

# LAKE PARK COMMERCE CENTER, BLDG 1

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HAMILTON  
PARTNERS

**CBRE**

CLASS A WAREHOUSE | FOR LEASE



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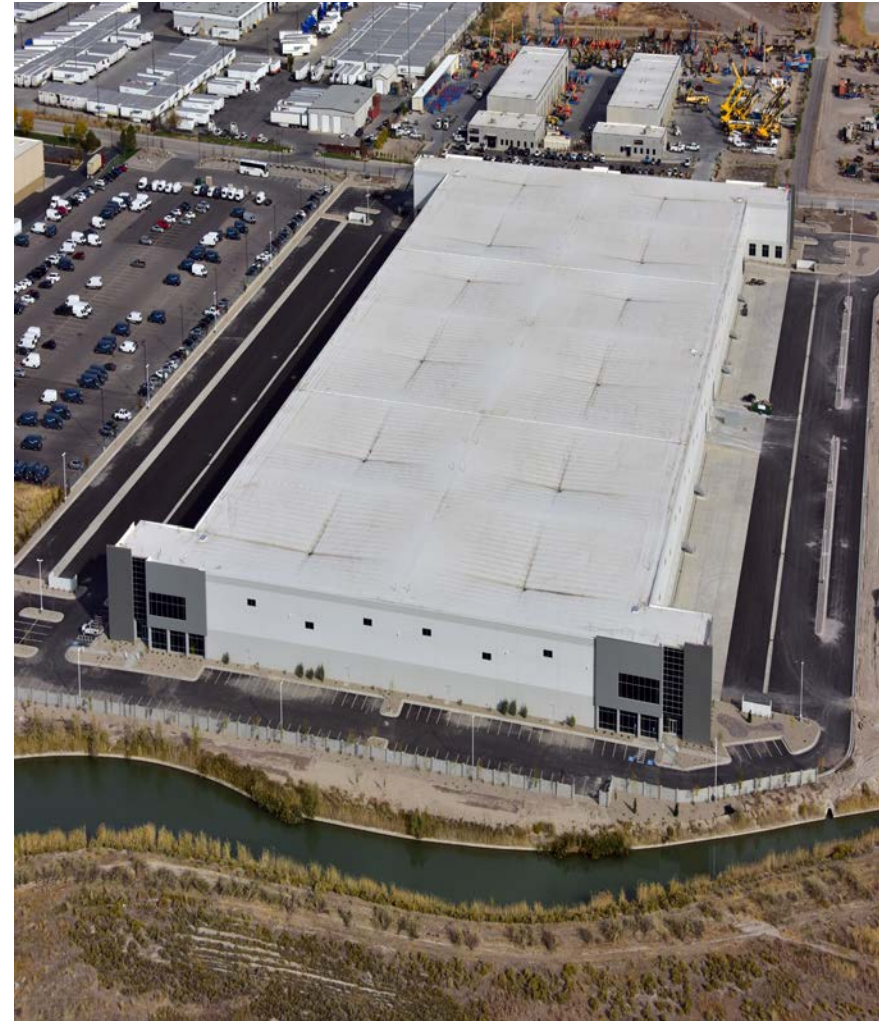
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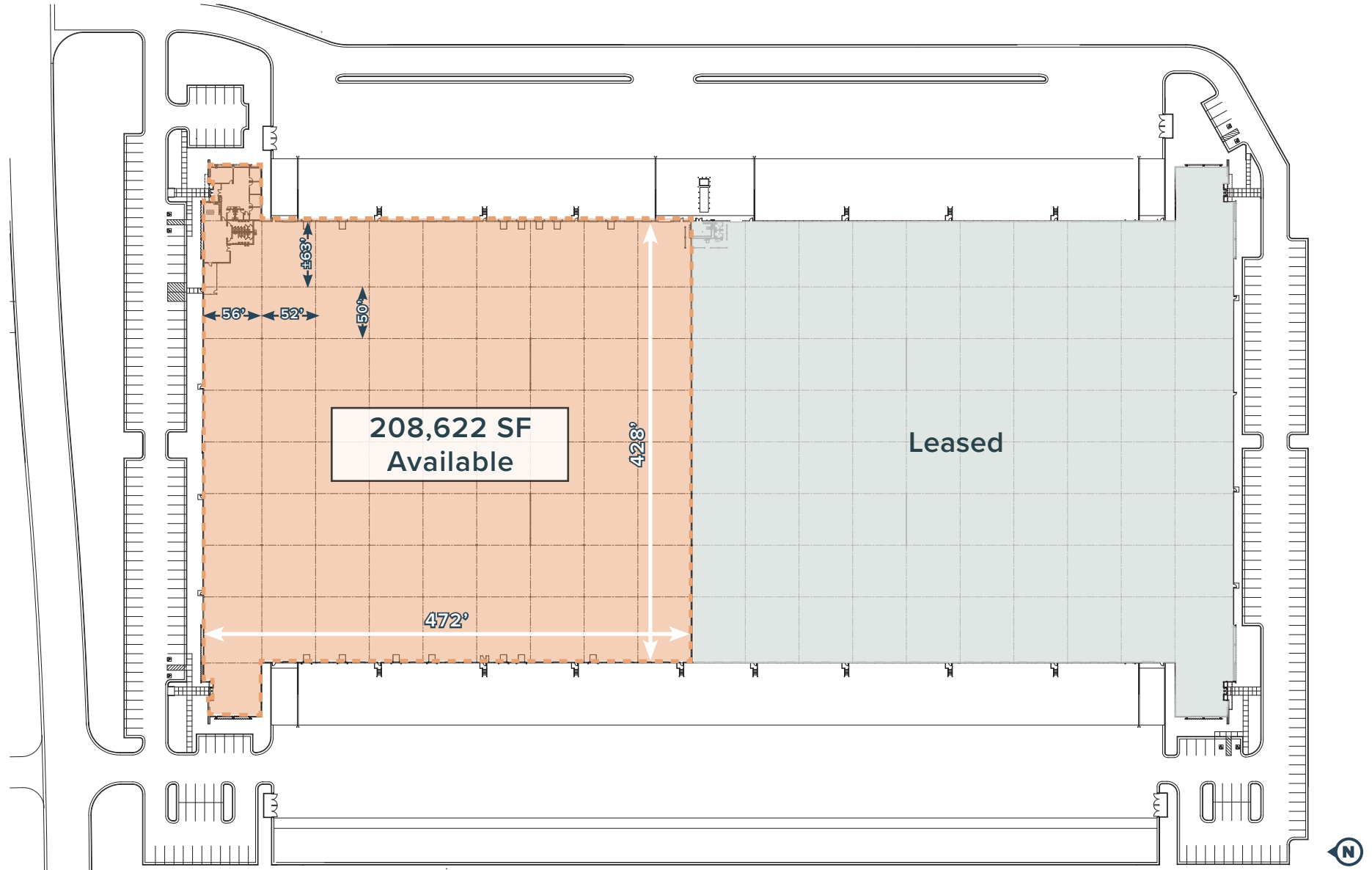
# PROPERTY SPECIFICATIONS

## CROSS DOCK DISTRIBUTION

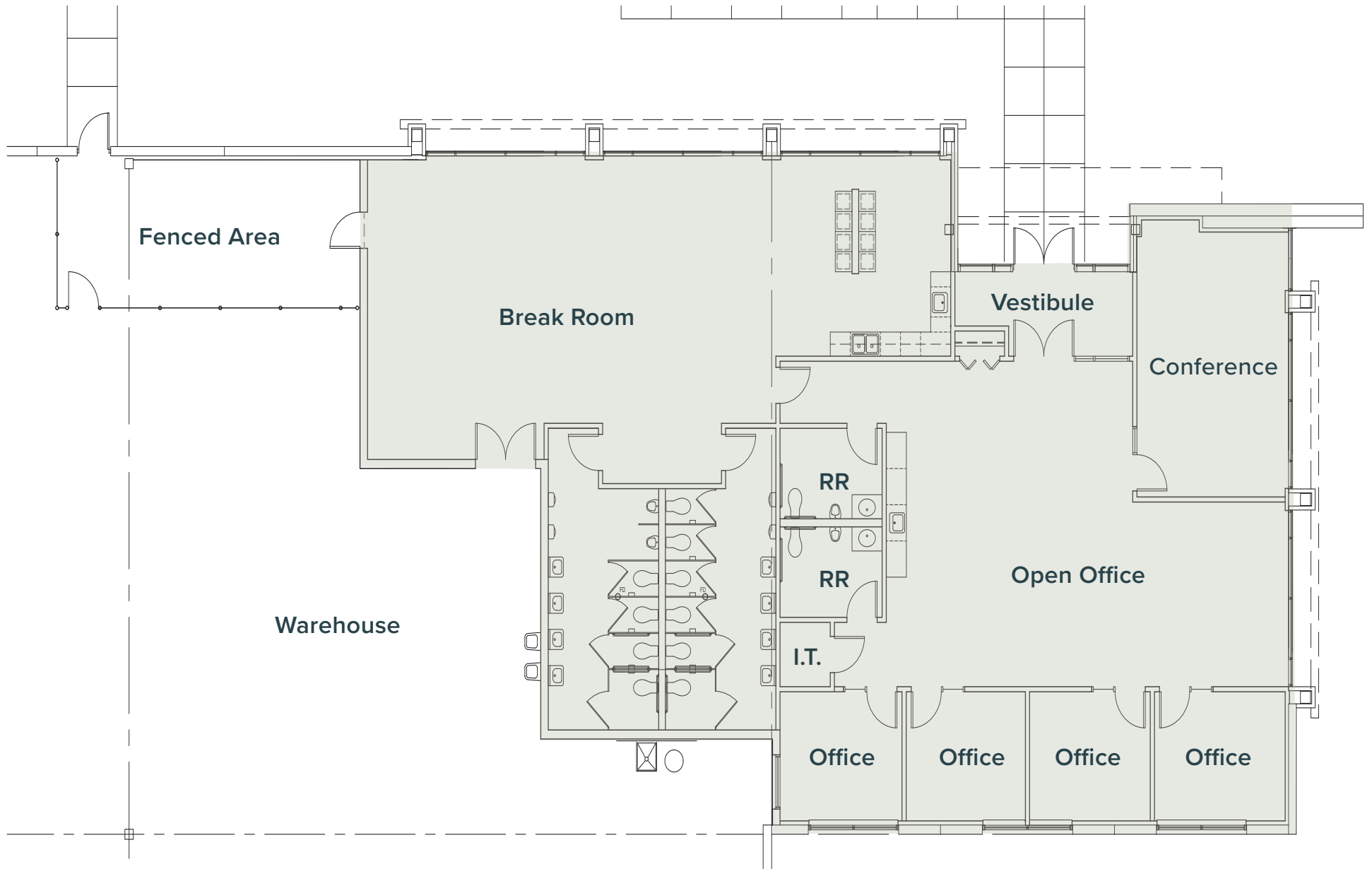
- + Building Size: 431,139 sq. ft.
  - Available: 208,622 sq. ft.
  - Office: ±3,500 sq. ft.
- + Warehouse: 205,122 sq. ft.
- + Clear Height: 36'
- + Loading:
  - 3 (12' x 14') Grade Level Doors
  - 35 (9' x 10') Dock High Doors (14 Equipped with Levelers and Seals)
- + Column Spacing: 52'W x 50'D (63'2" Speed Bays)
- + Truck Court: 128'
- + Concrete Truck Apron
- + Available Premises Dimensions: 472'W x 428'D
- + Floor Slab: 7" Reinforced
- + Allocated Parking: 134 Stalls
- + Power: 1,000 Amps 480/277 Volt, 3-Phase
- + Lighting: LED (Motion Sensors)
- + Construction Type: Concrete Tilt
- + Fire Suppression: ESFR
- + Year Built: 2020
- + Fully Secured Site



# SITE PLAN

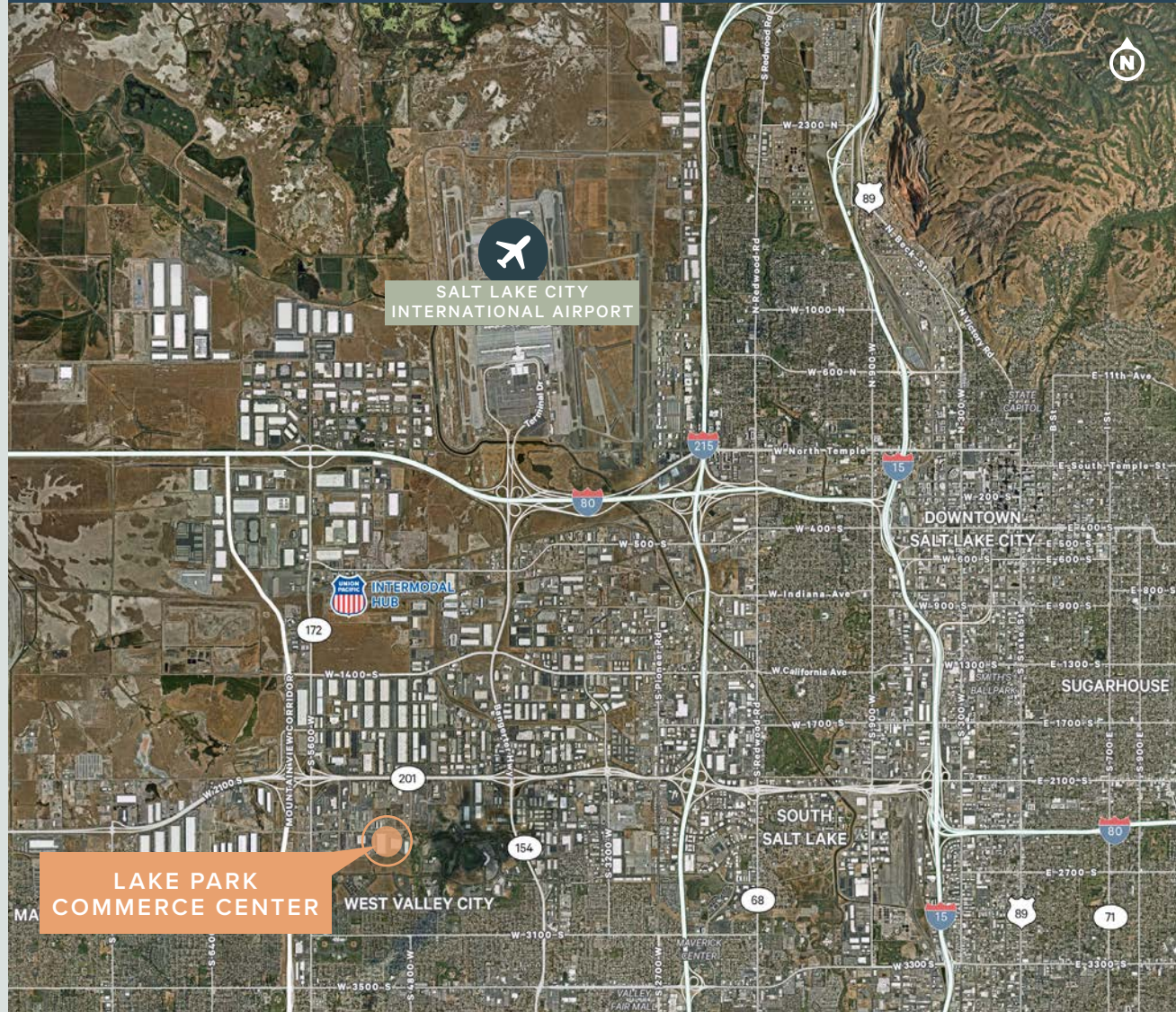


# OFFICE PLAN



# LOCATION HIGHLIGHTS

- 1 Ideal for Distribution: Well-suited for trucking and logistics operations with easy access to major roadways
- 2 Regional Connectivity: Provides strong regional connectivity for distribution throughout the Intermountain West
- 3 Access to Skilled Labor: Benefits from a readily available and skilled workforce in the West Valley City and Salt Lake City areas
- 4 Strategic Location: Centrally located in West Valley City, offering convenient access to the greater Salt Lake Valley
- 5 Easy Freeway Access: Excellent access to all major freeways providing efficient transportation routes east/west and north/south
- 6 Near Salt Lake International Airport: Approximately 5.6 miles from the airport, facilitating air freight and business travel





State Route 201

201



Stonebridge Golf Club

W 2455 S

W 2400 S

S 5600 W

S 5370 W

S 4800 W

S 4605 W

S 4490 W

S 4370 W

S 4250 W

W 1980 S

W 1730 S

Mountain View Corridor UT-85

85

154

ARIZONA TILE

Bangerter Hwy



LAKE PARK COMMERCE CENTER 1



SURROUNDING LOCATION

# REGIONAL DRIVE TIMES



DESTINATION	DISTANCE
Pocatello, ID	165 Miles
Boise, ID	345 Miles
Las Vegas, NV	422 Miles
Cheyenne, WY	441 Miles
Reno, NV	516 Miles
Denver, CO	522 Miles
Billings, MT	554 Miles
Albuquerque, NM	600 Miles
Phoenix, AZ	663 Miles
Los Angeles, CA	690 Miles
San Francisco, CA	734 Miles
San Diego, CA	751 Miles
San Jose, CA	766 Miles
Portland, OR	766 Miles
Seattle, WA	840 Miles

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