

NORTHPOINT COMMERCE CENTER



175,383 SF industrial available for lease



2760 North 2200 West | Salt Lake City, UT

HAMILTON
PARTNERS

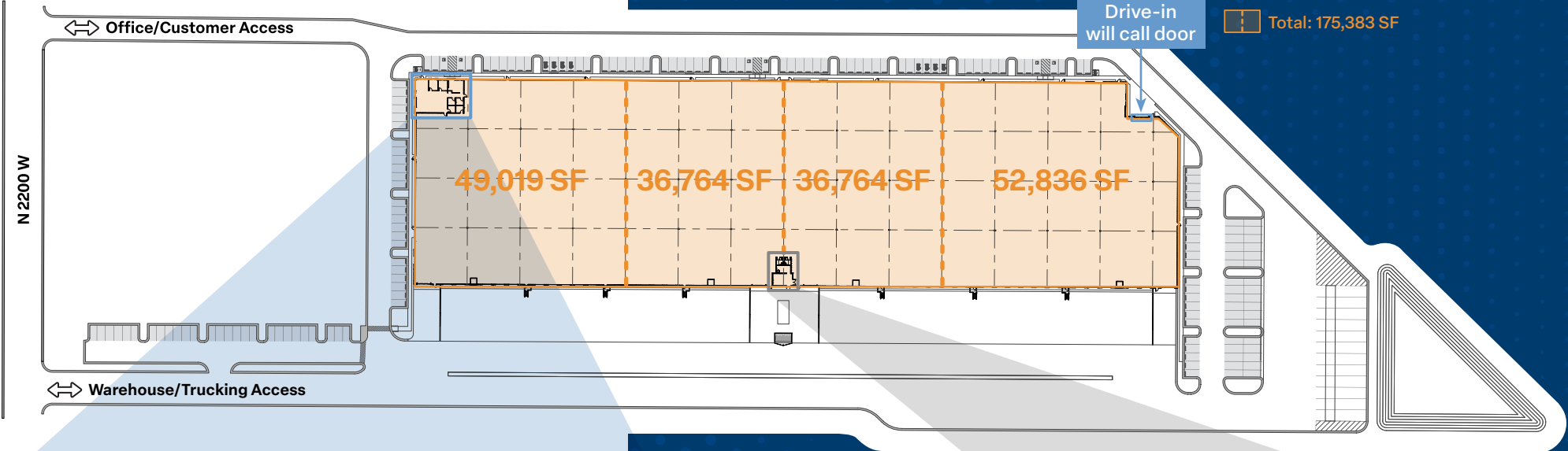


Construction as of April 24, 2026

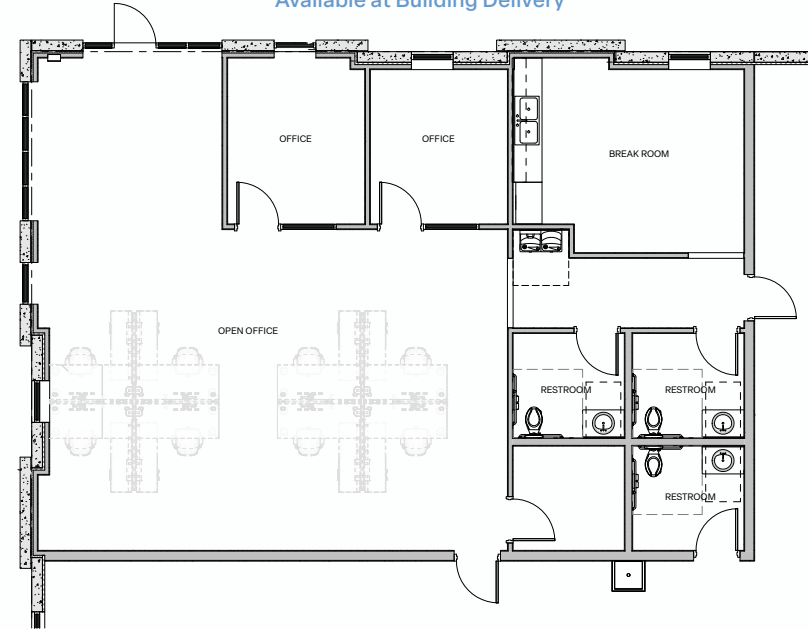
PROPERTY FEATURES

Available	175,383 SF	Ground Level Loading Doors	5 (12'x14')
Divisibility	36,764 SF and 52,836 SF	Power	4,000A / 480/277V / 3P
Acres	12.15	Sprinklers	ESFR
Zoning	M1 (Light Industrial)	Truck Court	130' to 152'
Building Dimensions	218'-9¼ x 810'	Trailer Parking	12 spaces
Clear Height	32'	Auto Parking	172 spaces
Column Spacing	56' x 52'-8¼	Loads	Rear Load Configuration
Dock High Doors	42 (9'x10') equipped with bumpers	Delivery	August 2026
	Four (4) dock high doors equipped with 35,000 lb. mechanical hydraulic pit levelers	Access	Separate access for employees and truck traffic • Office/Customer Access • Warehouse/Trucking Access

SITE PLAN



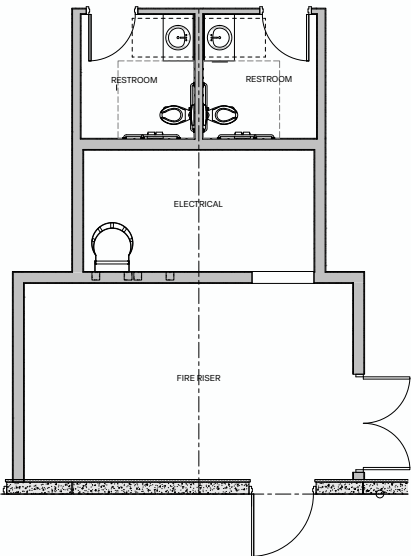
Available at Building Delivery



SPEC OFFICE FLOORPLAN

Total: 1,836 sf

- Available at delivery
- Expandable Floorplan
- Open office, two private offices, breakroom
- Two office restrooms, one warehouse accessible restroom



SPEC FIRE RISER & RESTROOMS



LOCAL DRIVE TIMES



**SLC Airport
Freight Terminal**
3 miles / 5 minutes



Intermodal Hub
8.2 miles / 15 minutes



**Downtown
Salt Lake City**
8.7 miles / 12 minutes



Silicon Slopes
30 miles / 28 minutes



Park City
43 miles / 38 minutes



Hill Air Force Base
25 miles / 26 minutes

**INTERMODAL
HUB**

UTA **Transit Key**

Frontrunner	TRAX Blue Line
TRAX Red Line	TRAX Green Line

**THE UNIVERSITY
OF UTAH**

FOR LEASING INFORMATION, PLEASE CONTACT:

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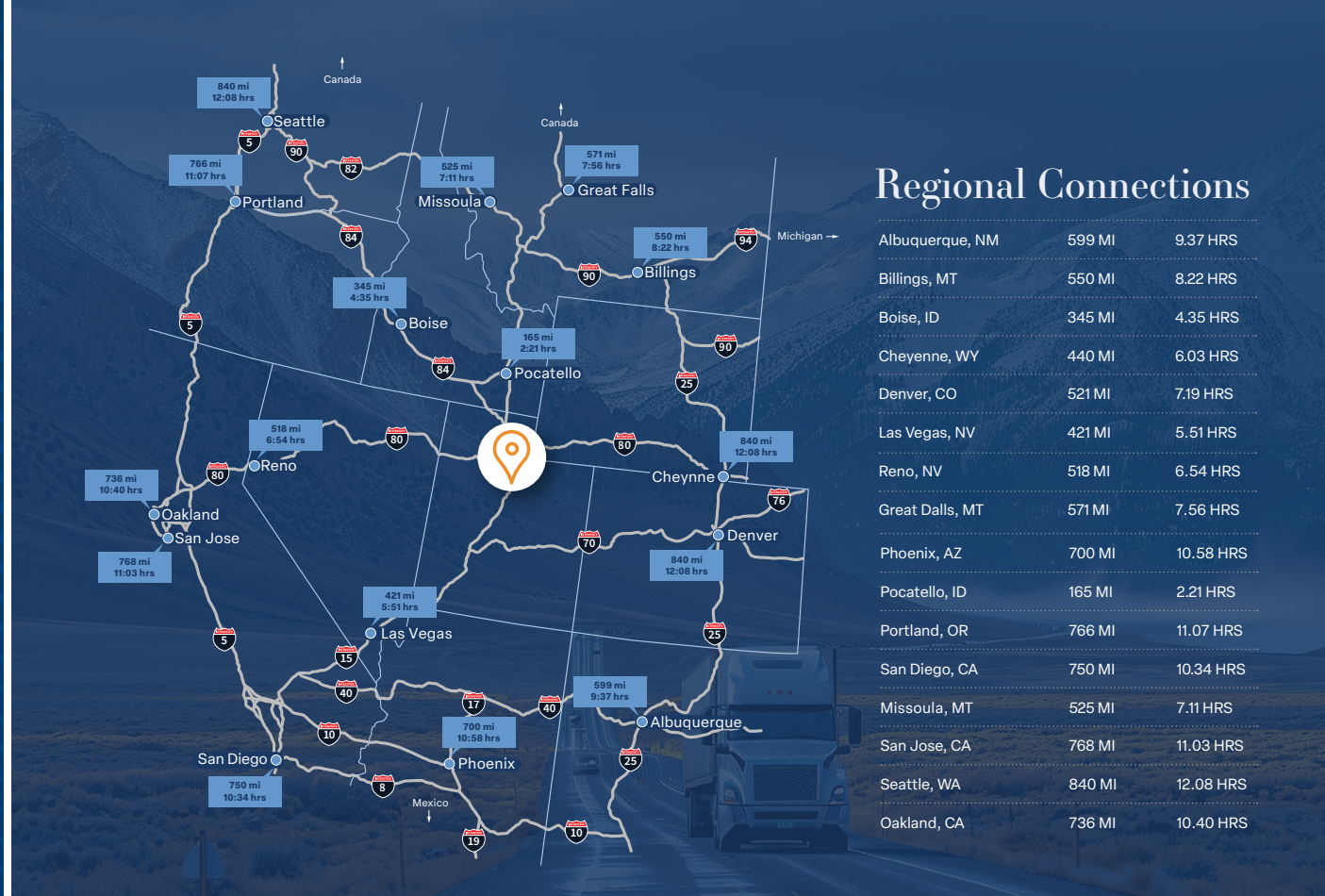
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Construction as of April 24, 2026

