CENTRAL
COMMERCE CENTER

4105 & 4209 W. Central Ave. | Salt Lake City, Utah 84104

307,379 SF Available



Central to | Salt Lake City | Wasatch Front | Western States

ViaWest Group | Clarion Partners

Building 1

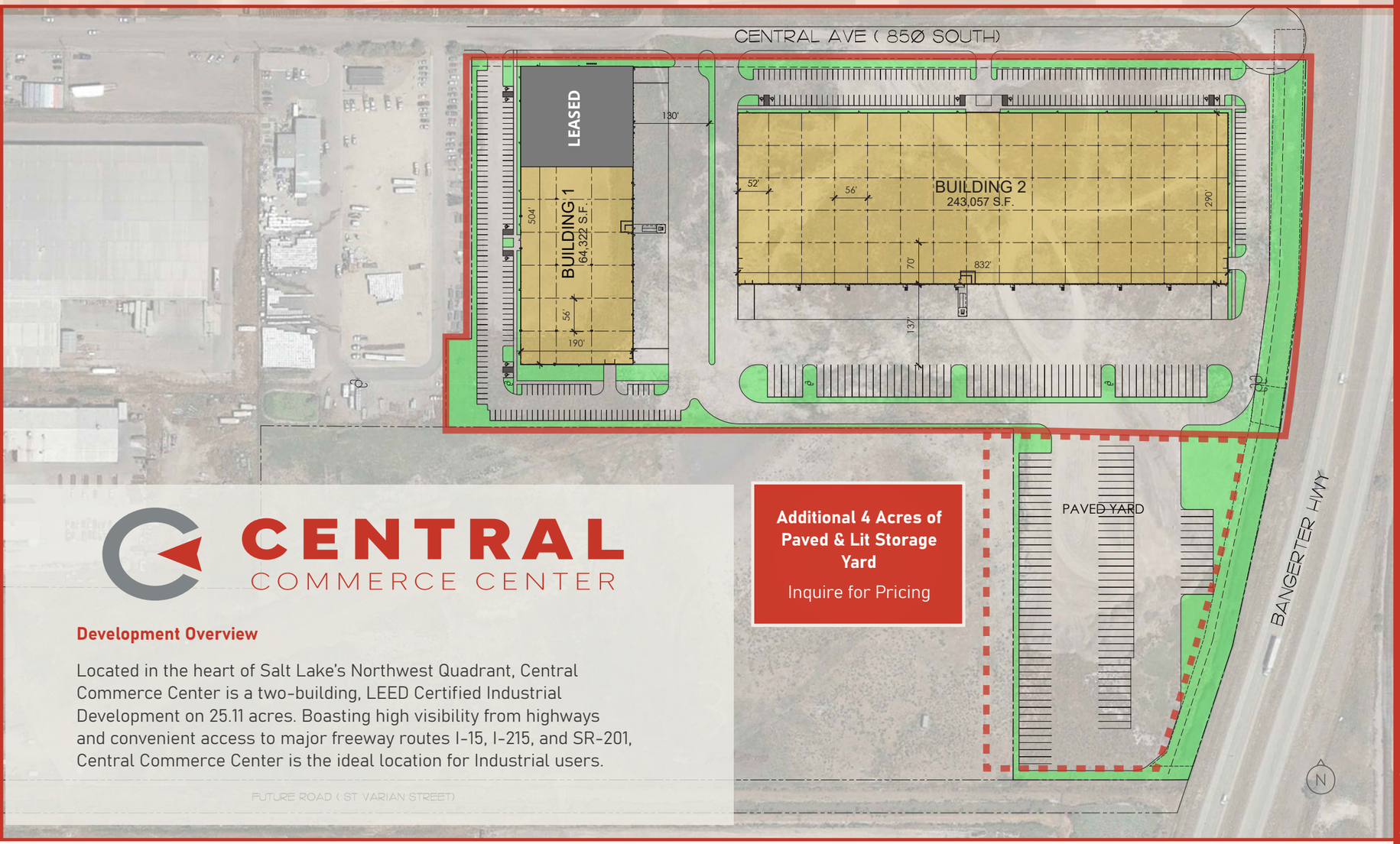


CENTRAL
COMMERCE CENTER

Property Summary

- 25.11 Acres
- Property Size: 307,379 SF
- 307,389 Available SF
- 56 Trailer Stalls
- M-1 Zoning
- Located at the epicenter of the SLC industrial market. California Ave. & Bangerter Hwy
- Excellent visibility
- Convenient access to I-15, I-215, I-80 and SR-201
- LEED Certified Buildings

Colliers



Additional 4 Acres of Paved & Lit Storage Yard

Inquire for Pricing

CENTRAL
COMMERCE CENTER

Development Overview

Located in the heart of Salt Lake's Northwest Quadrant, Central Commerce Center is a two-building, LEED Certified Industrial Development on 25.11 acres. Boasting high visibility from highways and convenient access to major freeway routes I-15, I-215, and SR-201, Central Commerce Center is the ideal location for Industrial users.

25.11 Acres

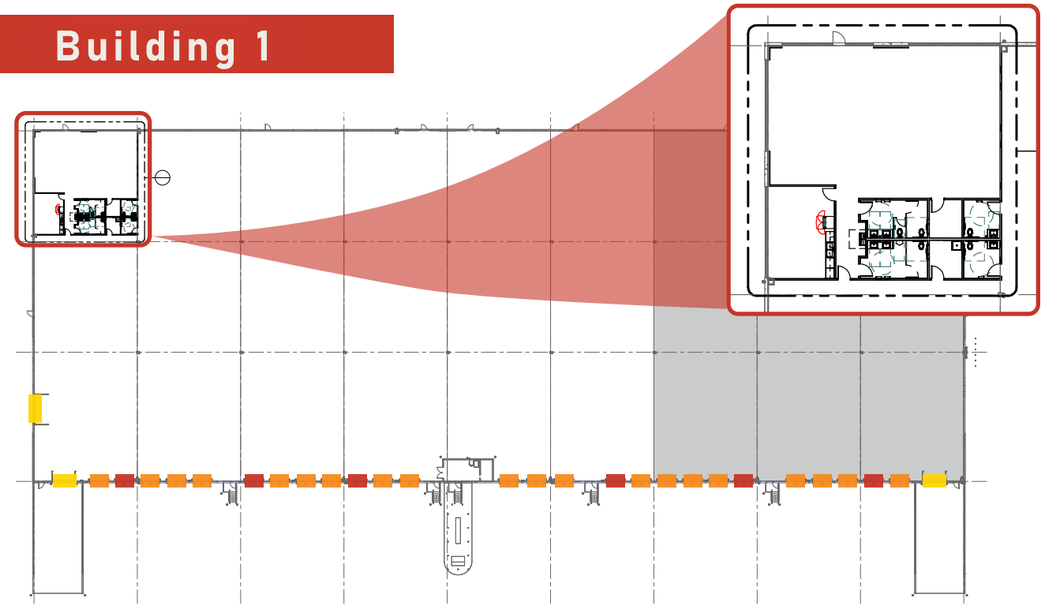
307,379 SF
Available

Site Details

	Building 1	Building 2
Property Size	96,788 SF	243,057 SF
Available SF	64,332 SF	243,057 SF
Divisible to	21,200 SF	113,400 SF
Office Spec Suite	3,272 SF	3,130 SF
Building Depth	190'	290'
Clear Height	32'	36'
Column Spacing	56'w x 60'd	56'w x 55'd
Speed Bays	70'	70'
Dock High Doors *Remaining	17* (4) equipped with pit leveler and dock seal	44 (12) equipped with pit leveler and dock seal
Grade Level Doors *Remaining	1* 12' x 14' 1* 14' x 16'	2 12' x 14' 2 14' x 16'
Remaining Parking	108 Stalls	177 Stalls
Truck Court	130	138
Trailer Stalls	-	56
Additional Parking	Up to 97 stalls or 4 AC of storage yard	
Power *Remaining	2,600 Amps* 480/277V 3-ph Power	4,000 Amps 480/277V 3-ph Power
Floor Slab Thickness	6" reinforced slab	7" reinforced slab

Site Plan

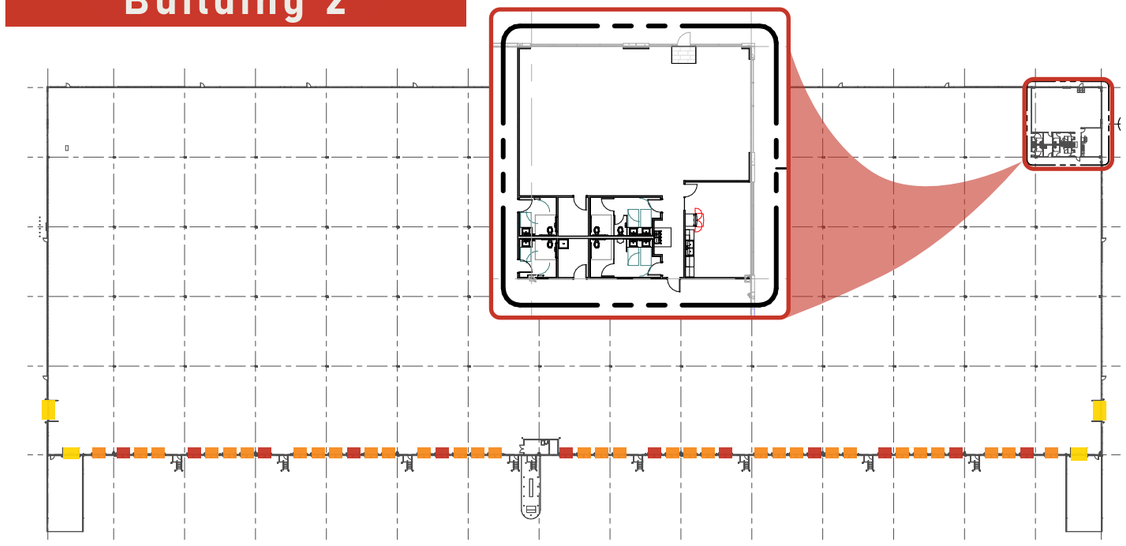
Building 1



Equipped Dock Dock Drive-In Door

Leased

Building 2



Equipped Dock Dock Drive-In Door



Building 1







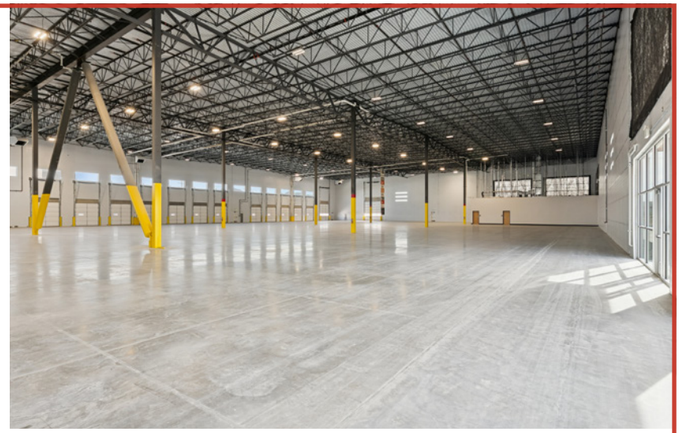




Property Photos

Building 2











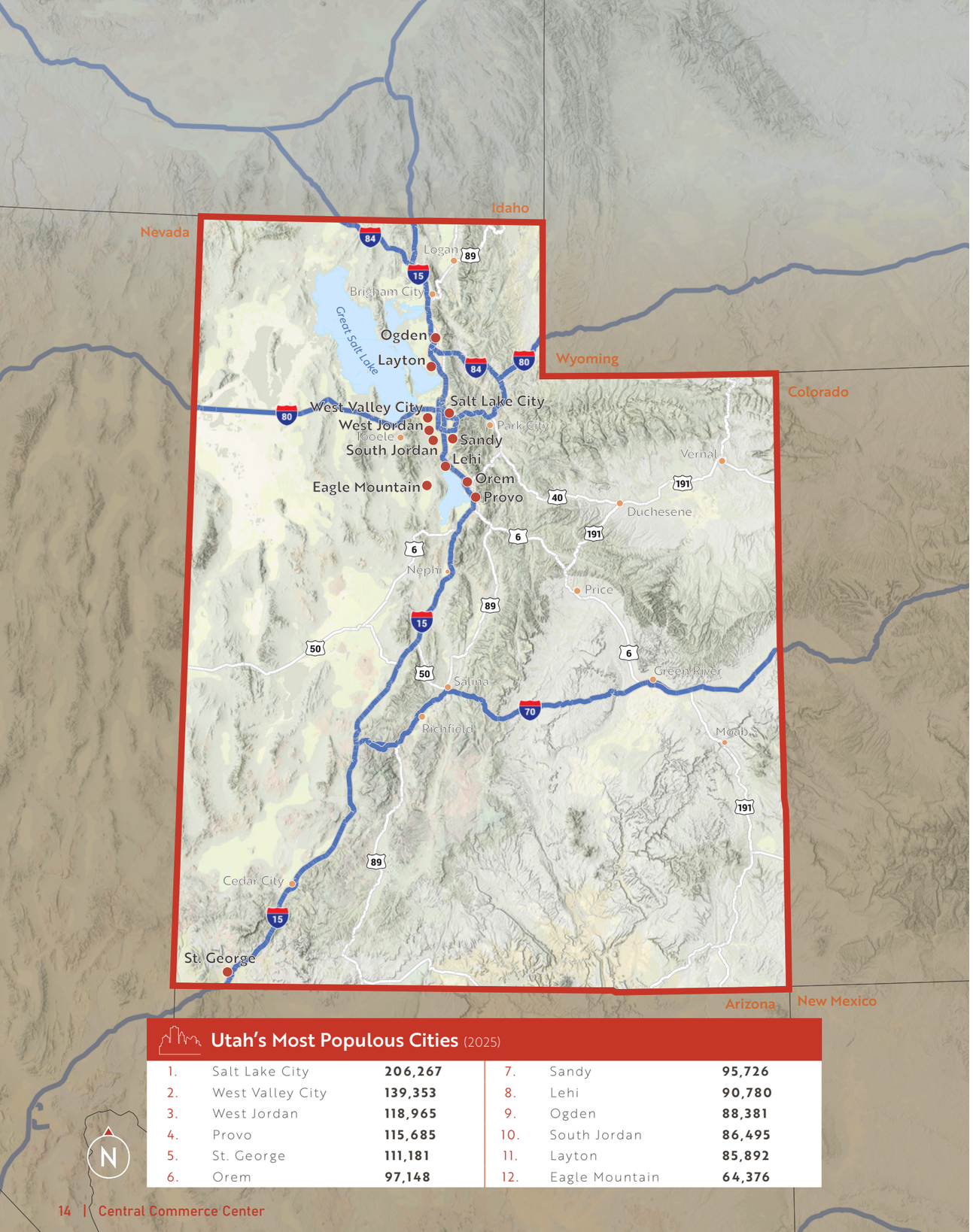
Industrial Tenants







Salt Lake County Map



Utah's Most Populous Cities (2025)

1.	Salt Lake City	206,267	7.	Sandy	95,726
2.	West Valley City	139,353	8.	Lehi	90,780
3.	West Jordan	118,965	9.	Ogden	88,381
4.	Provo	115,685	10.	South Jordan	86,495
5.	St. George	111,181	11.	Layton	85,892
6.	Orem	97,148	12.	Eagle Mountain	64,376

Utah Overview

Utah's Population Demographics (2025)

Population	3.5M
Households	1.2M
Average Household Size	2.96

Utah's Income Factors (2025)

Median Household Income	$99.1K
Average Household Income	$127.2K
Per Capita Income	$42.4K

Utah regularly ranks among the best states for business, careers, living, health & quality of life.

With an array of employment opportunities in various industries, the state offers residents abundant lifestyle options ranging from quiet rural settings to thriving urban centers.

Utah is a geographically diverse state, world-renowned for its public lands and recreational opportunities, from mountain wilderness to desert landscapes. Utah has five national parks, six national forests and over a dozen ski resorts, some of which will host the 2034 Winter Olympics.

Utah ranked as the #1 best state to move to

ConsumerAffairs (August 2024)



Utah The Crossroads

Since the driving of the golden spike completed the first transcontinental railroad in 1869, Utah has been the "Crossroads of the West."

Today, Utah is a hub for air, ground and rail distribution services with its geographic position that includes major trucking routes, almost equidistant from any major Western U.S. market.

Utah is a magnet for international business. Utah;s exports in 2023 created an estimated $8 billion in GDP, $4 billion in earnings, $16.7 billion in output and 71,891 jobs. The state's international trade strategy is based on diplomacy and protocol, promoting business and attracting foreign investment.

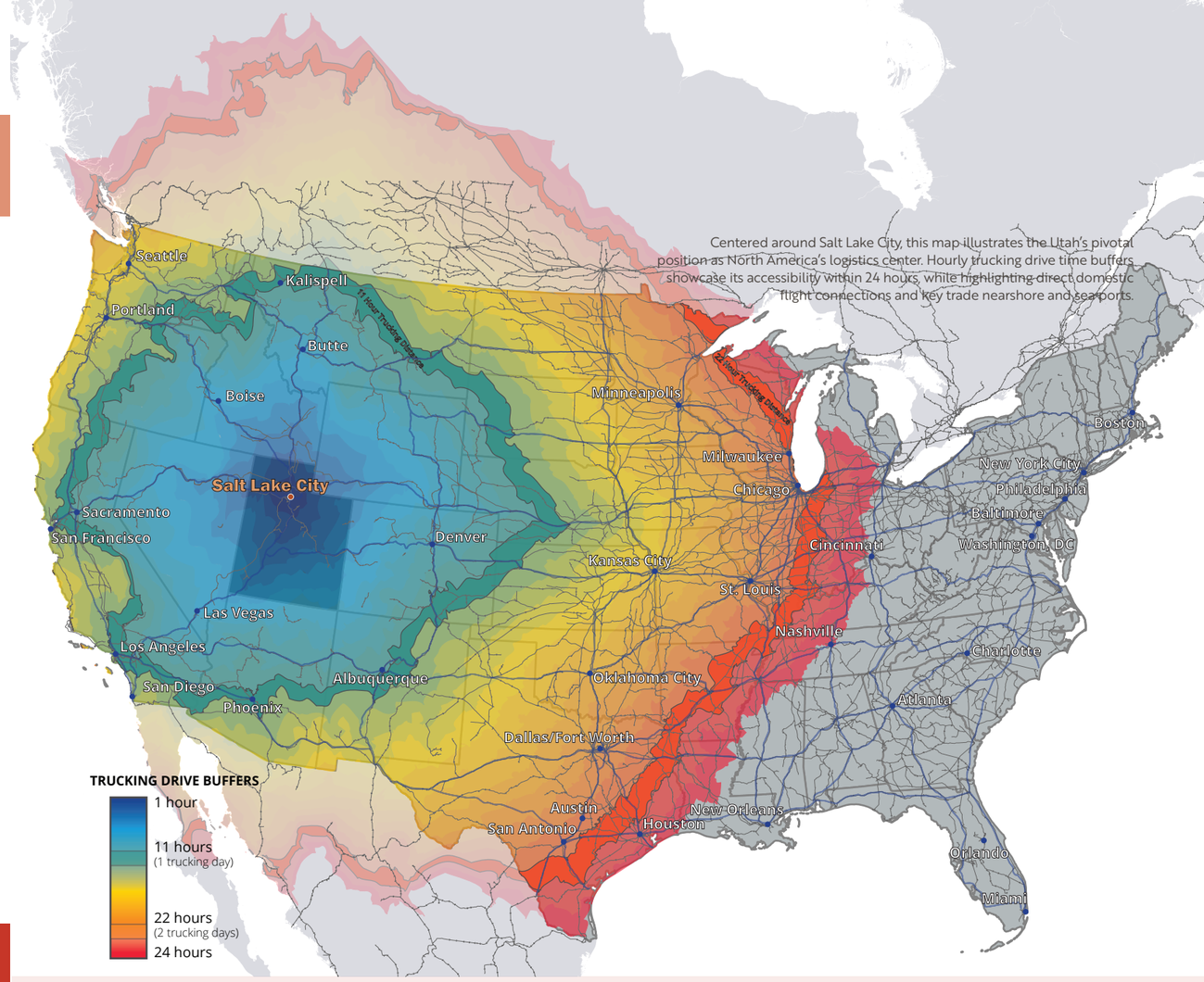
The tremendous growth within the state requires consideration for intentional growth and critical infrastructure to support that growth. The Utah Inland Port Authority was created to develop structures and systems to support the transport of critical goods such as transportation networks, warehouse/ storage and distribution centers and delivery systems, while also working closely with local communities, investing in education/training and job creation. UIPA works with several communities to create project areas for business access to resources, infrastructure and support.



Utah Exports **$12B** in Goods & Services Annually

Utah is home to over **15K** trucking companies

(Utah Department of Transportation)



Moving Consumer Goods is Vital to Utah

From Logan in the north to St. George in the south, Utah's unmatched transportation infrastructure has earned it a reputation for building mutually beneficial relationships with companies in the logistics and distribution sectors. Utah's network of rails, roads and airports provide the backbone of Utah's freight network.

amazon

#16 Employer in Utah by number of employees

A regional 855,000 SF shipping & receiving fulfillment center in SLC's Northwest Quadrant. The facility alone employs over 1,500 workers.

UPS

#23 Employer in Utah by number of employees

UPS operates a 840,000 SF regional hub which benefits from the proximity to SLC International & strategic 1-to-2 day trucking routes.

UNITED STATES POSTAL SERVICE

#19 Employer in Utah by number of employees

FedEx

#59 Employer in Utah by number of employees

Utah Accolades

Growth Rate
6.2%
2025-2030

Utah Ranks #1

- *Best Overall State*
- *Best Economic Outlook*
- *Most Affordable State*
- *Best State to Start a Business*
- *Best Environment for Social Mobility*

#2 for best state economy

WalletHub (June 2024)

Best-Performing Cities:
(Focus on Sustainable Growth & Resilience)

#4 Tier 1 Large Cities — Salt Lake City, Utah
#5 Tier 1 Large Cities — Provo, Utah
#4 Tier 1 Small Cities — St. George, Utah

Milken Institute (February 20 24)

#9 in Venture Capital

U.S. News & World Report (July 2024)

Utah's land is geographically diverse, encompassing the convergence of three distinct geological regions; the Rocky Mountains, the Great Basin & the Colorado Plateau.

Utah's Mighty **5** National Parks

Arches | Canyonlands | Capitol Reef | Bryce Canyon | Zion

Attract more than **11M** visitors per year

Population
3.5M

Workforce
1.4M

Median Age
32.5

Unemployment Rate
3.2%
(June 2025)

#1 Rankings

Utah is a national leader in high job growth, low unemployment, low cost of doing business, & talented labor.

Best Economic Outlook for the 17th year in a row
Rich States Poor States (April 2024)

Best State to Start a Business
WalletHub (January 2024)

Best State & Best Economy
U.S. News & World Report (April 2023)

Most Affordable State
USA TODAY (March 2024)

Best State for the Middle Class
smartasset (April 2024)

Highest Employment Rate (97.7%)
World Population Review (September 2024)

Region/MSA	Population	%
Salt Lake City-Murray Counties: Salt Lake & Tooele	1,313,280	**36.9%**
Provo-Orem-Lehi Counties: Utah & Juab	765,888	**21.5%**
Ogden-Layton-Clearfield Counties: Weber, Davis & Morgan	675,840	**19.0%**
Heber-Park City Counties: Wasatch & Summit	87,624	**2.5%**
Box Elder County	68,441	**1.9%**

81.8% of Utah's Population resides along the Wasatch Front/Back

St. George Counties: Washington	212,835	**6.0%**
Cedar City Counties: Iron	65,524	**1.8%**
Logan Counties: Cache, UT & Franklin, ID	162,145	**4.5%**
Vernal Counties: Uintah	36,379	**1.0%**
Price Counties: Carbon	20,535	**0.6%**
All Other Counties Counties: Beaver, Daggett, Duchesne, Emery, Garfield, Grand, Kane, Millard, Piute, Rich, San Juan, Sanpete, Sevier, Wayne	149,715	**4.2%**

Population Growth

Projected Population Growth (2025-2030)	
Entire State	**6.2%**
Fastest Growing by Region	
Cedar City	**14.8%**
St. George	**12.5%**
Provo-Orem-Lehi	**10.1%**
Heber-Park City	**8.7%**
Box Elder County	**8.0%**
Logan	**7.2%**
Ogden-Layton-Clearfield	**4.3%**
Salt Lake City-Murray	**3.4%**

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