

Class A Warehouse | For Sublease

CBRE

Freeport West ARA

Building C

2449 South 6755 West
West Valley City, UT 84128

56,000-90,000 Sq. Ft. Distribution Space



PROPERTY FEATURES

- + Building Size: 634,317 sq. ft.

+ Available: 56,000-90,000 sq. ft. (Flexible Configurations)

+ 56,000 sq. ft. Space:
 - 10 Dock Doors
 - 1 Single-Stall Bathroom
 - 2 Small Offices
 - Existing Demising Wall in Place

+ 90,000 sq. ft. Space:
 - 16 Dock Doors
 - 3 Single-Stall Bathrooms
 - 2 Small Offices
 - Breakroom Area
 - Demising Wall Required

+ Both Spaces:
 - Forklift Charging In Place
 - 2 Extra-Large Fans In Place
 - Heated Warehouse
- + Power: 480 Volt, 3 Phase

+ Clear Height: 36'

+ Column Spacing: 50' x 55' (Typical)

+ Speed Bay: 50' x 60' Staging Area

+ Floor: 7" Thick, Reinforced, 4,000 PSI

+ Lighting: LED Warehouse Lighting with Motion Sensors throughout (25 Foot Candles 36" Above Finished Floor)

+ Heating: Heated Warehouse

+ Fire Protection: ESFR with Booster Pump

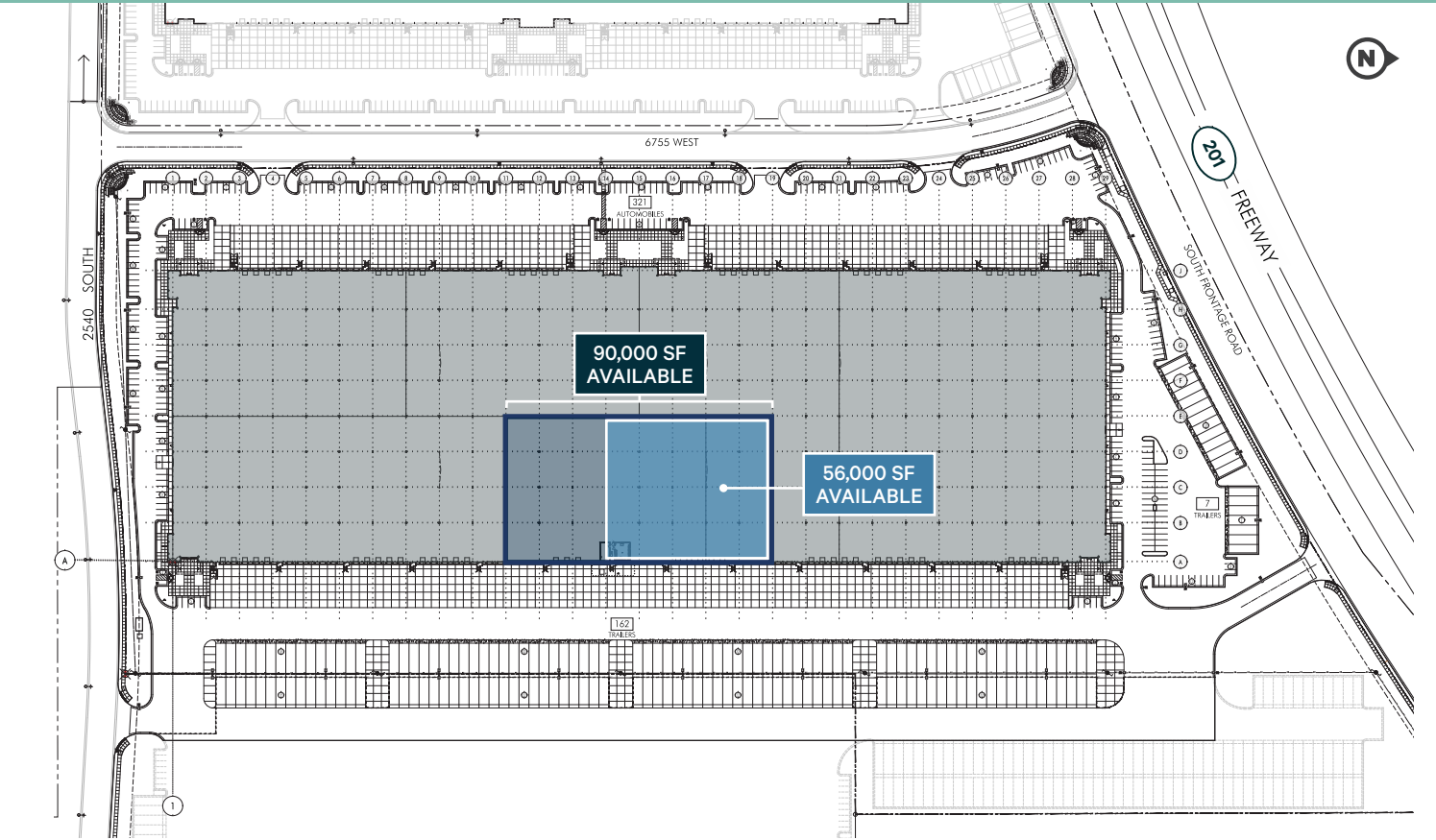
+ Roofing: 60 Mil, Single Ply Roof

+ Master Lease Expiration: February 29, 2028

LOCATION AERIAL



BUILDING C SITE PLAN



Freeport West ARA, Bldg C

2449 South 6755 West | West Valley City, UT 84128

For Sublease



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