

Infill IOS Available

Buildings 1, 2 & 3 Delivering Q3 2027



AVAILABLE

NW Yardworks

3090 W 500 S | SLC, UT 84104

HIGHLIGHTS

- 20,000 - 50,000 SF Buildings
- 2.8 - 15.25 acres of land available
- Secured yard for outdoor storage
- Located in the Northwest Quadrant
- M-2 zoning

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Accelerating success.

Site Plan



Building Specifications

	Lot 1	Lot 2	Lot 3
BUILDING SIZE/ AVAILABLE	±50,000 SF	±30,000 SF	±20,000 SF
OFFICE	Build-to-Suit	Build-to-Suit	Build-to-Suit
GROUND LEVEL DOORS	± Eighteen (18) 16'x16' doors ± Two (2) 20'x20' doors	± Fourteen (14) 16'x16' doors ± Two (2) 20'x20' doors	± Twelve (12) 16'x16' doors
CLEAR HEIGHT	28'	24'	24'
FIRE SUPPRESSION	Wet System	Wet System	Wet System
COLUMN SPACING	Freespan	Freespan	Freespan
PARKING	23 auto stalls	18 auto stalls	11 auto stalls
LIGHTING	High bay LED	High bay LED	High bay LED
POWER	2,000 amps, 480 volts, 3-phase	1,600 amps, 480 volts, 3-phase	1,200 amps, 480 volts, 3-phase
ZONING	M-2	M-2	M-2
IMPROVED YARD	5.37 Acres of improved yard (equipped with lighting and security fencing)	4.48 Acres of improved yard (equipped with lighting and security fencing)	1.83 Acres of improved yard (equipped with lighting and security fencing)





THE FREEMAN | HEALEY | JENSEN | INDUSTRIAL TEAM



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