



CENTRAL

COMMERCE CENTER

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

Now Leasing



Building 2

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

VIAWEST
Group

 **CLARION
PARTNERS**

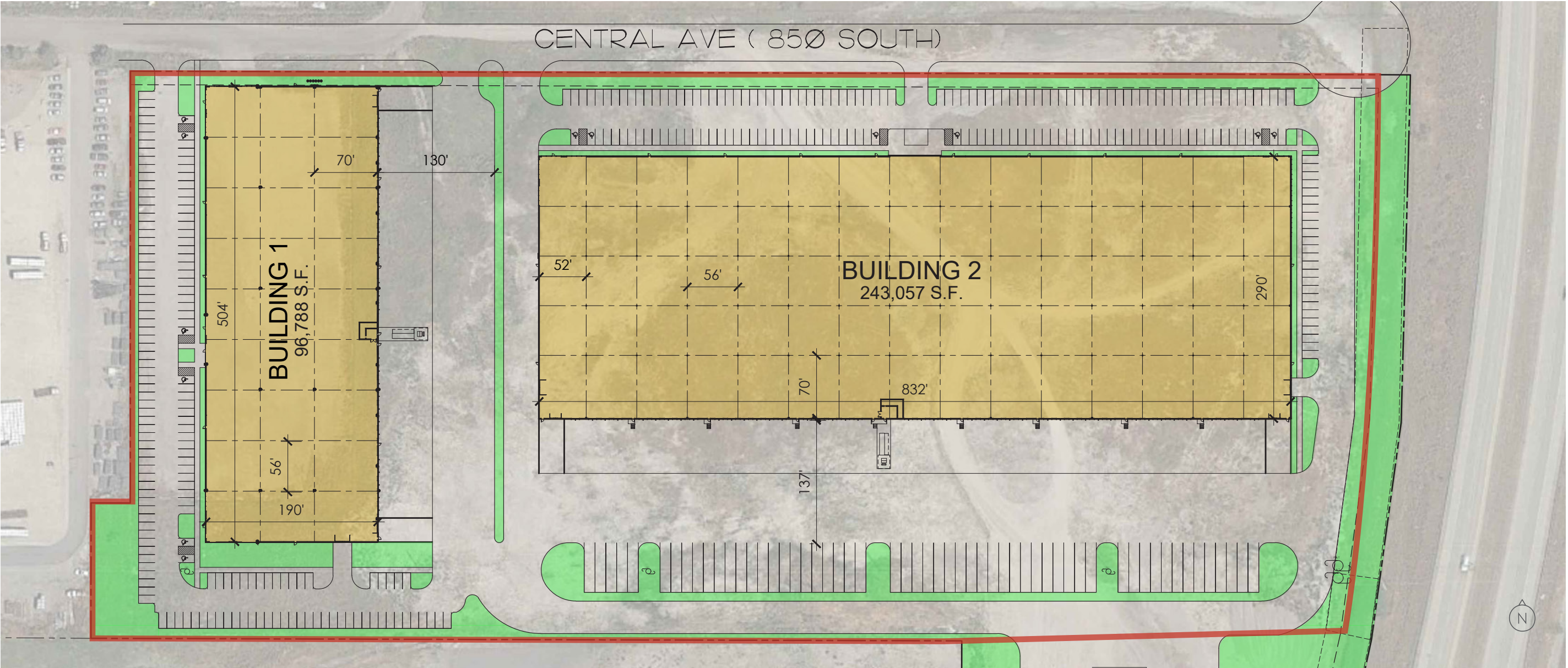


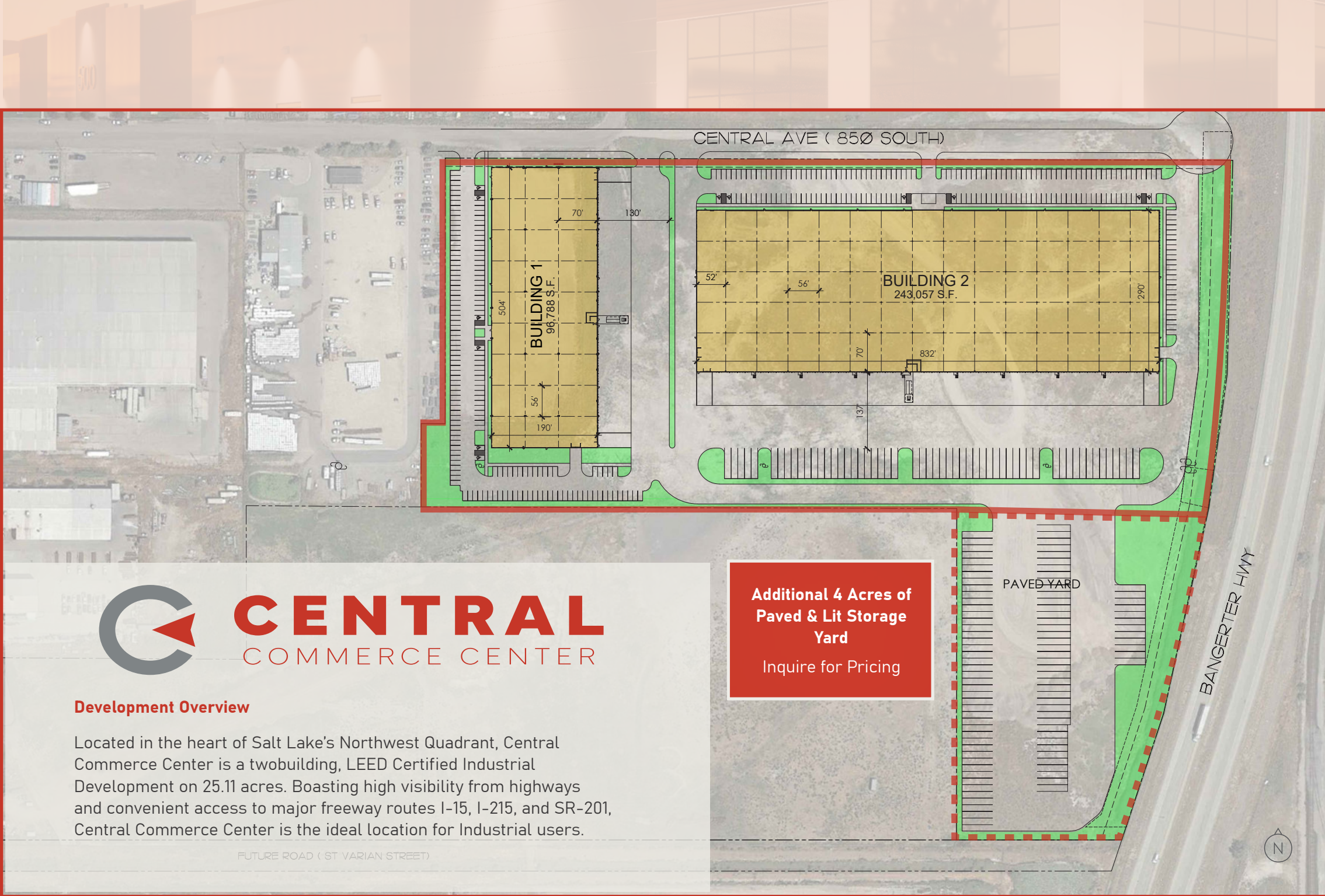
Property Summary

- 25.11 Acres
- 339,845 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

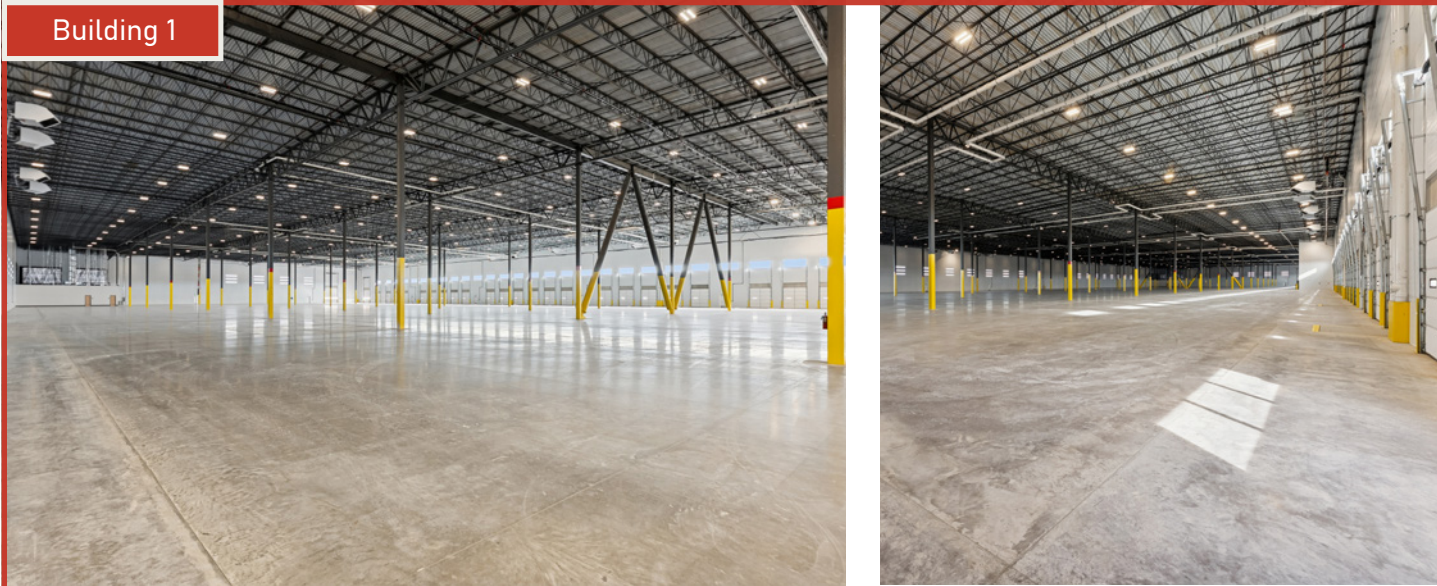
Site Plan





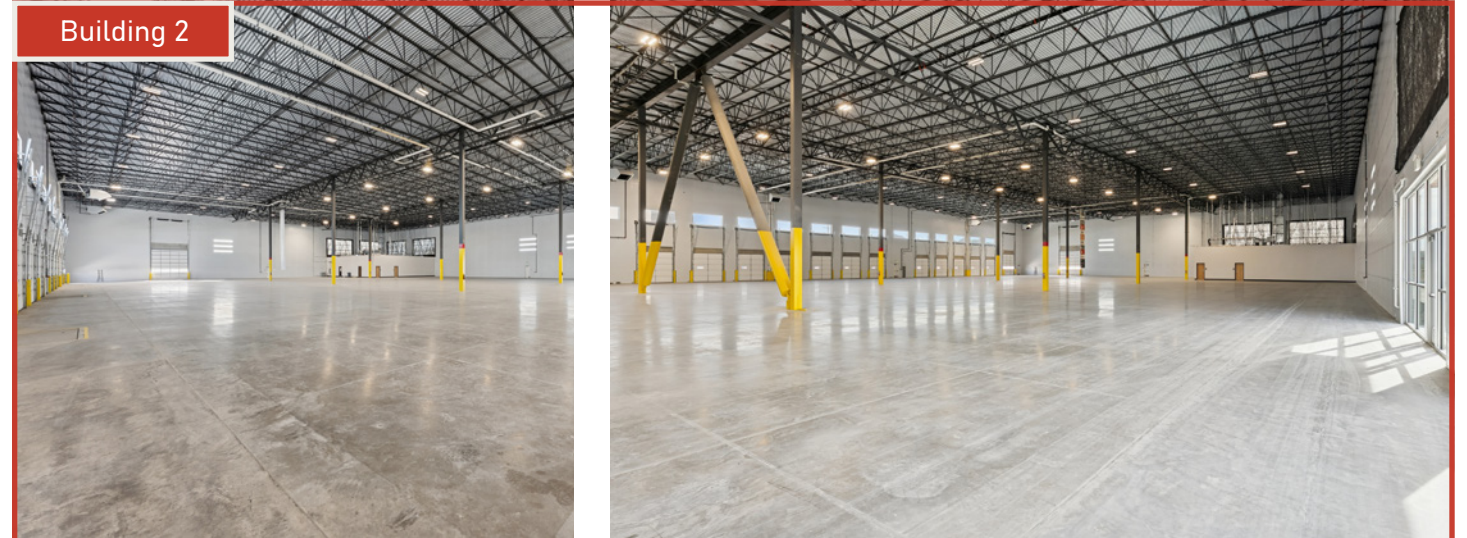
	Building 1	Building 2
Total Size	96,788 SF	243,057 SF
Divisible to	21,200 SF	113,400 SF
Office Spec Suite	3,000 SF	3,000 SF
Building Depth	190'	290'
Clear Height	32'	36'
Column Spacing	56'w x 60'd	56'w x 55'd
Speed Bays	70'	70'
Dock High Doors	26 (6) equipped with pit leveler and dock seal	44 (12) equipped with pit leveler and dock seal
Grade Level Doors	3 14' x 16'	4 14' x 16'
Total Parking	163 Stalls	182 Stalls
Truck Court	130	138
Trailer Stalls	-	56
Additional Parking	Up to 97 stalls or 4 AC of storage yard	
Power	3,000 Amps 480/277V 3-ph Power	4,000 Amps 480/277V 3-ph Power
Floor Slab Thickness	6" reinforced slab	7" reinforced slab

Building 1



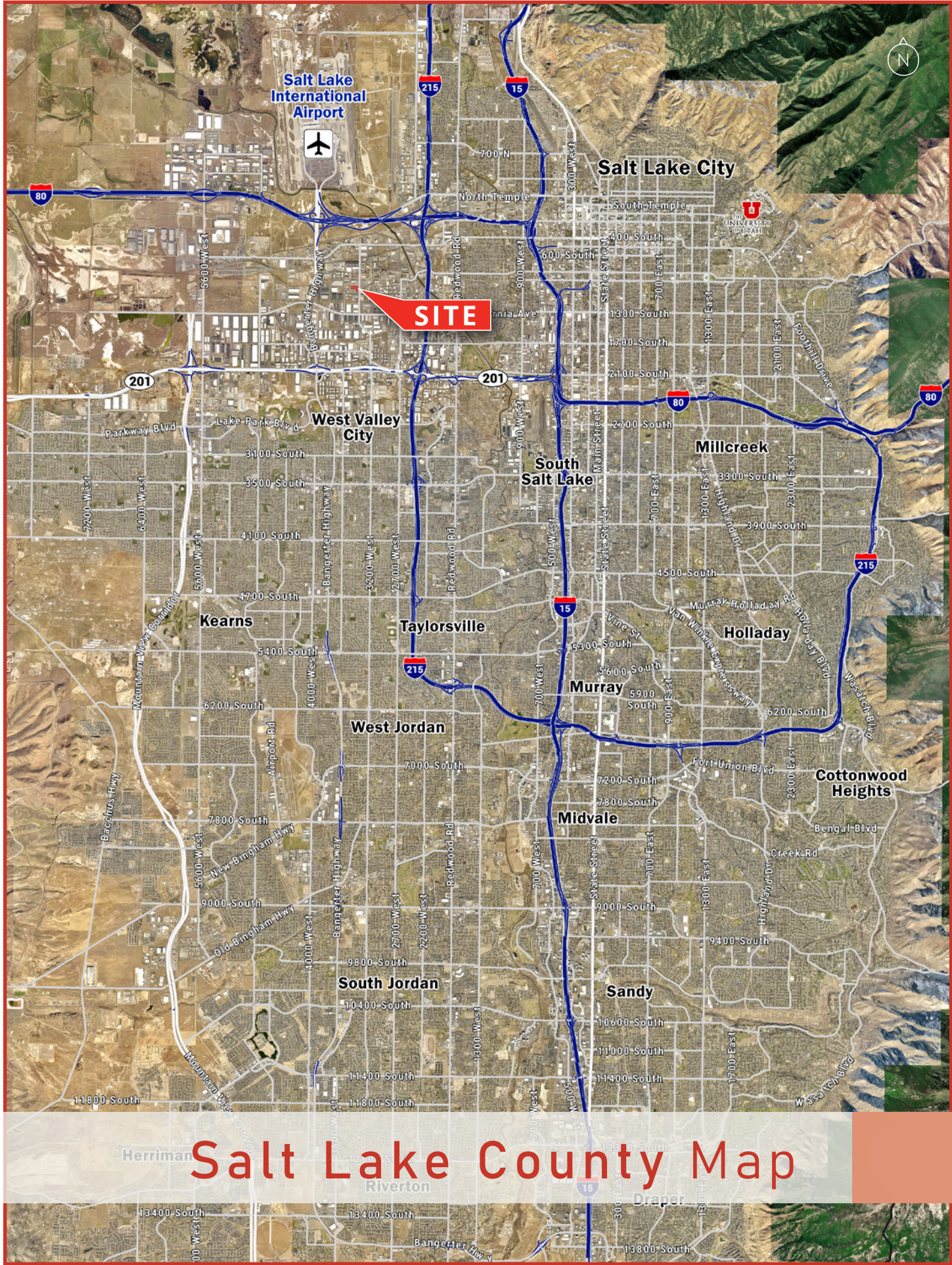
Property Photos

Building 2



Industrial Tenants





Salt Lake County Map

Utah Overview

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)



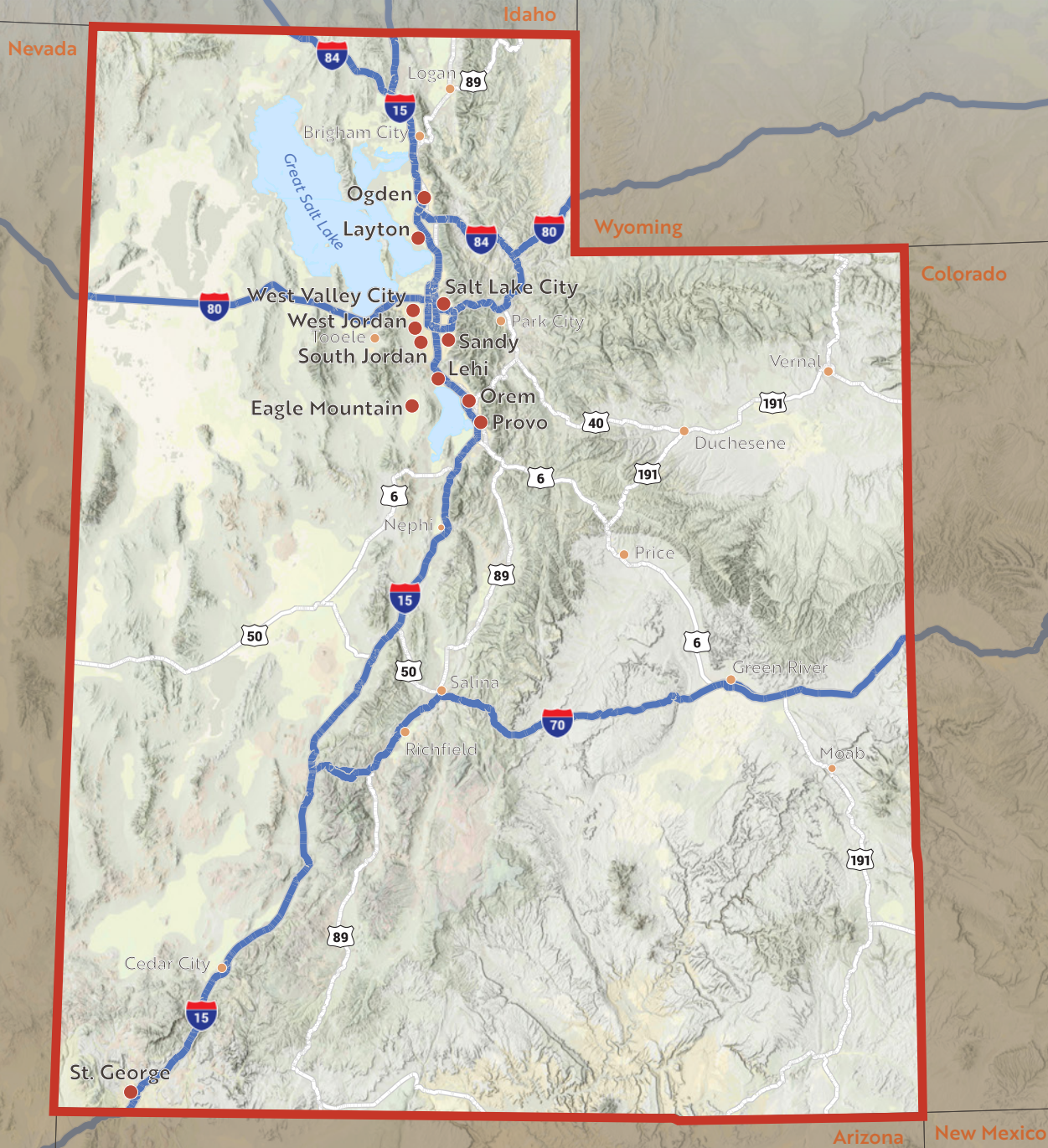
Utah's Population Demographics (2025)

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'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 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.

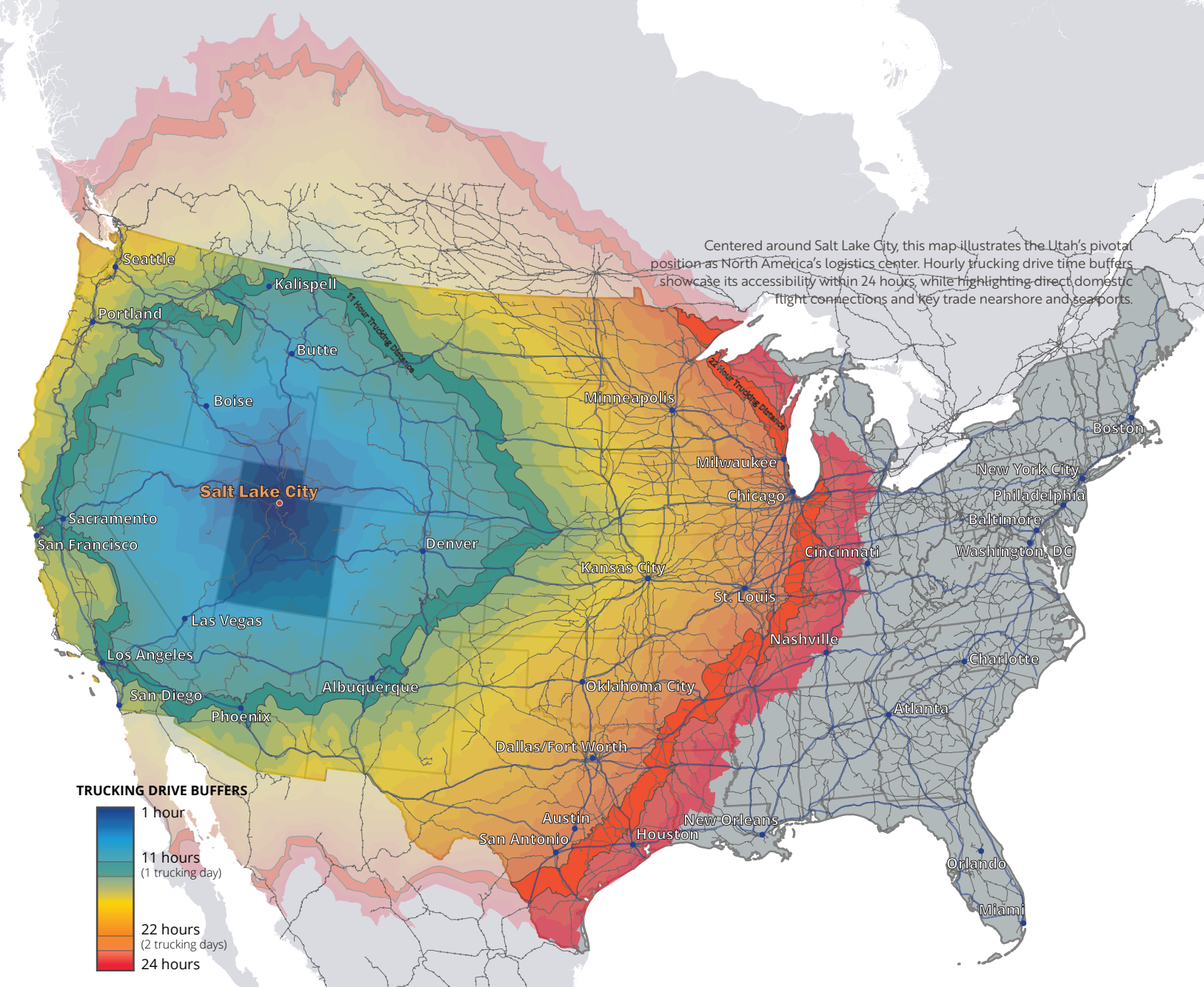
The tremendous growth within the state requires consideration for intentional growth and critical infrastructure to support that growth. The Utah Inland Port Authority was created to develop structures and systems to support the transport of critical goods such as transportation networks, warehouse/storage 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.



#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.



#19 Employer in Utah by number of employees



#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.



#59 Employer in Utah by number of employees

Utah Accolades



Growth Rate
6.2%
2025-2030

#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

(February 20 24)

#9 in Venture Capital

(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

(April 2024)

Best State to Start a Business

(January 2024)

Best State & Best Economy

(April 2023)

Most Affordable State

(March 2024)

Best State for the Middle Class

(April 2024)

Highest Employment Rate
(97.7%)

(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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Exclusively Marketed By:

Rusty Bollow, SIOR, CCIM, MRED
Executive Vice President
+1 801 633 4800
rusty.bollow@colliers.com

Bobby Stevens, SIOR
Senior Vice President
+1 801 696 9617
bobby.stevens@colliers.com

Ethan Wallace
Associate
+1 901 497 0790
ethan.wallace@colliers.com

Colliers
6440 S. Millrock Dr., Suite 500
Salt Lake City, UT 84121
Main: +1 801 947 8300
colliers.com



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