



# CENTRAL

COMMERCE CENTER

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

## Now Leasing



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

**VIAWEST**  
Group

 **CLARION  
PARTNERS**





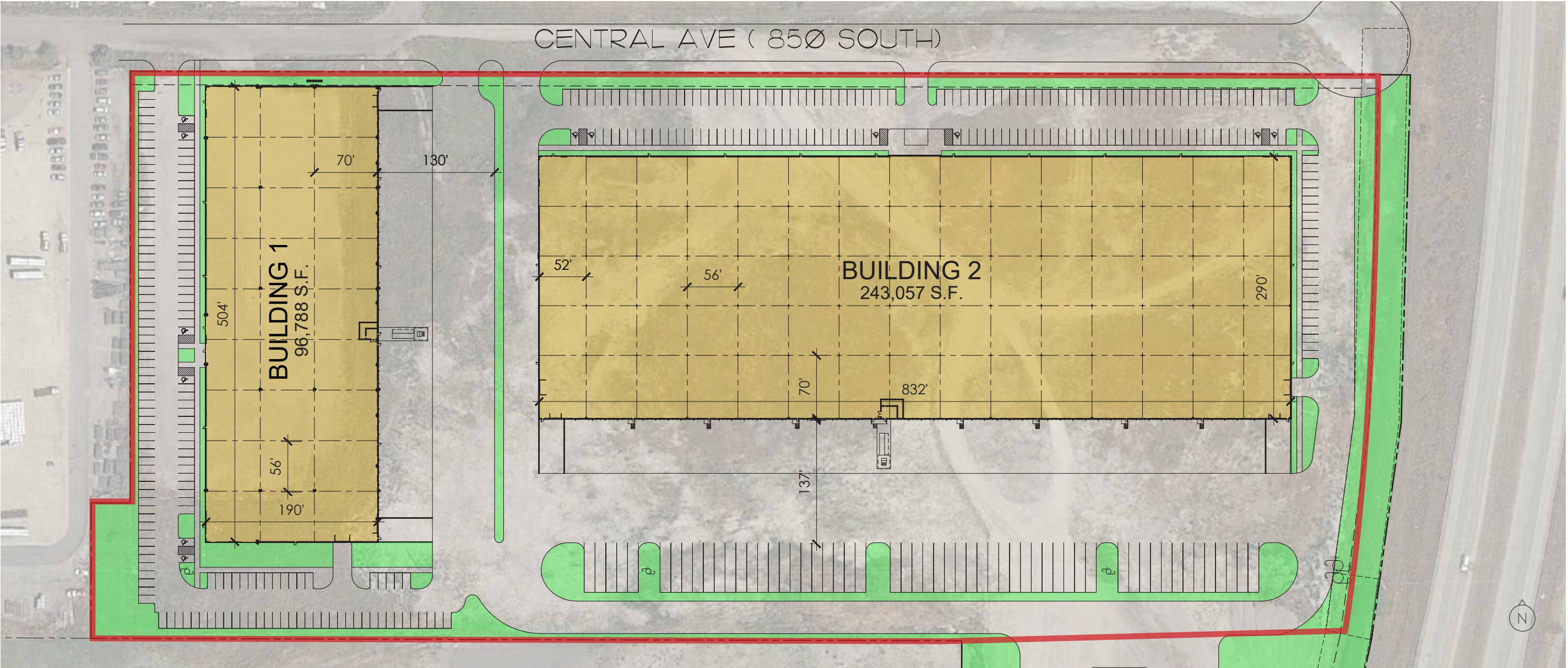
#### Property Summary

- 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

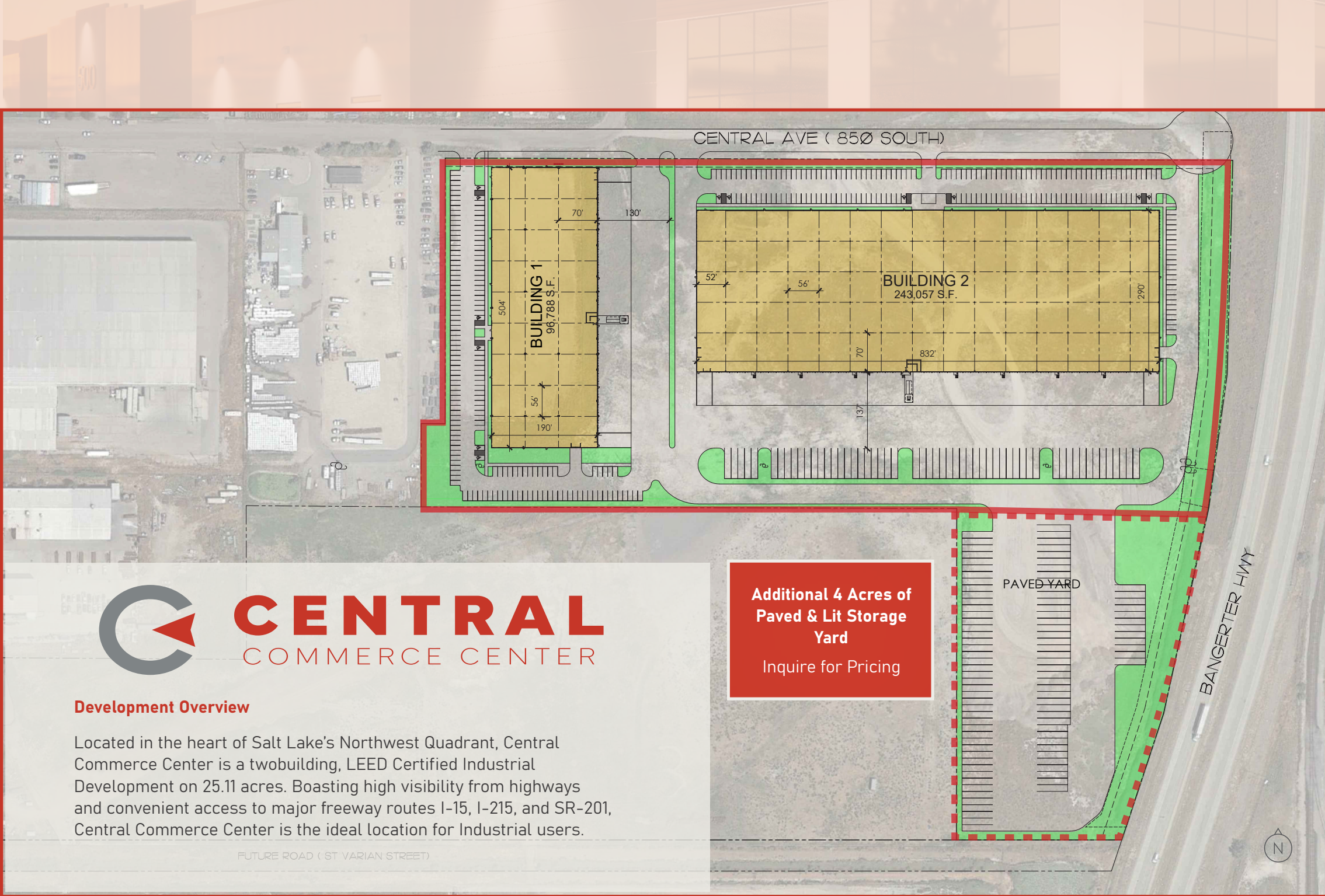




# Site Plan







Additional 4 Acres of  
Paved & Lit Storage  
Yard  
Inquire for Pricing

Development Overview

Located in the heart of Salt Lake's Northwest Quadrant, Central Commerce Center is a twobuilding, 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      339,845 SF

Site Details



|                      | Building 1                                        | Building 2                                         |
|----------------------|---------------------------------------------------|----------------------------------------------------|
| Total Size           | 96,788 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      | 26<br>(6) equipped with pit leveler and dock seal | 44<br>(12) equipped with pit leveler and dock seal |
| Grade Level Doors    | 3<br>14' x 16'                                    | 4<br>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<br>480/277V<br>3-ph Power              | 4,000 Amps<br>480/277V<br>3-ph Power               |
| Floor Slab Thickness | 6"<br>reinforced slab                             | 7"<br>reinforced slab                              |



# Industrial Tenants

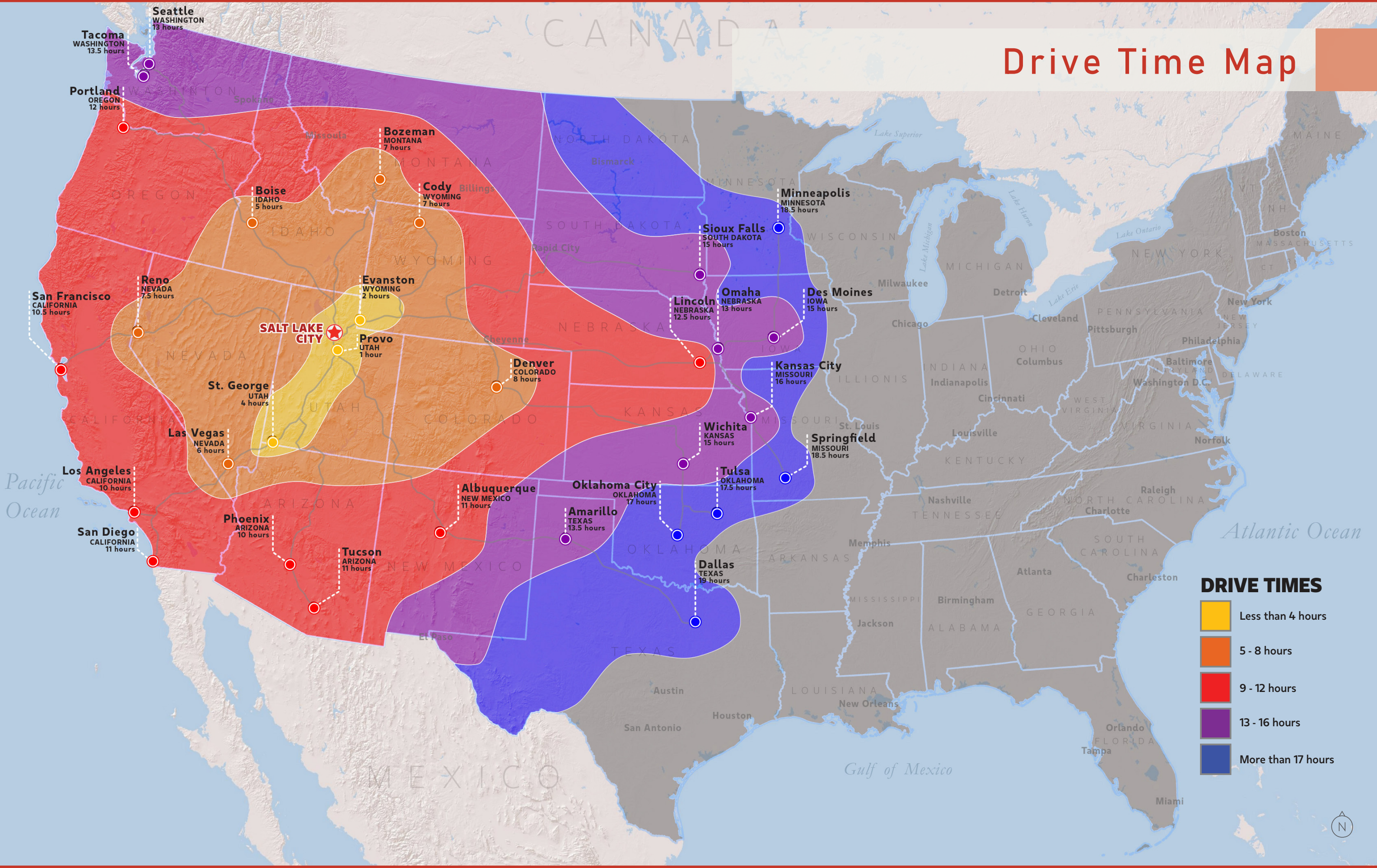








# Drive Time Map







Downtown Salt Lake City



## Utah Provides a High-Quality of Life

Utah is a national leader in **high job growth, low unemployment, low cost of doing business, and talented labor**. Utah regularly ranks among the best states for **business, careers, living, health, and quality of life**. Utah provides an array of employment opportunities in various industries, and offers its residents numerous lifestyle options that range from quiet rural settings to thriving urban centers.

Most of Utah's population resides along **The Wasatch Front**, roughly 150 miles of contiguous cities and communities, running predominantly north-south along the I-15 corridor and the western slope of the Wasatch Mountain range, from Brigham City to Nephi.

Utah is world-renowned for its bounty of **public lands and recreational opportunities** ranging from mountain wilderness to desert landscapes. Utah has five national parks, six national forests, numerous state parks and recreation areas, and over a dozen ski resorts.

Utah is a geographically diverse state, encompassing a **convergence of three distinct geological regions**: the Rocky Mountains, the Great Basin, and the Colorado Plateau.

The beehive is the state symbol of Utah. The Mormon settlers used the symbol to represent **hard work and industriousness**. The beehive is where all workers cooperate in the construction of something much bigger than themselves, as a model for an efficiently run society.

### Utah's Population Demographics (2022)



3.4M  
Population



1.1M  
Households



3.04  
Average Household Size

### Utah's Income Factors (2022)



\$89.4K  
Median Household Income



\$105.8K  
Average Household Income



\$34.3K  
Per Capita Income

  
Utah is a  
Young & High-Growth  
State

One of the Fastest  
Growing States in the U.S.  
**20.7%**  
Population Increase  
2010-2020  
(ESRI BAO)

Median Age of  
**30.9**  
The Youngest State in  
the U.S. by Median Age  
(ESRI BAO)

There Are More Than  
**571k**  
More People in Utah  
Than There Were in 2010  
(ESRI BAO)

  
The  
Economic Conditions  
in Utah are Great

Ranked  
**2nd**  
Best State for  
Overall Economy  
(U.S. News: Best States Ranking)

Utah Named  
**#2**  
Best State for  
Business in 2018  
(Forbes)

Ranked  
**4th**  
Best State for  
Venture Capital  
(U.S. News: Best States Ranking)

  
Utah Boasts a Highly  
Educated & Skilled  
Workforce

More Than  
**35**  
Higher Education  
Institutions in Utah  
(National Database of Scholarships)

**48%**  
of Utahns Have  
Obtained Postsecondary  
Certificates or Degrees  
(Utah.gov)

Over  
**79k**  
Degrees Awarded  
in 2017  
(DataUSA.io)

  
Opportunities for  
Jobs & Careers  
in Utah are Plentiful

Among the Top State  
in the U.S for Job Growth  
**3.6%**  
Utah's Job Growth Rate  
July 2018-July 2019  
(U.S. Bureau of Labor Statistics)

Utah is Experiencing  
Overwhelming Job Growth in  
**Construction,  
Financial, Health  
& Technology**  
Sectors  
(Utah.gov)

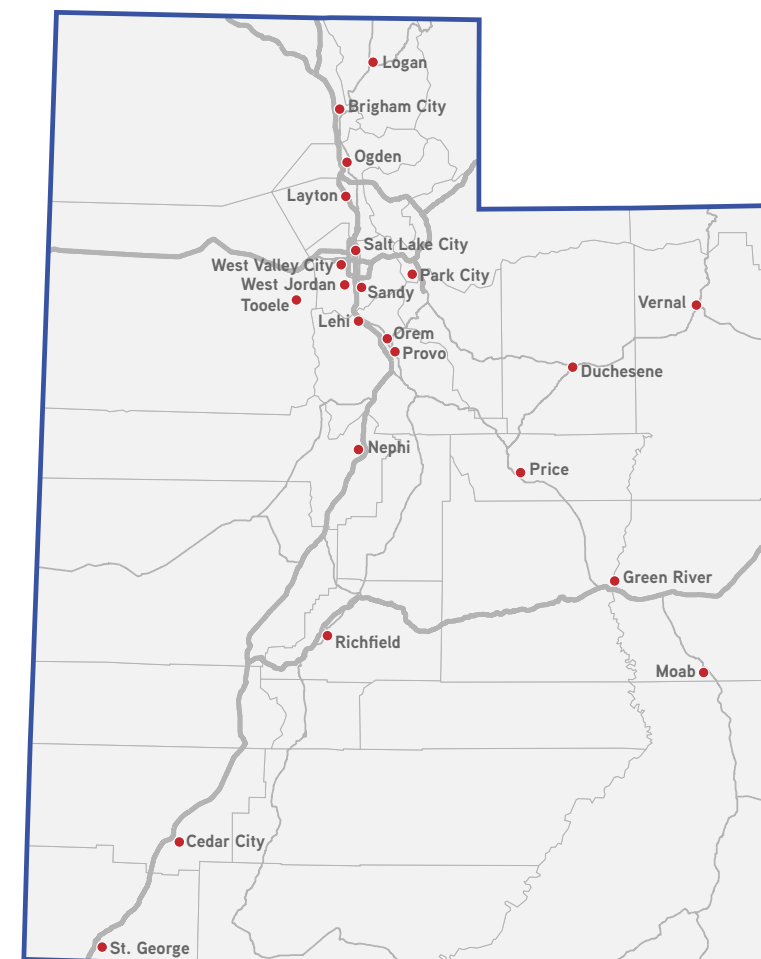
About  
**54.5k**  
Jobs Were Added to  
Utah's Economy from  
July 2018-July 2019  
(U.S. Bureau of Labor Statistics)

  
Utah Contains a  
Multilingual  
Population

Over  
**120**  
Languages  
Spoken in Utah  
(Desert News)

About  
**15%**  
of Utah Residents speak  
a Language Other Than  
English at Home  
(The Salt Lake Tribune)

More Than  
**246k**  
Spanish Speakers  
(U.S. Census Bureau)



### Utah's Metropolitan Statistical Areas (MSAs)



- 1 Salt Lake City** (1,283,161)  
Counties: Salt Lake & Tooele
- 2 Provo-Orem** (714,263)  
Counties: Utah & Juab
- 3 Ogden-Clearfield** (699,065)  
Counties: Weber, Davis & Box Elder
- 4 St. George** (190,266)  
Counties: Washington
- 5 Logan** (153,122)  
Counties: Cache, UT & Franklin, ID

### Utah's Most Populous Cities

- 1 Salt Lake City** (204,380)
- 2 West Valley City** (141,290)
- 3 Provo** (129,973)
- 4 West Jordan** (121,762)
- 5 Orem** (103,120)
- 6 Sandy** (100,343)
- 7 St. George** (98,525)
- 8 Ogden** (89,694)
- 9 South Jordan** (86,315)
- 10 Layton** (78,750)





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