

DIRECTORS ROW MANUFACTURING

For Lease

PRICE REDUCTION:
\$1.45 NNN



3070 West Director Row | Salt Lake City, Utah



DIRECTORS ROW MANUFACTURING

OVERVIEW

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FACILITY OVERVIEW

This recently completed, Class A manufacturing warehouse is a perfect solution for its first occupants. The fully equipped, move-in-ready facility features a two-story office buildout, employee kitchen and locker rooms, conference rooms, and a welcoming foyer. Designed for heavy industrial use, the space includes 8" reinforced floors, clerestory windows, and columns pre-engineered for rail crane installation. The property also offers secure employee parking, a fenced yard, temperature controller warehouse/manufacturing area, motion-sensor LED lighting throughout, and floor drains in both the shop and warehouse. Built to support up to 774 employees, this facility is designed for efficient manufacturing and logistics operations.

HIGHLIGHTS

- 8" reinforced floors
- Secure employee parking
- Clerestory windows
- Backup redundant power
- HVAC in office area
- Evaporative cooling in warehouse and manufacturing area
- Heated warehouse/manufacturing area
- Columns ready for crane installation
- Modern office design
- Designed for up to 774 employees
- All-on motion sensor LED lights
- 5 min from SLC International Airport



DIRECTORS ROW MANUFACTURING FLOORPLANS

BUILDING SPECS

Reduced Rate

\$1.45 NNN

Building Size 70,160 SF

Warehouse 59,660 SF

Office 10,500 SF

Acres 4.06

Column Spacing 44' x 78'

Clear Height 36'

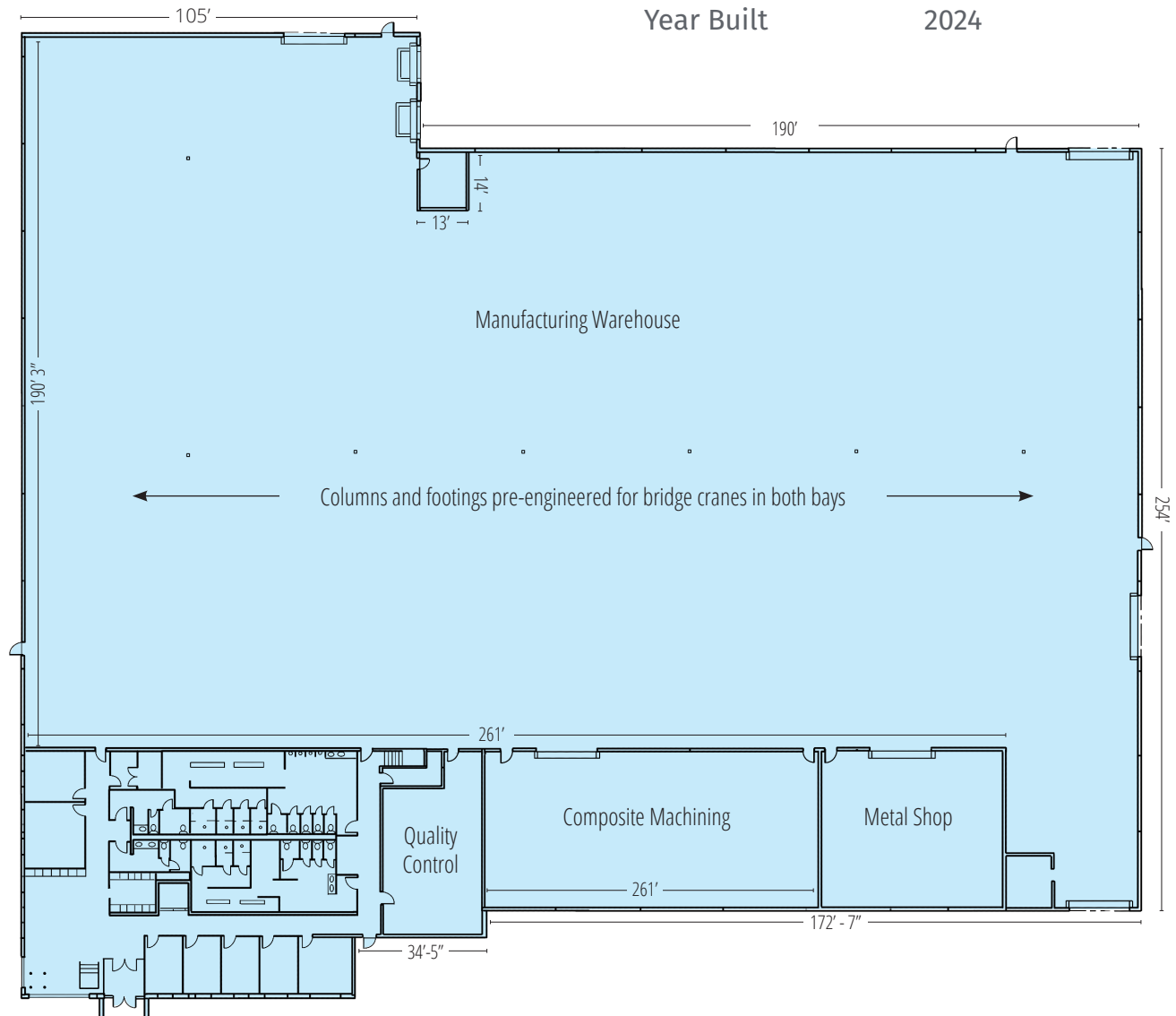
Dock Doors 2

Ground Level 4

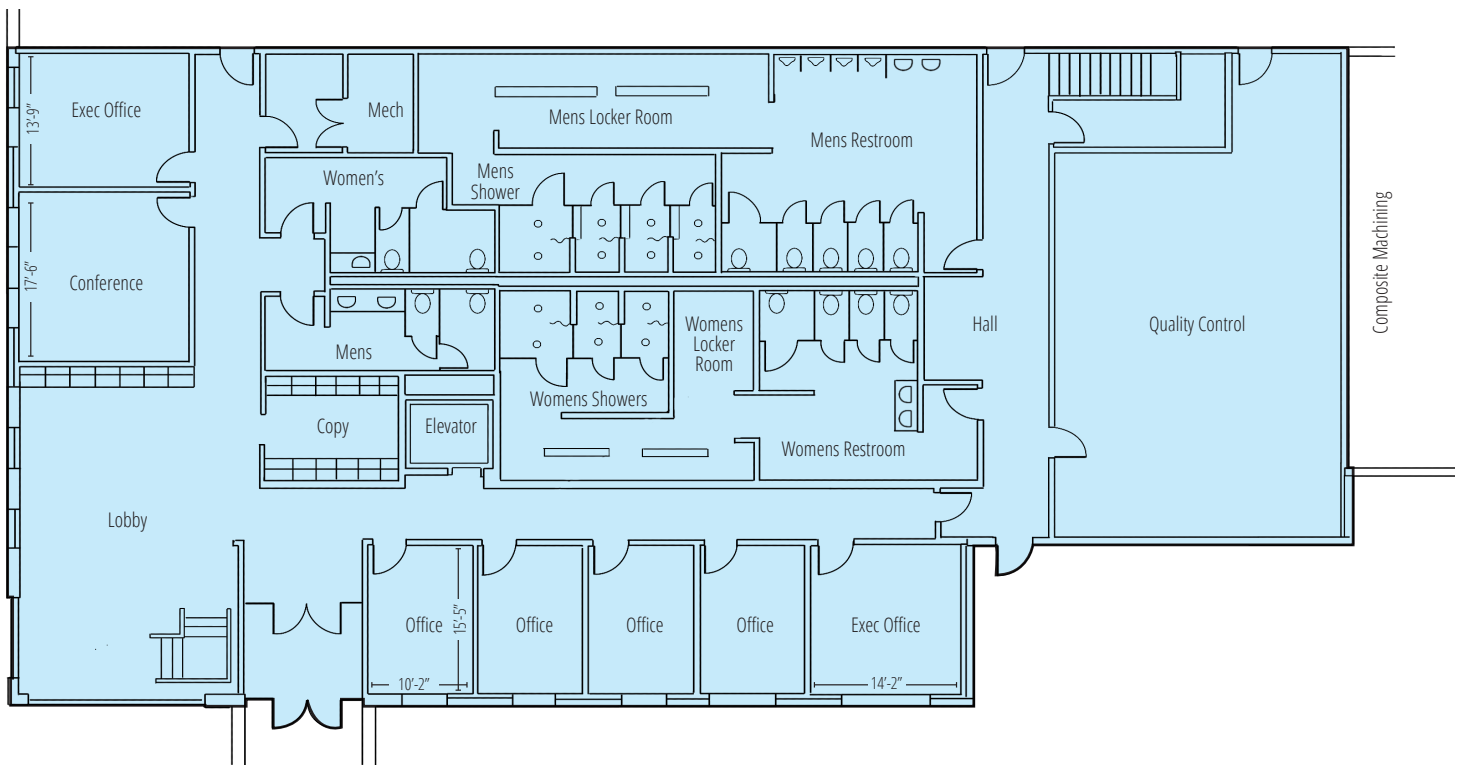
Parking Stalls 110

Power 2600Amps/480V/3Phase

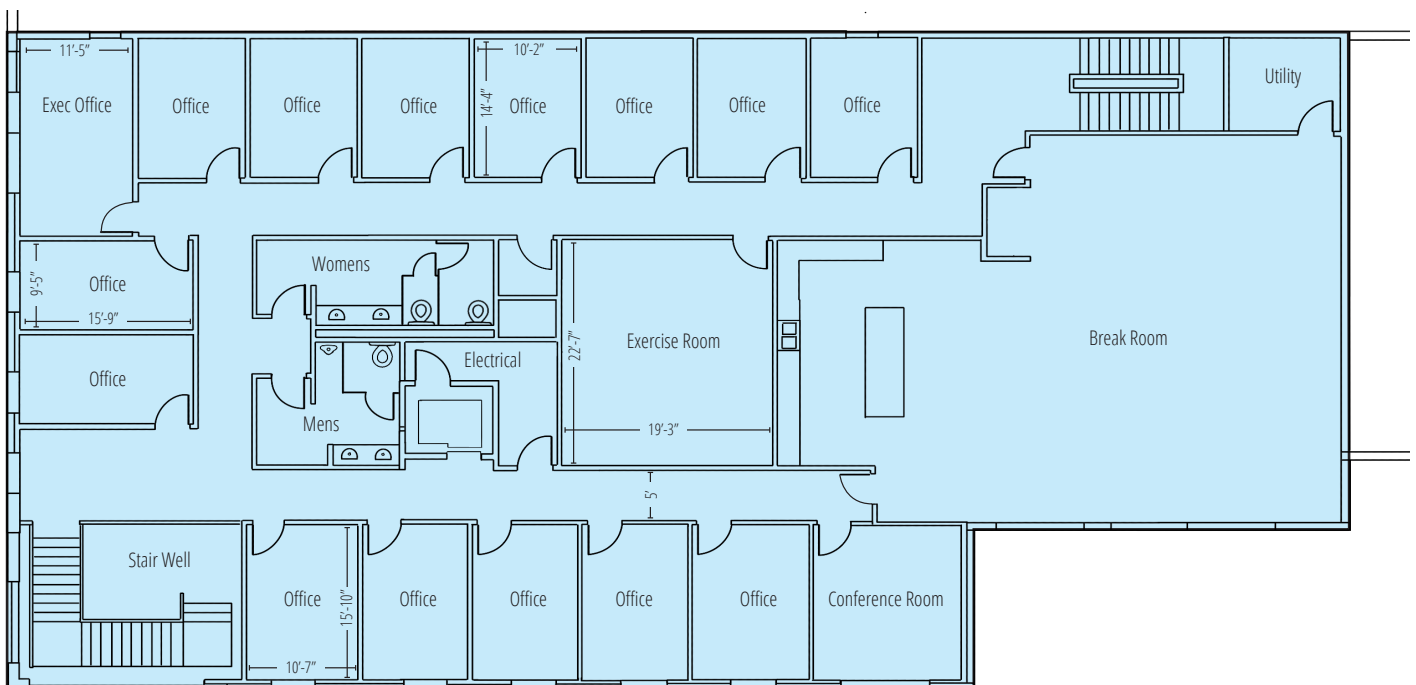
Year Built 2024



FIRST FLOOR



SECOND FLOOR



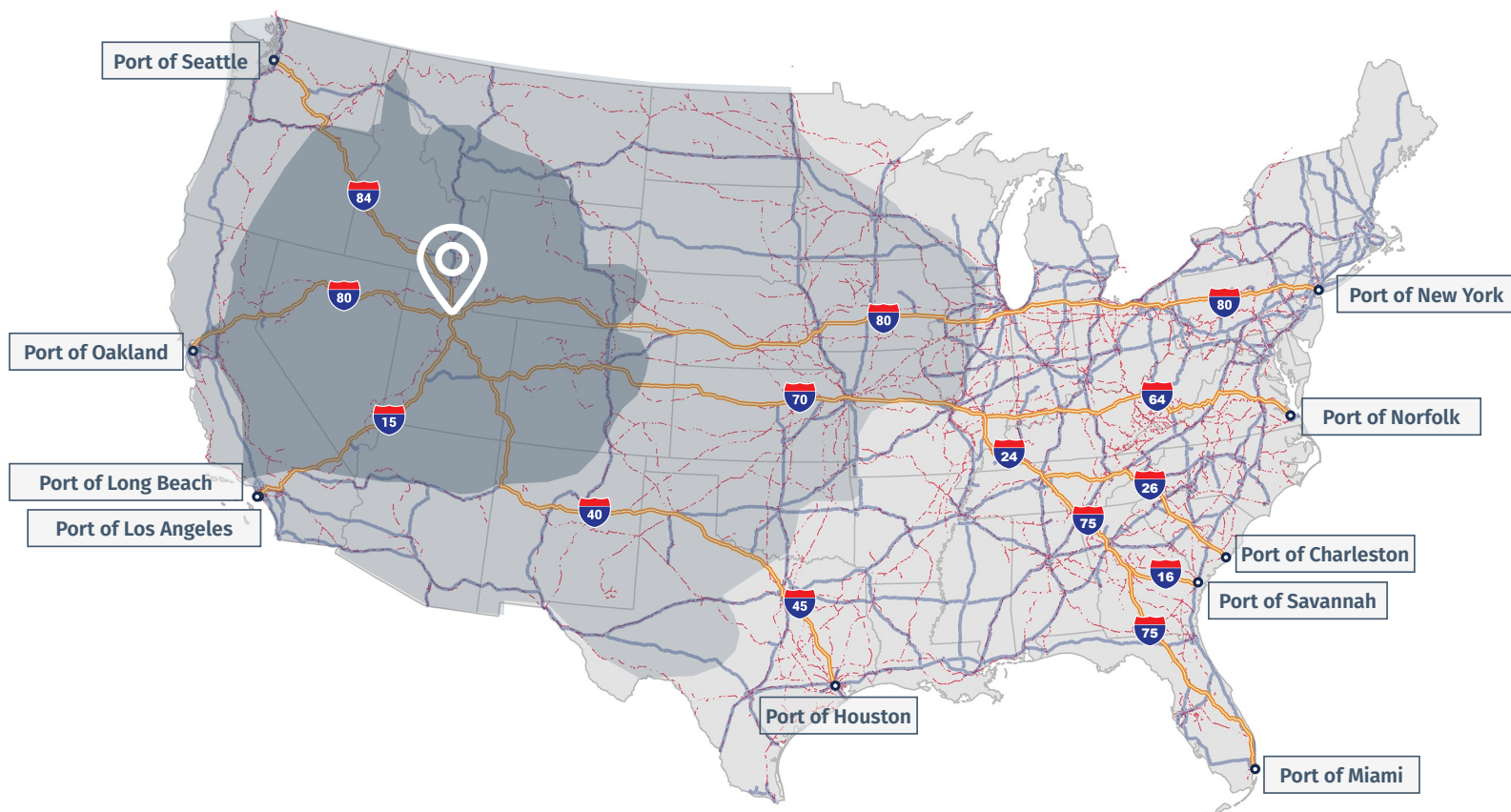


NATIONAL DRIVE TIMES

65 MPH

Albuquerque, NM	545 miles	8.5 hours
Boise, ID	394 miles	6 hours
Dallas, TX	1,192 miles	18.5 hours
Denver, CO	469 miles	7.5 hours
Kansas City, MO	1,102 miles	17 hours
Las Vegas, NV	374 miles	6 hours
Los Angeles, CA	642 miles	10 hours

Oklahoma City, OK	1,028 miles	16 hours
Phoenix, AZ	613 miles	9.5 hours
Portland, OR	816 miles	12.5 hours
San Francisco, CA	704 miles	11 hours
Seattle, WA	895 miles	14 hours



LEGEND

■ ■ U.S. heavy railways

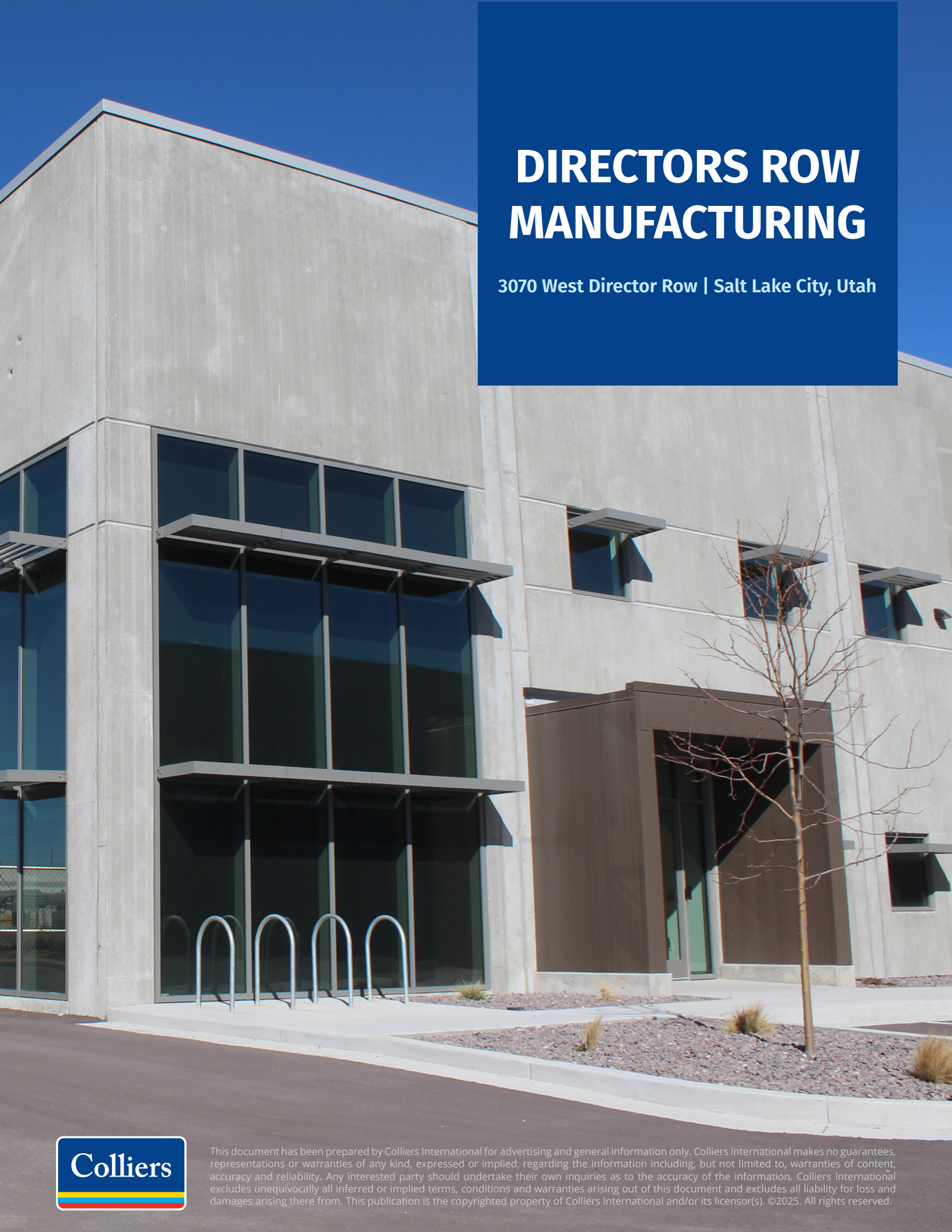
■ 11-hour trucking zone (approx.)

■ 22-hour trucking zone (approx.)

● 10 largest U.S. ports

— Routes to ports

— U.S. freeways



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