

**BOYER**ASILIA
PARTNERS

Accelerating success.



Build-to-Suit Opportunity

Retail, Service & Industrial Uses

1100 South 5600 West Salt Lake City, Utah

High-Traffic Location Adjacent to Union Pacific Intermodal Hub

- 6.33 acres fronting 5600 West with strong visibility.
- Well-suited for retail, fuel, service, and industrial uses.
- Excellent access to I-80, SR-201 & 5600 West.
- Strong daily traffic counts serving commuters, trucks, and employees, averaging a total of @ 21,700 vehicles daily.
- Location supports high-frequency, daily-need retail.
- Adjacent to Union Pacific Intermodal Hub and surrounding employment base.
- Strategic central location with connectivity to all major interstates and arterial routes, serving commuters, logistics, inter-modal and regional traffic.

Adjacent to
**Union Pacific
Intermodal Hub**

Contact for Pricing:

Tom Freeman, SIOR

Vice Chair
+1 801 947 8309
tom.freeman@colliers.com

Travis Healey, SIOR

Vice Chair
+1 801 947 8335
travis.healey@colliers.com

Jeremy Jensen, SIOR, CCIM

Executive Vice President
+1 801 441 1207
jeremy.jensen@colliers.com

Jeremy Terry

Vice President
+1 801 671 9349
jeremy.terry@colliers.com

Accelerating success.

Trade Area



855,000 SF
Fulfillment Center
1,500 Employees



840,000 SF
1,700 Employees
UPS's 2nd largest
hub in US



NICHOLAS
AND COMPANY
Distribution Center
550 Employees



Distribution Center
485 Employees



Fabrication Center
300 Employees



HARLAND CLARKE®
Customer Service
Center
230 Employees



Distribution Center
225 Employees



Manufacturing Center
204 Employees

Total Employees (2025)

5 Mile Radius	10 Mile Radius	15 Mile Radius
69,413	362,244	617,511

Vast industrial growth in the area has led to large numbers of employees in an area very underserved with limited retail services.



Less than 10 minutes from **Salt Lake International Airport**, undergoing the final phase of a \$3.6 billion rebuild.



1 mile from the future extension of **Mountain View Corridor**, a north-south highway servicing the western portion of Salt Lake County.



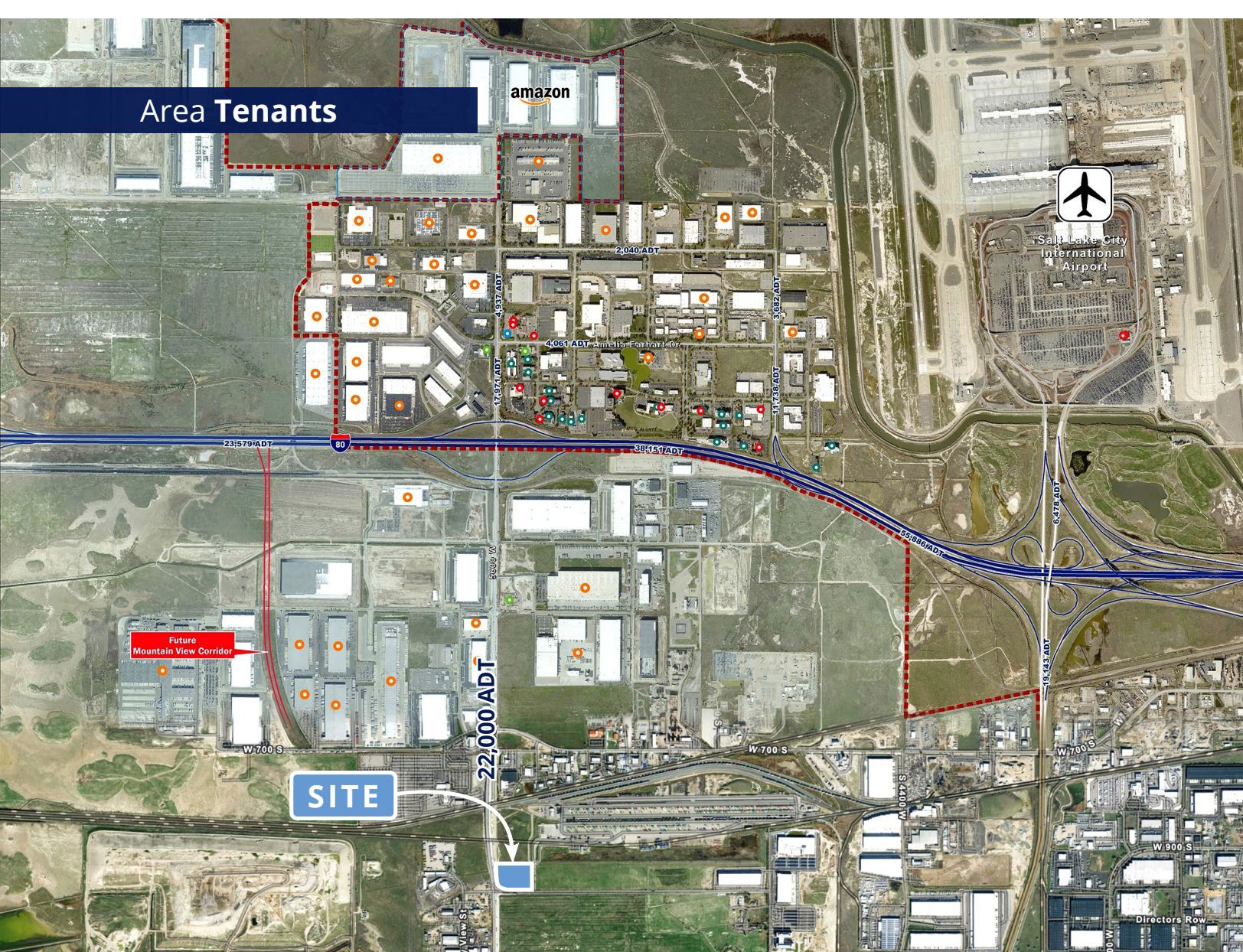
Approximately 2,383 hotel rooms **within one mile** of the site



Less than 1 mile from the 5600 West interchange of I-80, this site provides the first services, **entering the city** along eastbound I-80, in 45 miles.



Area Tenants



Industrial Tenants

- Albany Engineered Composites
- Amazon
- Bard Access Systems
- Basic Research
- Biomerics
- Bishops Central Storehouse
- Brady
- Compax
- Costco Dist. Center
- Easton Dist. Center
- Excel Worldwide Logistics
- Expeditors
- FedEx Freight
- FFE Transport. Service
- Fox 13 Studios
- GE Healthcare
- HemaSource
- Hensley Battery & Electrics
- HNI Western Regional Dist.
- Hunter Douglas Fabrication
- Jacobson Construction
- Nicholas & Company
- O'Reilly Automotive Dist. Center
- PCA
- Power Distributors
- Quality Distribution

- RC Willey Dist. Center
- Regis Salons Dist. Center
- Select Comfort Manufacturing Factory
- Sephora Dist. Center
- Sierra Forest Products
- Stadler
- Tosca
- UPS Regional Hub
- 1-800 Contacts Dist. Center

Hotels

- Aloft Hotel
- Best Western Plus
- Comfort Inn
- Courtyard by Marriot
- DoubleTree
- Inn & Suites by Hilton
- Fairfield Inn & Suites
- Four Points by Sheraton
- Hampton Inn
- Hilton Garden Inn
- Holiday Inn
- Homewood Suites
- Hyatt Place
- La Quinta Inn & Suites
- Microtel Inn & Suites
- Ramada Inn

- Residence Inn
- Springhill Suites
- Staybridge Suites
- Super 8
- TownePlace Suites
- Tru by Hilton

Gas Stations

- Maverick
- Phillips 66

Restaurants

- Amelias
- Cedar Creek Grill
- Chang Chun Chinese
- Courtyard Cafe
- Grill 114
- Happy Teriyaki
- Port of Subs
- Perkins
- Roberts Restaurant
- Subway
- Wing Tips

Inland Port Boundary Line



Exclusively Marketed by the **Freeman | Healey | Jensen** Industrial Team

Tom Freeman, SIOR
Vice Chair
+1 801 947 8309
tom.freeman@colliers.com

Travis Healey, SIOR
Vice Chair
+1 801 947 8335
travis.healey@colliers.com

Jeremy Jensen, SIOR, CCIM
Executive Vice President
+1 801 441 1207
jeremy.jensen@colliers.com

Jeremy Terry
Vice President
+1 801 671 9349
jeremy.terry@colliers.com

Colliers | 111 S. Main St, Suite 2200 | Salt Lake City, UT 84111 | +1 801 947 8321 | colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.