layout: Rear Load
- + Dimensions: 160' D X 250' W
- + Column Spacing: 50' x 50'
- + Power: 1200A, 277/480V, 3PH, 4W
- + Floor Slab: 6" Reinforced
- + Fire Suppression: ESFR
- + Truck Court Depth: 180'
- + Clear Height: 28'
- + Dock High Doors: 11
- + Grade Level Doors: 4
- + Employee Parking: 1.6/1000

BUILDING 2

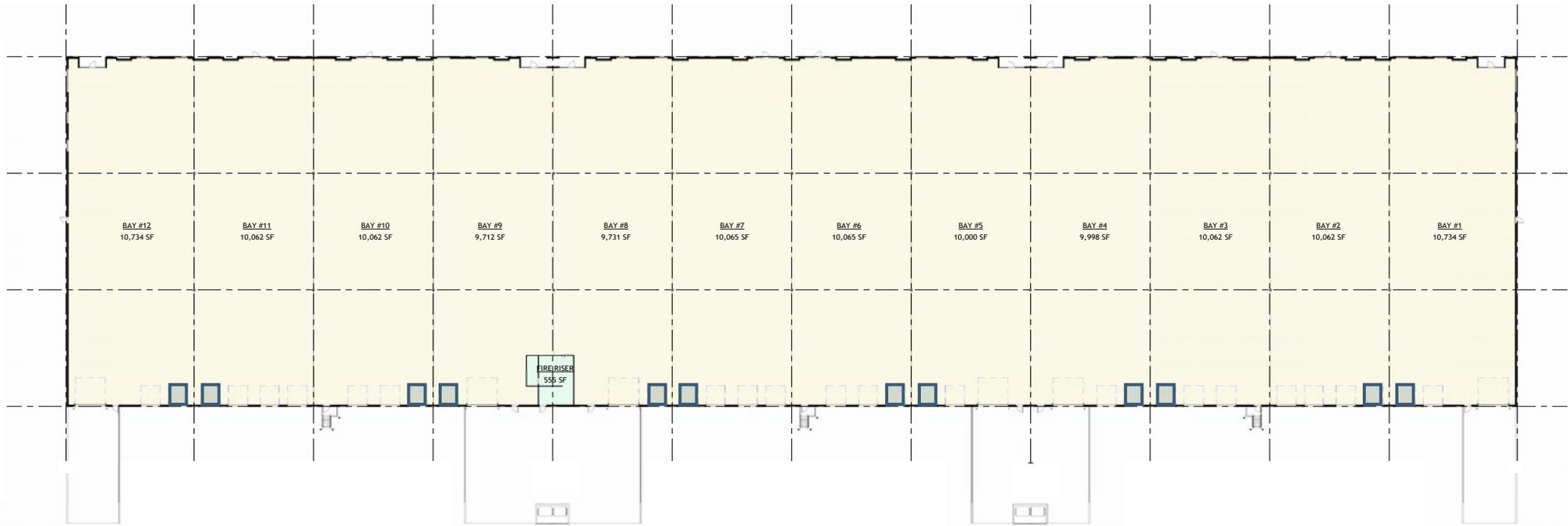


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Building Specifications

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- + Divisible to: $\pm 7,700$ sq. ft.
- + Building Layout: Rear Load
- + Dimensions: 160' D X 250' W
- + Column Spacing: 50' x 50'
- + Power: 1200A, 277/480V, 3PH, 4W
- + Floor Slab: 6" Reinforced
- + Fire Suppression: ESFR
- + Truck Court Depth: 180'
- + Clear Height: 28'
- + Dock High Doors: 11
- + Grade Level Doors: 4
- + Employee Parking: 1.6/1000

BUILDING 3



12 EQUIPPED WITH 35,000 LB. DOCK LEVELERS AND DOCK SEALS

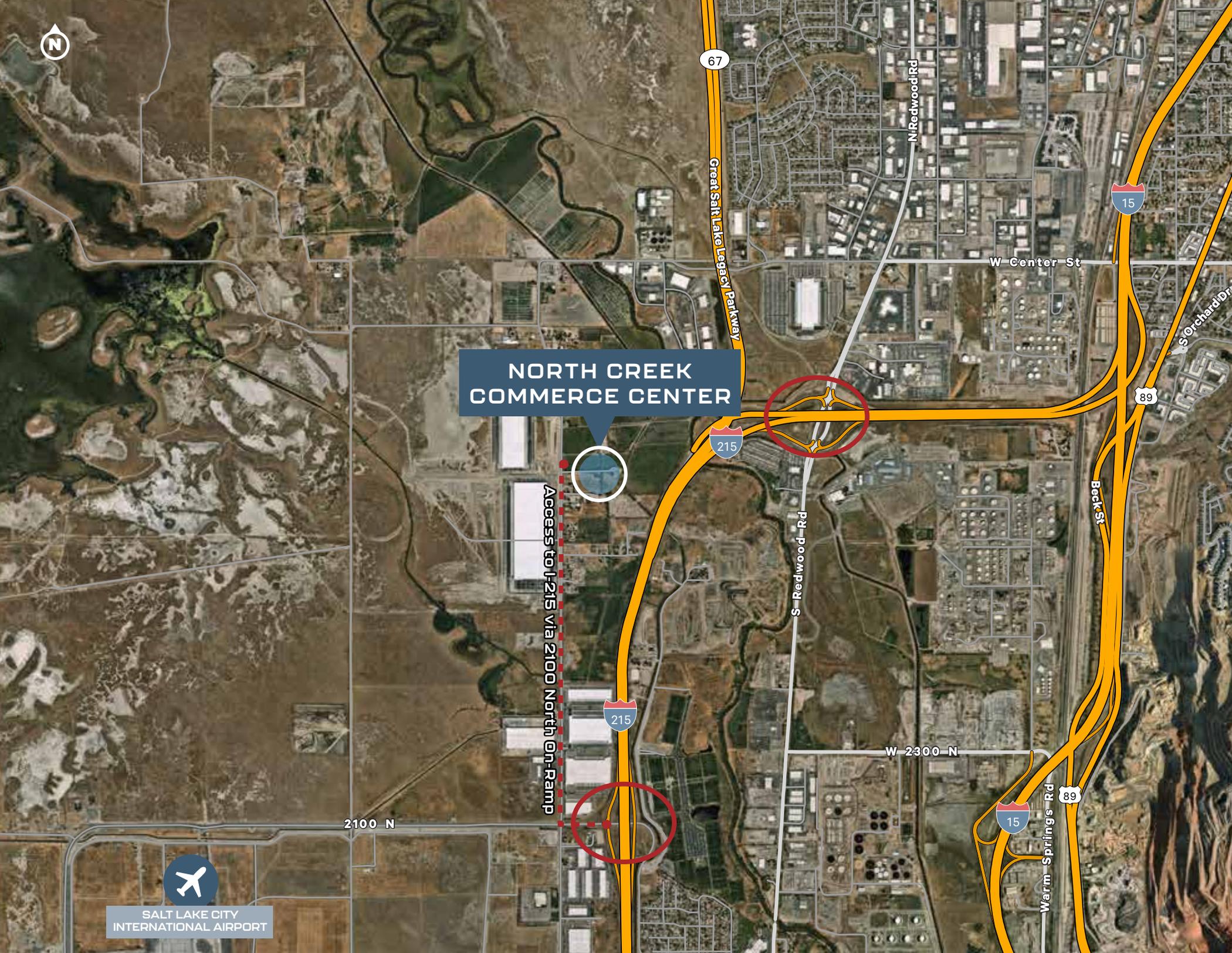
Building Specifications

- + Building Size: 122,400 sq. ft.
- + Divisible to: ±10,000 sq. ft.
- + Building Layout: Rear Load
- + Dimensions: 180' D x 680' W
- + Column Spacing: 56' x 56' (60' Speed Bays)
- + Power: 3000A, 277/480V, 3PH, 4W
- + Floor Slab: 6" Reinforced
- + Fire Suppression: ESFR
- + Truck Court Depth: 180'
- + Clear Height: 32'
- + Dock High Doors: 31
- + Grade Level Doors: 6
- + Employee Parking: 0.95/1000

NORTH CREEK COMMERCE CENTER

Access to I-215 via 2100 North On-Ramp

SALT LAKE CITY INTERNATIONAL AIRPORT



FOR LEASE

North Creek Commerce Center

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Salt Lake City, UT 84116

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