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

COLMENA GROUP

STOKES STEVENSON

CBRE

LOCATION OVERVIEW

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AMENITIES LESS THAN 20 MINUTES AWAY

24
Hotels

51
Restaurants

7
Gas Stations

BUILDING INFORMATION

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BUILDING 1 - LEASED

7744 West 700 North, Salt Lake City, UT 84116

Building Size	164,988 Sq. Ft.
Available	N/A
Divisible To	N/A
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

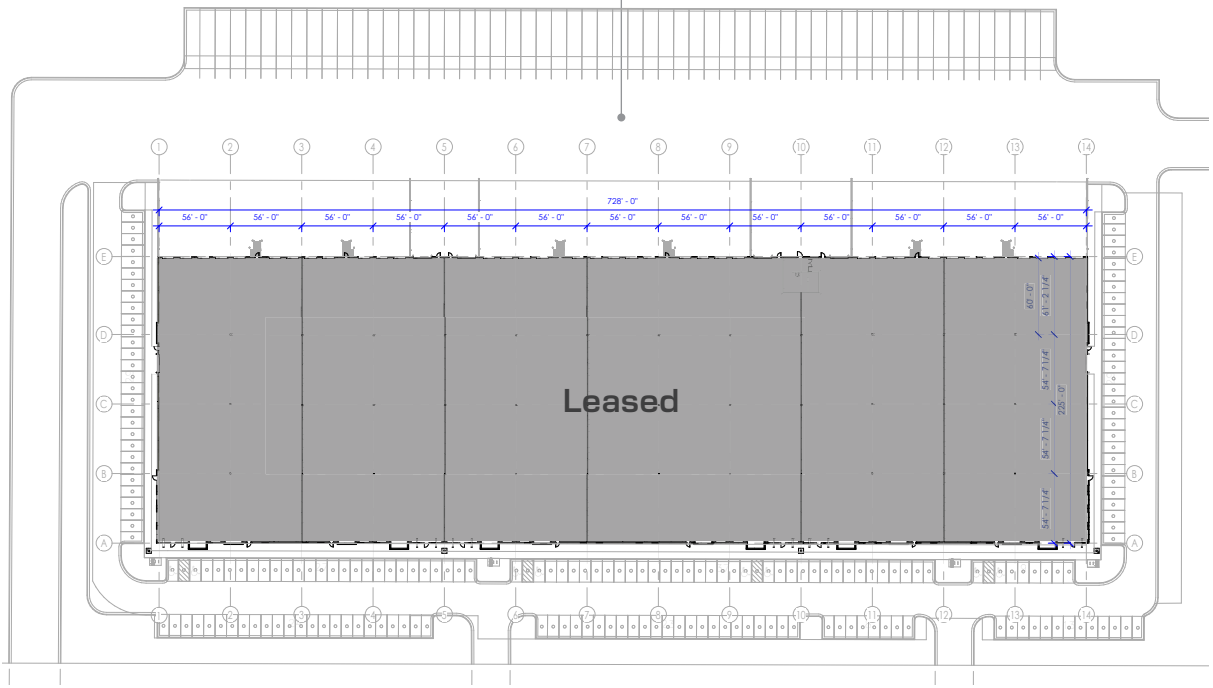
7744 West 700 North

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

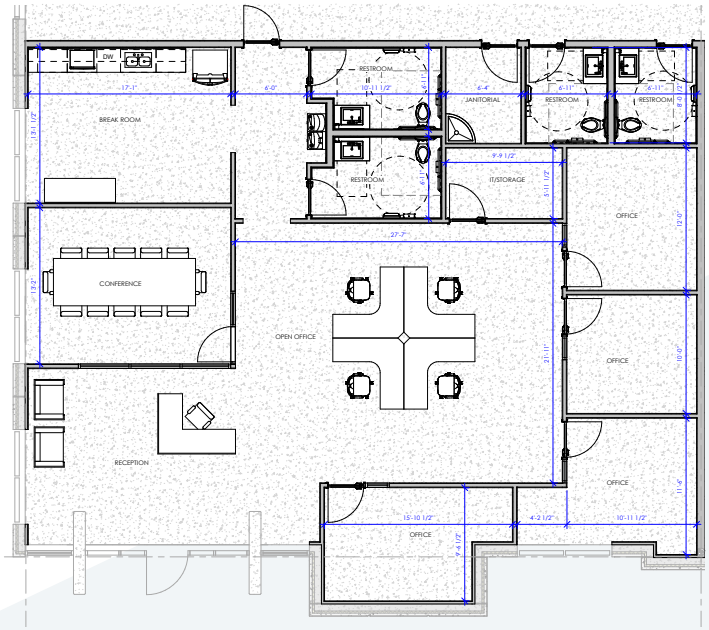
MINIMUM DIVISIBILITY OF 25,200 SQ. FT.

Includes:

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



SPEC OFFICE FLOOR PLAN



BUILDING INFORMATION

SLC GLC
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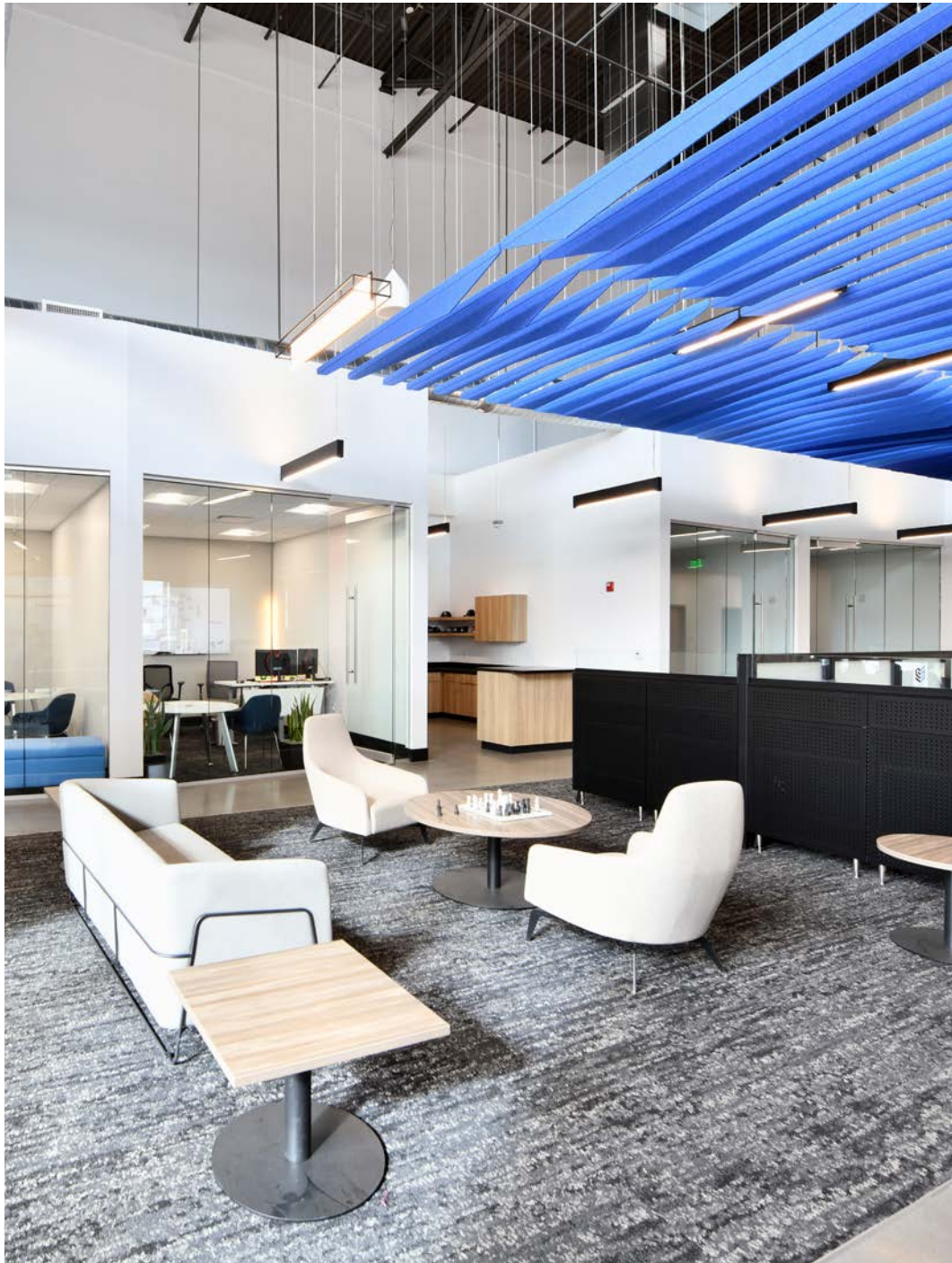
BUILDING 2

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

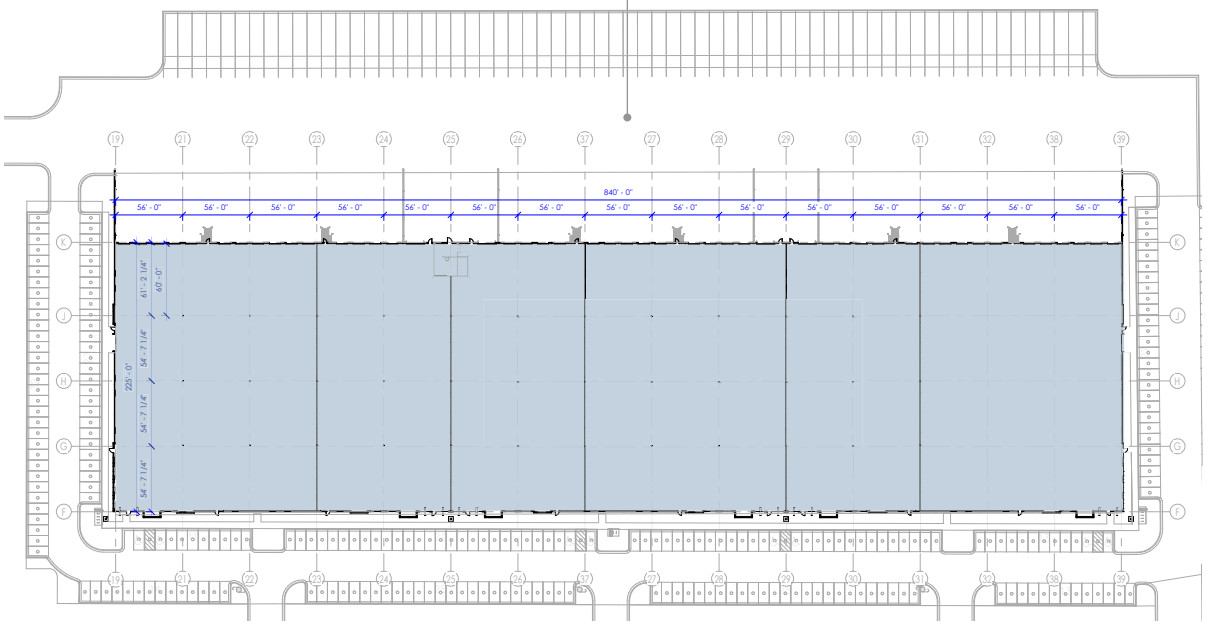
7588 West 700 North

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

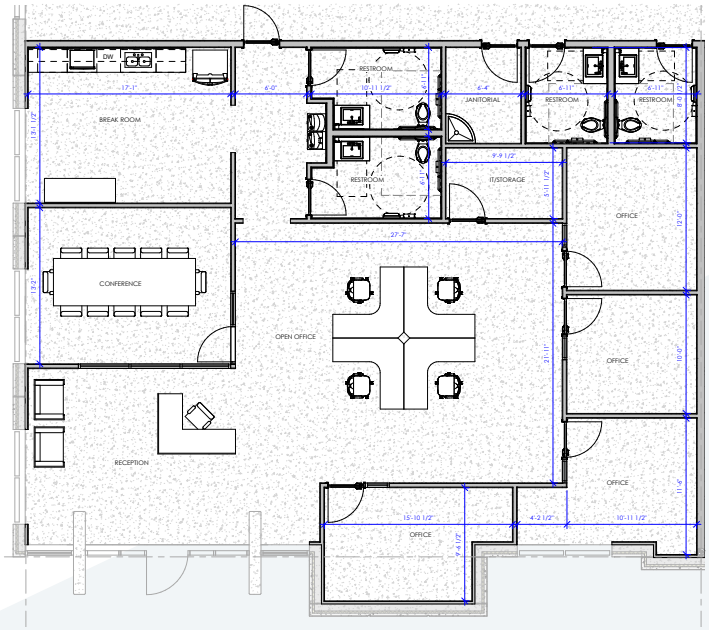
MINIMUM DIVISIBILITY OF 25,200 SQ. FT.

Includes:

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



SPEC OFFICE FLOOR PLAN

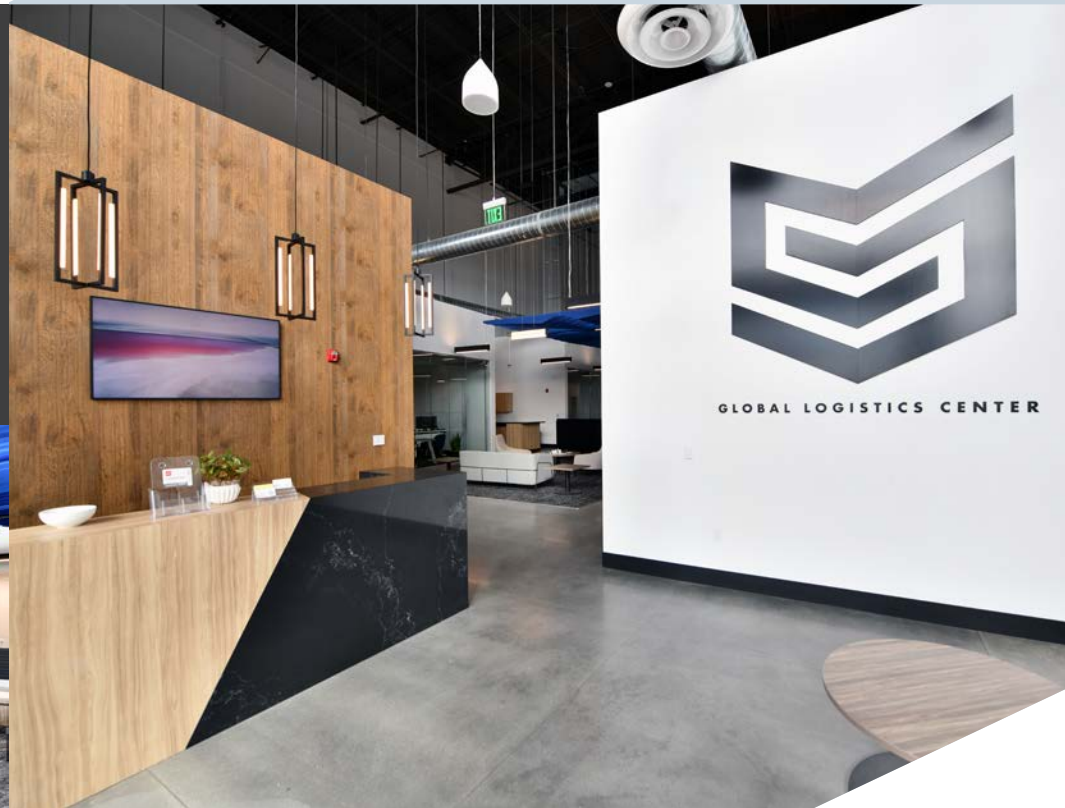


PROJECT OVERVIEW

SLC 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

SLC GLC
PHASE 4

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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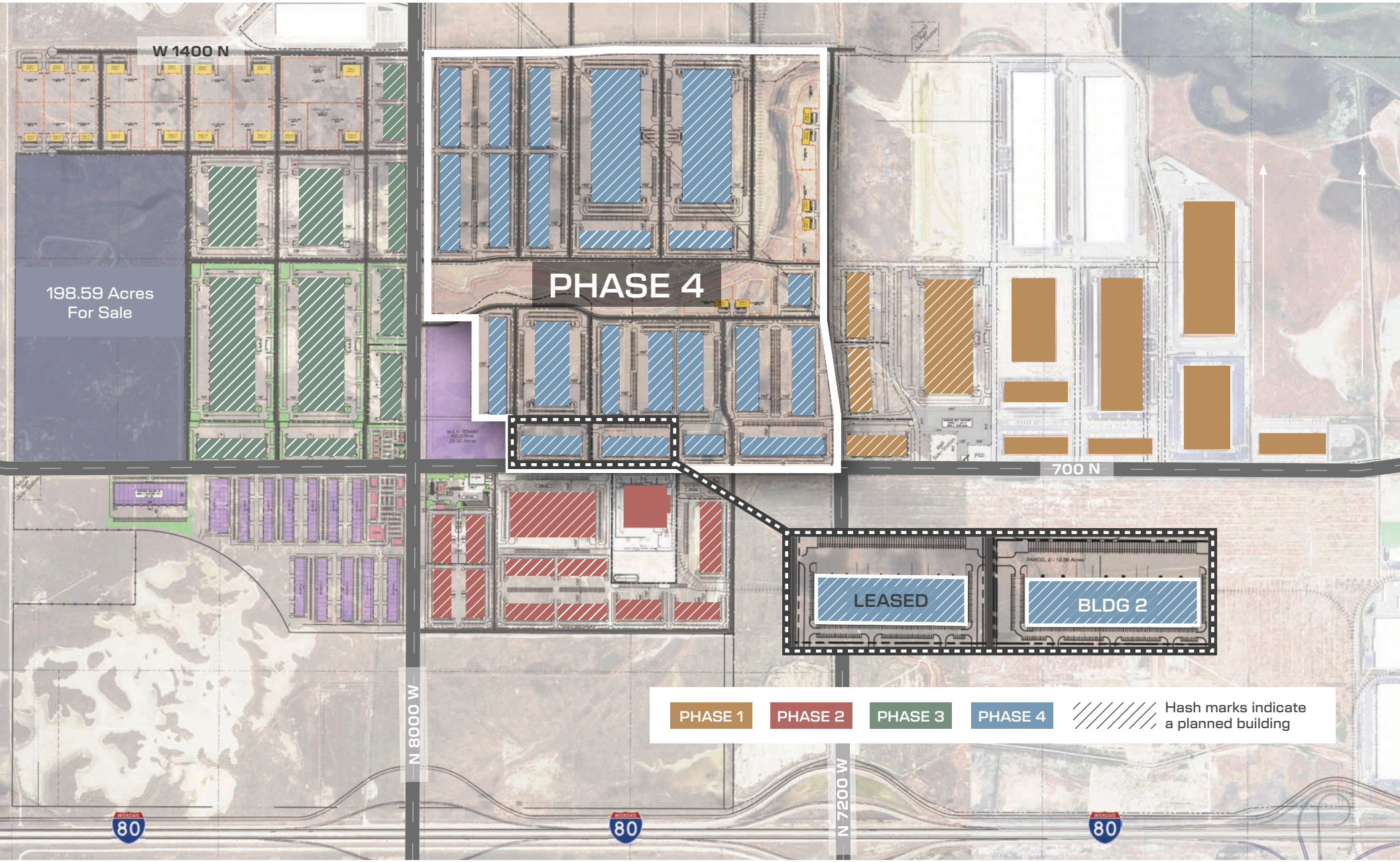

LOCATION OVERVIEW

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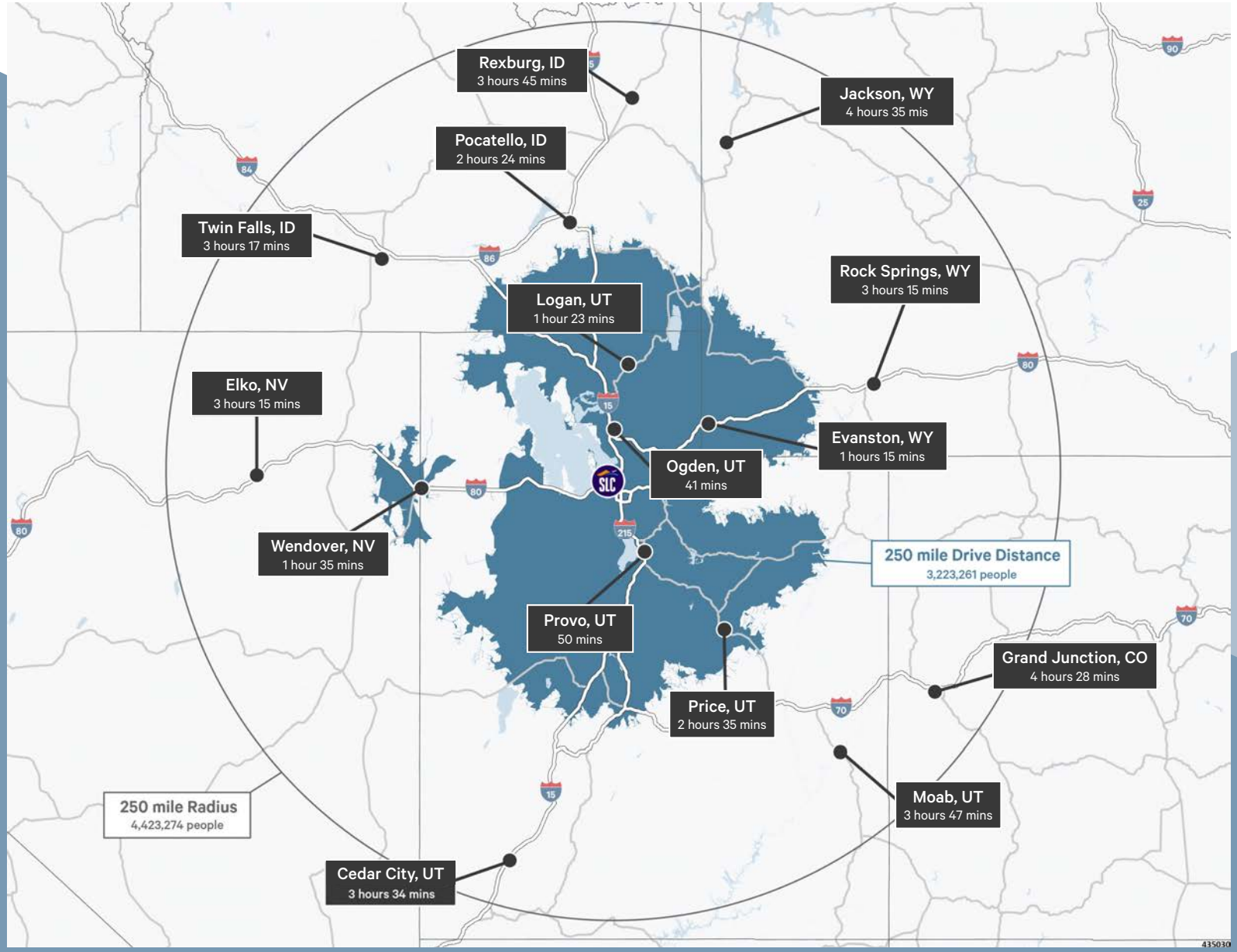
CITIES WITHIN A 250 MILE RADIUS



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