

CLASS A WAREHOUSE | FOR LEASE

# HAMILTON LOGISTICS CENTER

8080 WEST 1400 NORTH, SALT LAKE CITY, UTAH 84116

HAMILTON  
PARTNERS

**CBRE**



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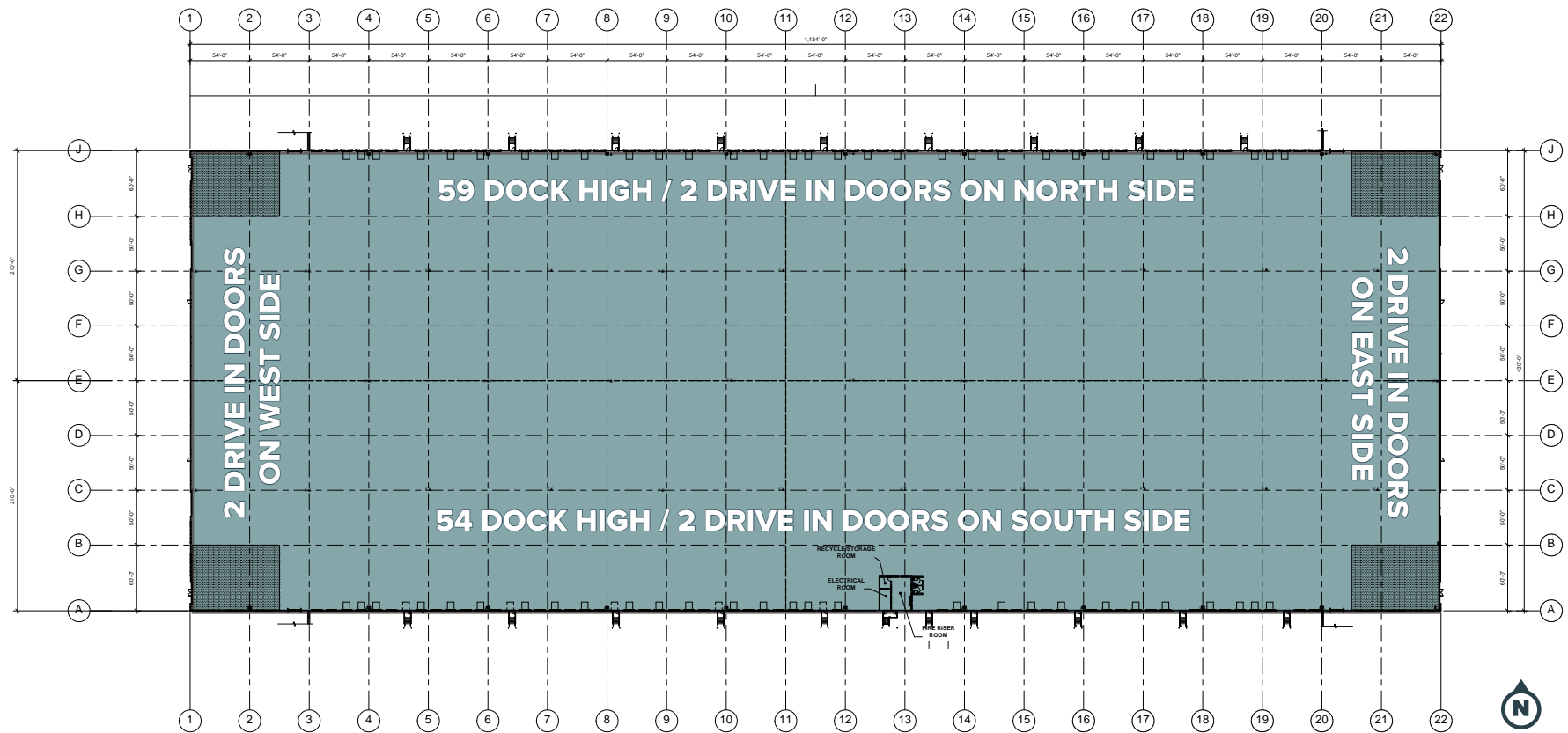
# PROPERTY SPECIFICATIONS

474,600 SQ. FT. CROSS DOCK

- + 474,600 sq. ft. available
- + Divisible to 118,650 sq. ft.
  - Two existing restrooms on south side
- + Clear height: 36'
- + Loading:
  - 113 dock high doors (9' x 10') (64 equipped with dock levelers)
  - 8 drive In doors (12' x 14')
- + Column spacing: 50' x 54' with speed bays on both sides
- + Truck court:
  - 185' on north side (includes trailer parking stalls)
  - 130' on south side
- + Concrete truck apron: 60'
- + Building depth: 420'
- + Employee parking: 258 stalls
- + Trailer parking: 157 stalls
- + Floor slab: 7"
- + Roof: TPO
- + Power: 3,000 amps, 480 volt, 3 phase
- + Lighting: To suit
- + Heat/HVAC: Gas forced heat in warehouse, HVAC in office areas
- + Concrete tilt construction
- + ESFR fire suppression



# FLOOR PLAN

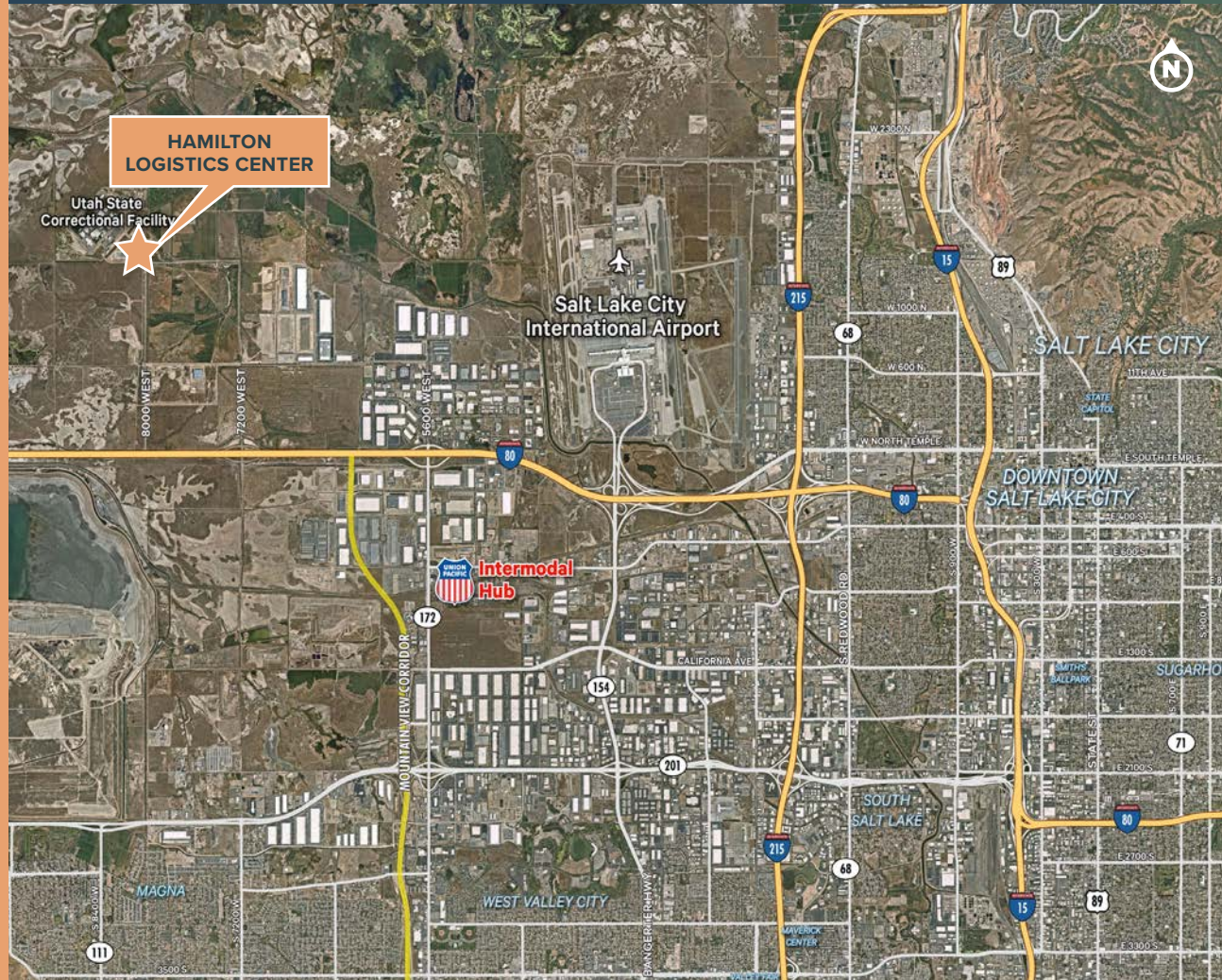


474,600 SQ. FT. CROSS DOCK

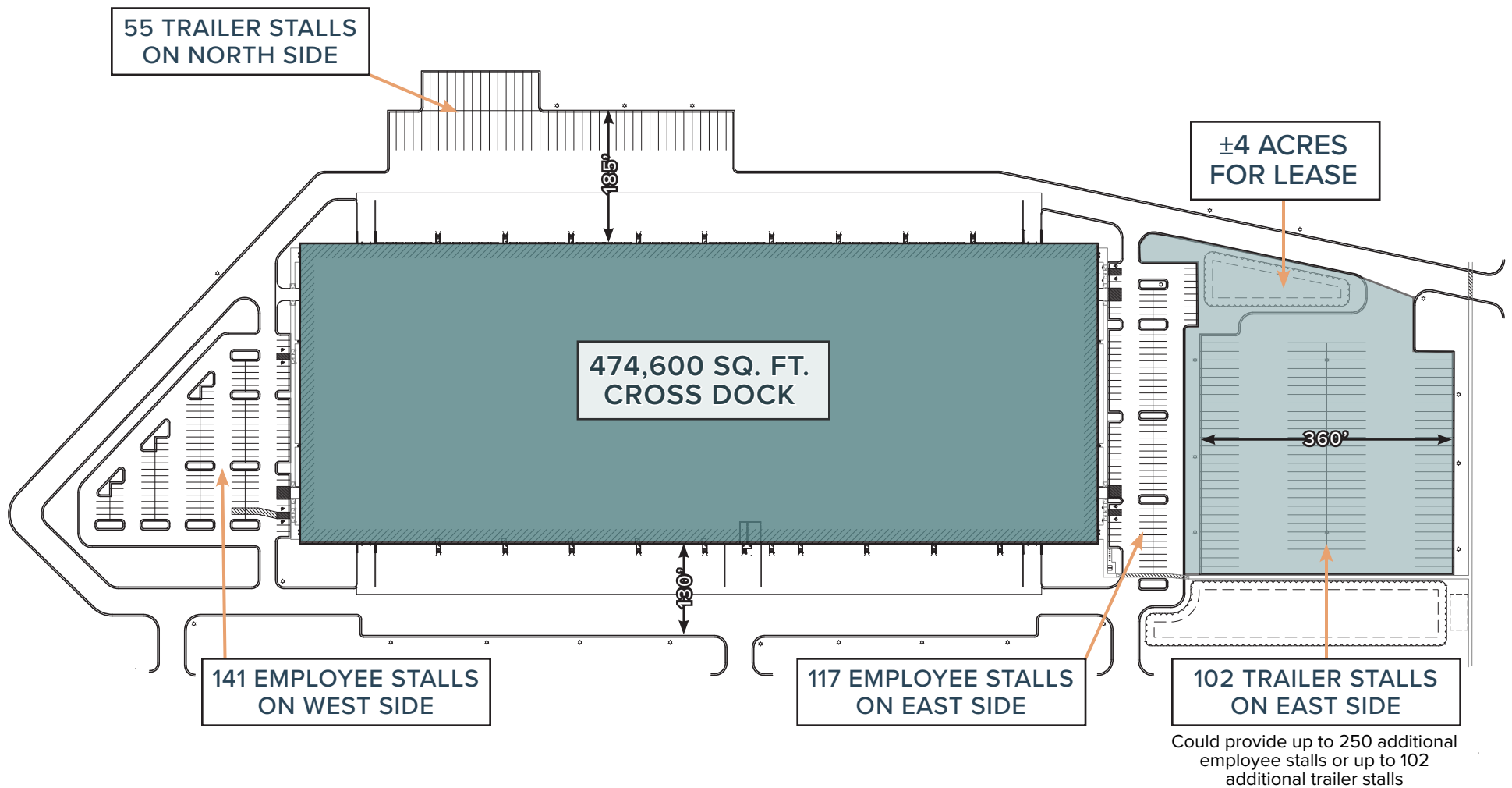
- 113 Dock High Doors (9'x10') - 64 Equipped with Dock Levelers
- 8 Drive in Doors (12'x14')

# LOCATION HIGHLIGHTS

- 1 THREE MINUTE DIRECT ACCESS TO I-80
- 2 WELL LOCATED IN THE AIRPORT SUB-MARKET
- 3 LESS THAN 15 MILES WEST OF DOWNTOWN SALT LAKE CITY
- 4 LESS THAN 10 MILES WEST OF SALT LAKE INTERNATIONAL AIRPORT



# SITE PLAN



*\*Additional land is not included in building lease rate. Final acreage to be determined by a survey.*

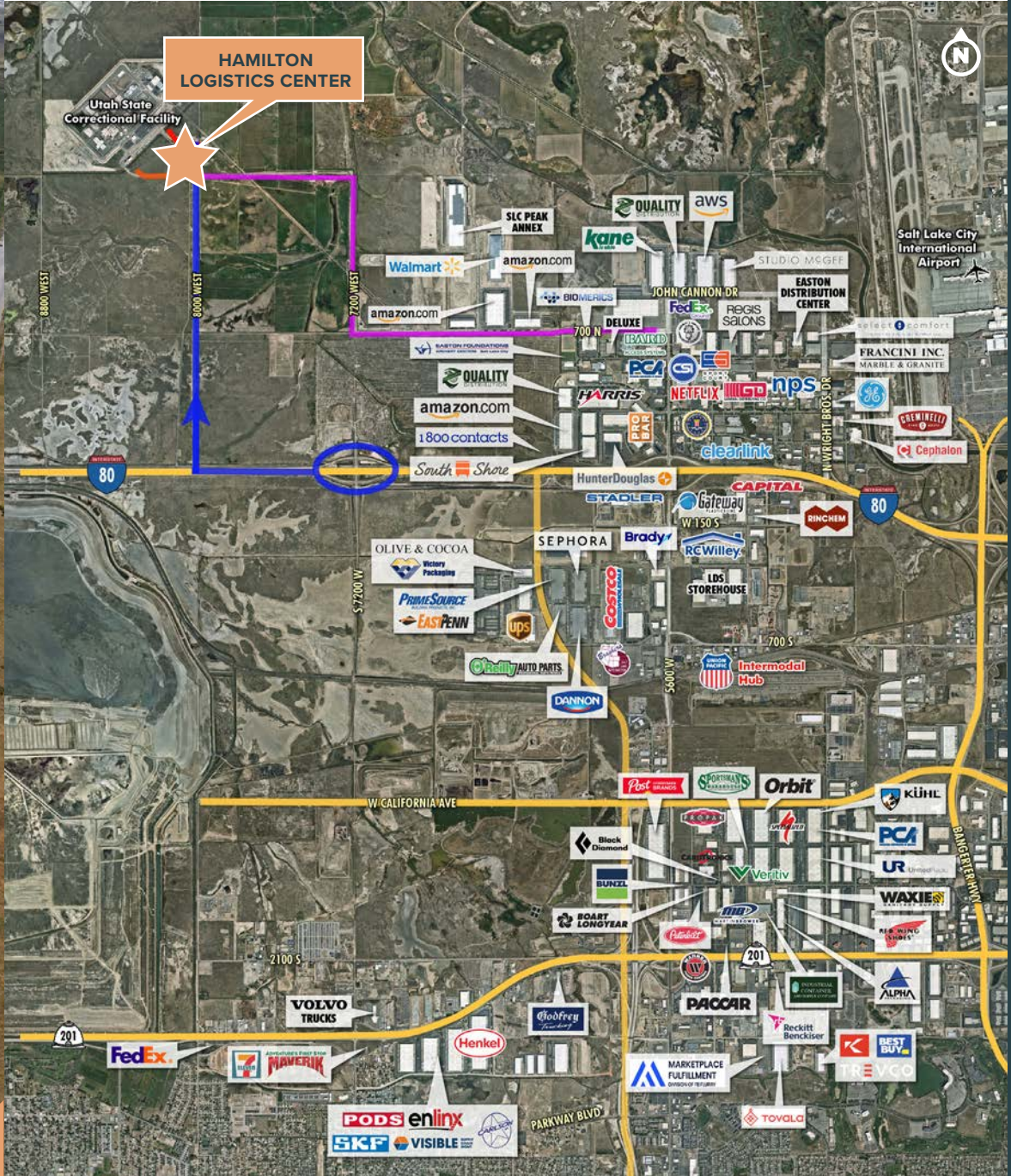


# REGIONAL DRIVE TIMES



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

# LOCATION MAP





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