

Food Grade Freezer/Cooler Sublease

Newly Divisible to +/-75,000 SF

201,482 SF Available

Lease Expires February 2032!

6303 W. Dannon Way

West Jordan, UT 84801

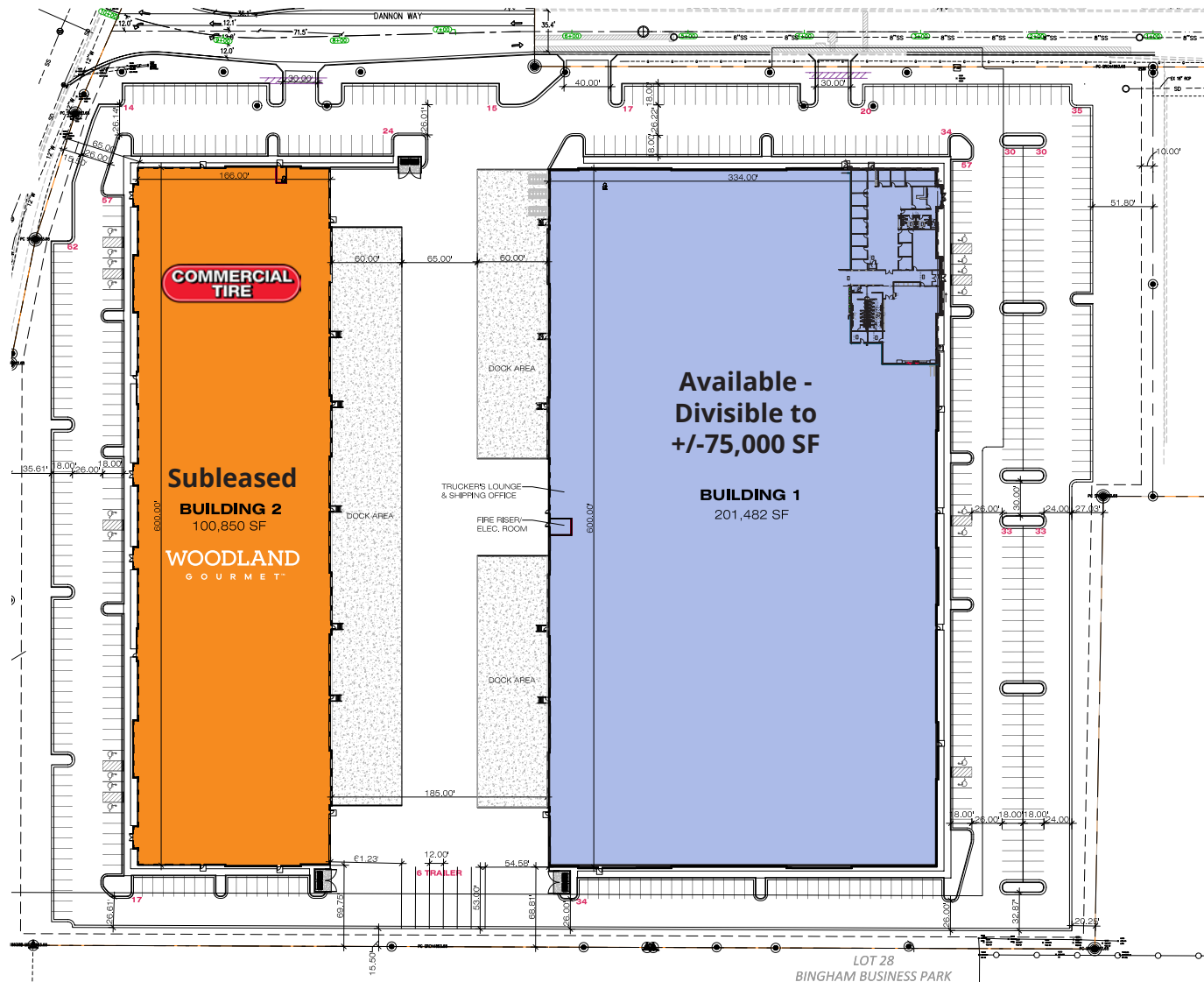
Starting at **\$1.05/SF NNN!***

**For a full building lease with minimal TIs*

Colliers

Misfits
Market

Site Plan



Property Highlights

- Brand new concrete tilt construction. Modern food grade cold storage facility, built in 2021
- State-of-the-art Freon refrigeration systems
- ~32' clear height
- 185' book-ended truck court
- 6 trailer stalls

Location Highlights

- Close proximity to Mountain View Corridor
- Large employment base in close proximity
- Within a 12-hour drive of over 61 million people

Building 1

Total Building Size:	201,482 SF (Divisible to +/-75,000 SF)
Dock Doors:	(29) equipped (9' x 10')
Drive Ins:	(2) - 14' x 16' (1) - 12' x 14'

Building 1 Floor Plan & Photos



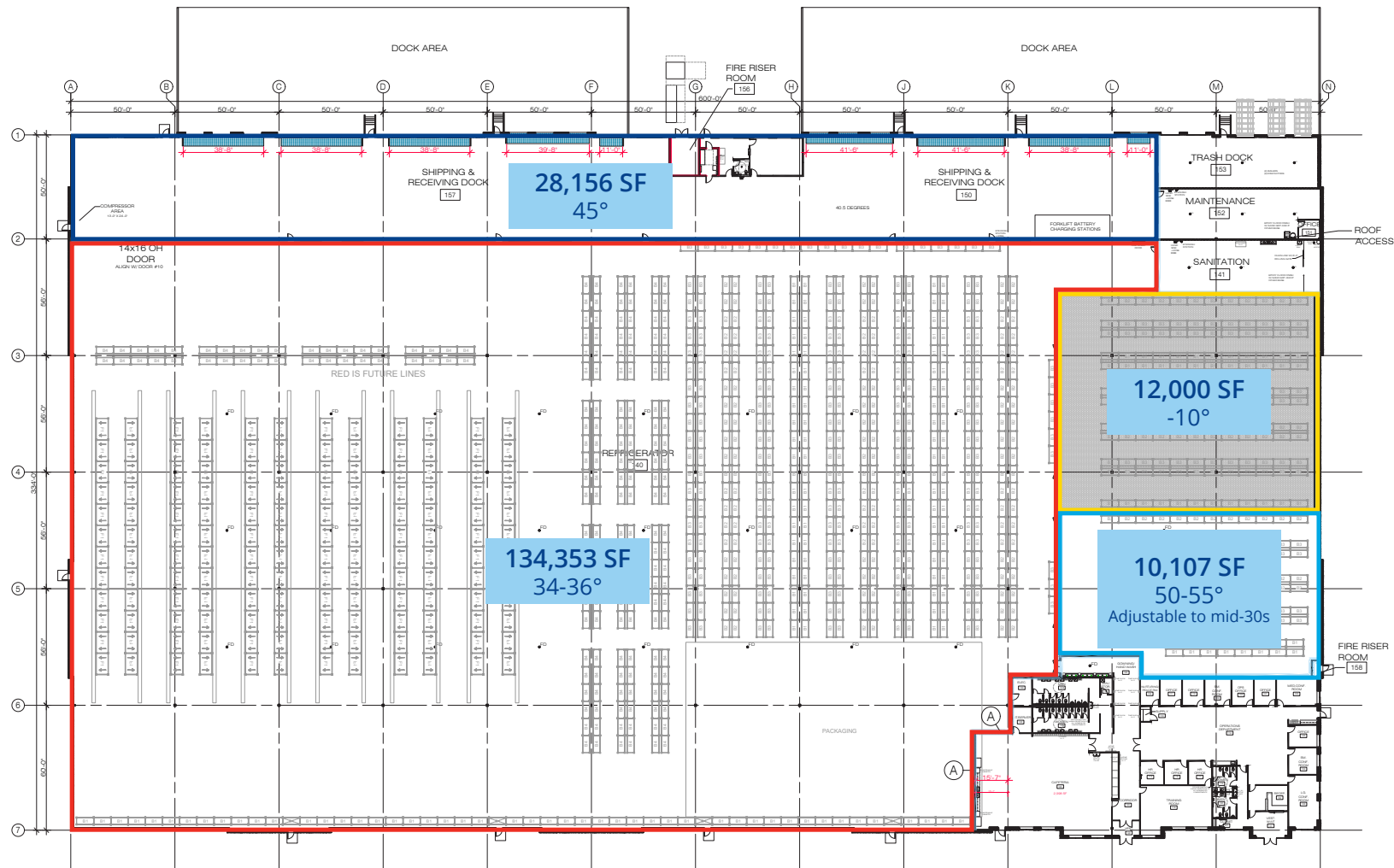
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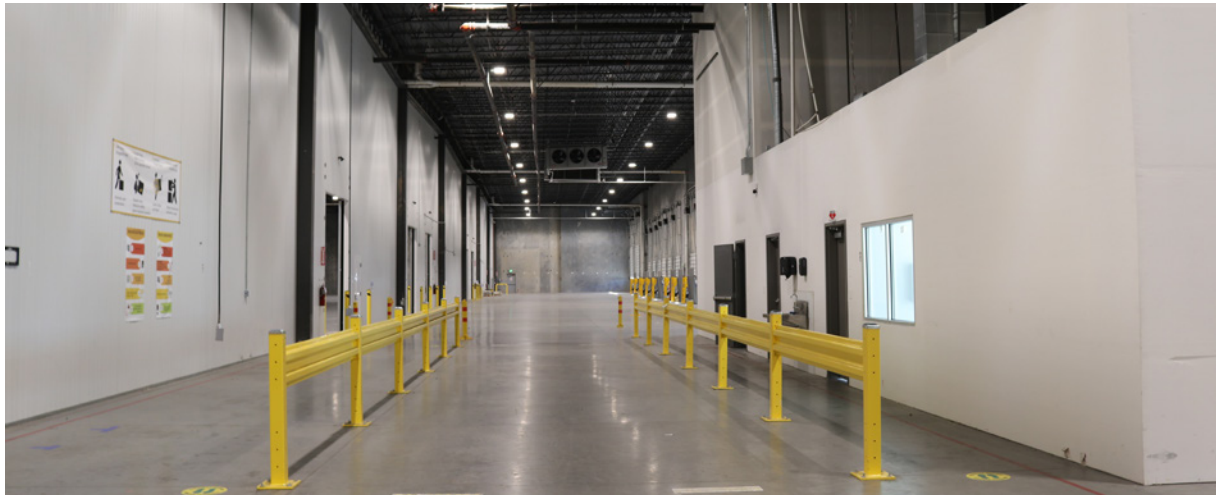
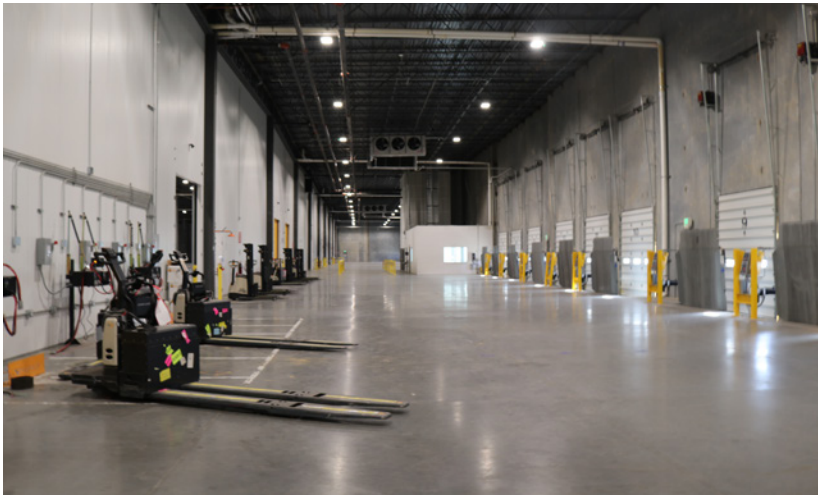
Building 1 Floor Plan & Temps

Building Features

- Office: 12,021 SF
- (29) equipped dock doors (9' x 10')
- Drive ins: (2) - 14' x 16', (1) - 12' x 14'
- Serco Entrematic Vertical Dock Levelers
- Various powered overhead doors
- 9 automatic quick-lift forklift doors throughout (8' x 14')
- 4,000A, 277/480V, 3PH Power
- Pallet count: ~17,210 (8'4" aisle)



201,482 SF





Area Highlights



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Labor Analytics

Within a 10-Mile Radius



758,498

2022 Population



3,568

Industrial Jobs



+30,000

Net Commuters

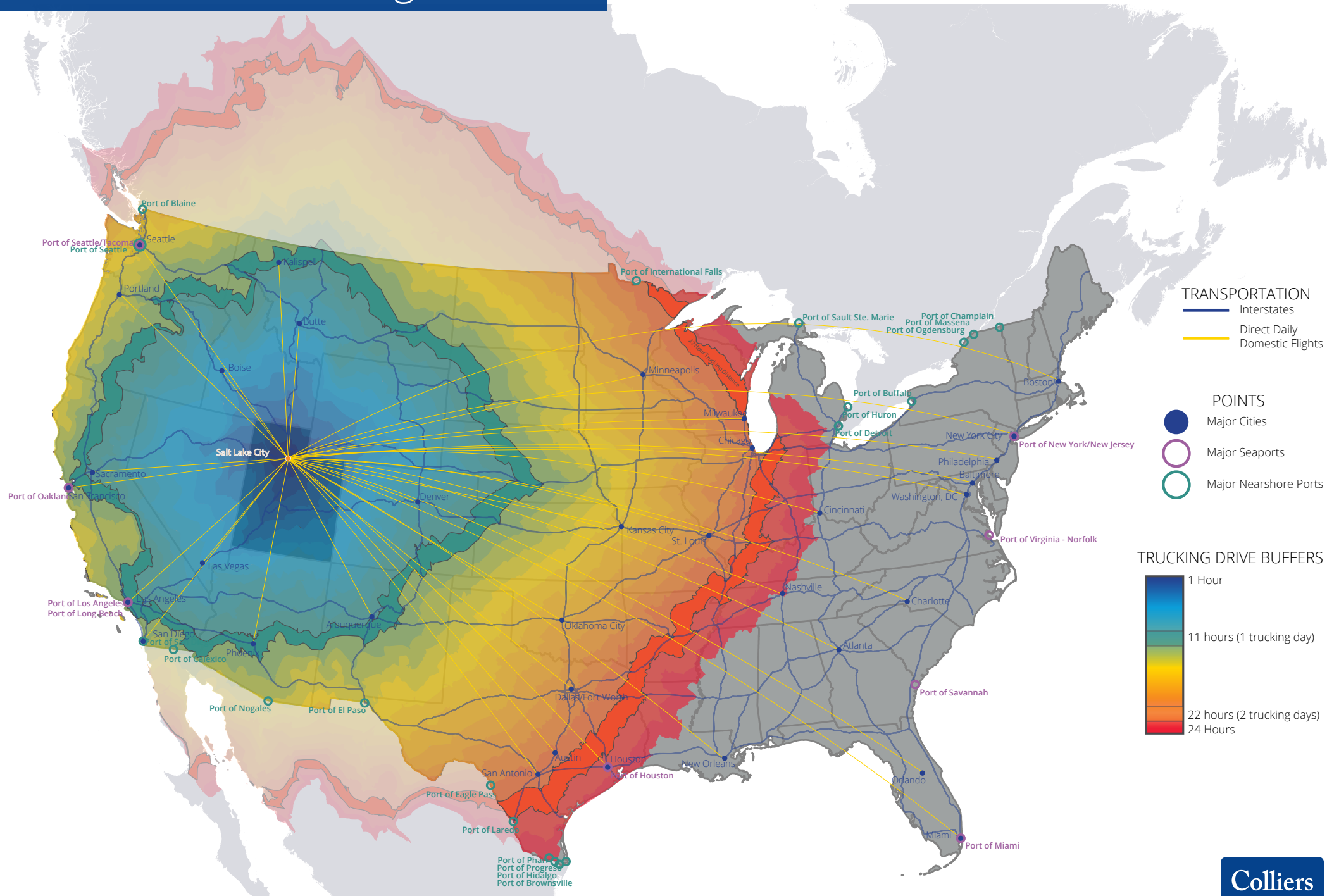
Net Commuters:
30,000+ residents commute
into this area to fulfill area jobs

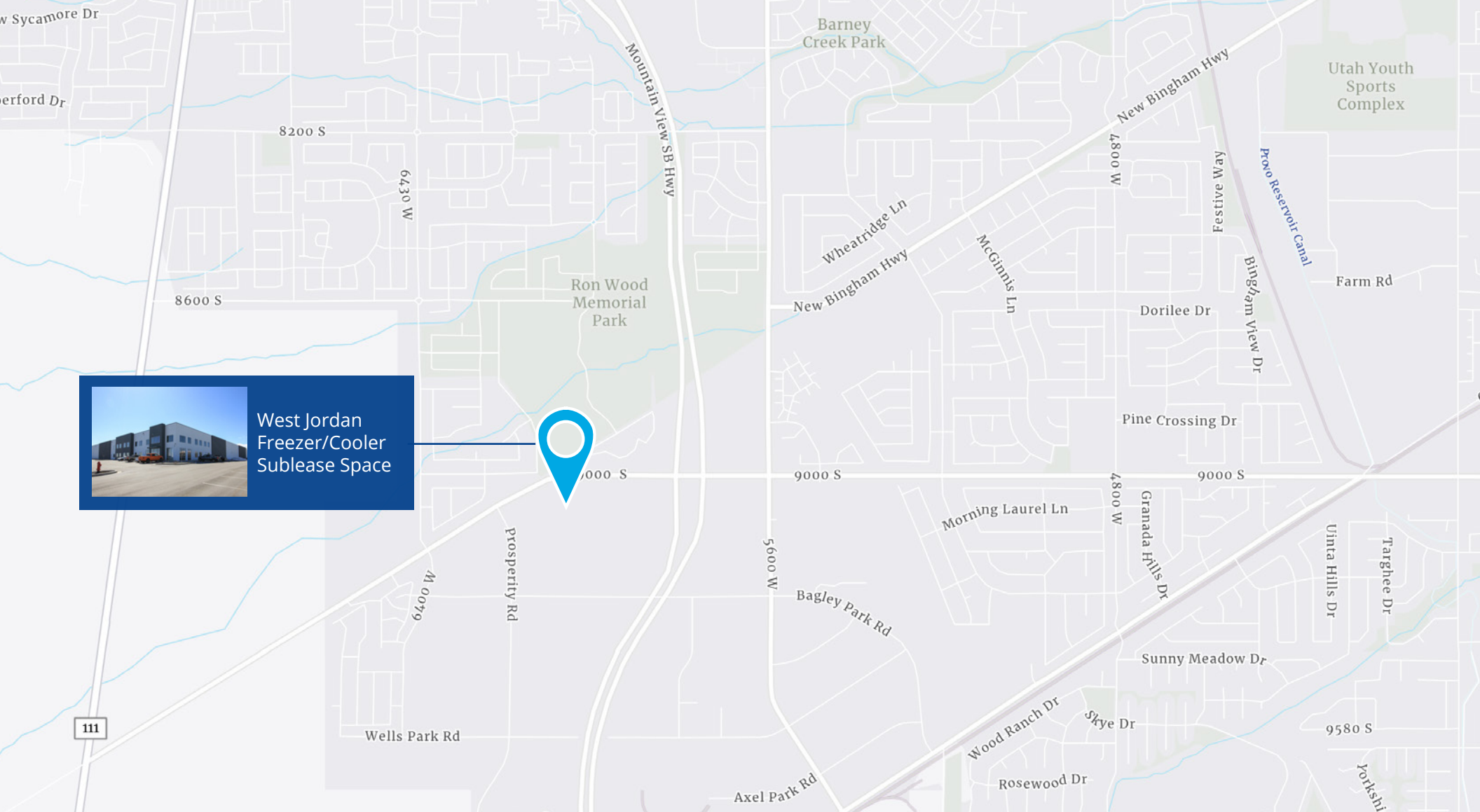
Prime Location

Location	Distance	Time
Mountain View Corr	1 mi	2 min
Bangerter Hwy	3.7 mi	7 min
SR-201	11.3 mi	15 min
I-15	13 mi	21 min
SLC Intl Airport	16.8 mi	22 min
I-80 West	17.7 mi	22 min
I-80 East	18.3 mi	21 min
Downtown SLC	20.9 mi	26 min
Ingress		
Egress		



Interstate Trucking Times





West Jordan
Freezer/Cooler
Sublease Space

Colliers

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