



**5270 W**  
**JOHN CANNON DRIVE**

 **JLL** SEE A BRIGHTER WAY

OFFERING MEMORANDUM

# THE OFFERING

On behalf of LBA Logistics, Jones Lang LaSalle Americas, Inc. (“JLL”) has been retained as the exclusive sales representative for the institutional-quality, single-tenant net leased industrial property located at **5270 West John Cannon Drive in Salt Lake City, Utah** (the “Property”).

The Property is a **325,215 SF** state-of-the-art warehouse and distribution facility situated on 20.5 acres in Salt Lake City’s thriving Northwest Quadrant industrial corridor. Strategically positioned with exceptional access to I-215 and I-80, the Property offers superior connectivity to the broader Intermountain West region and serves as a critical distribution hub for e-commerce and logistics operations.

Offered to the market as a stabilized, cash-flowing investment, the Property is **100% leased to McGee & Co. Partners LLC** (“McGee & Co.”) under a long-term triple net lease through February 28, 2033, with minimal landlord responsibilities and built-in **3% annual rent escalations**. McGee & Co. is the operational entity behind Studio McGee, a nationally recognized home décor and lifestyle brand with significant retail presence through partnerships with Target and other major retailers. The company has demonstrated substantial growth and operates this facility as its primary distribution and fulfillment center.

The lease structure provides exceptional stability with **6.8 years of remaining term** and automatic annual rent increases that enhance cash flow predictability. As a true triple net lease, the tenant is responsible for all operating expenses, insurance, property taxes, and maintenance, ensuring a passive investment with minimal management requirements. Additionally, McGee & Co. has subleased approximately 35,000 SF to Metropolitan Warehouse & Delivery Corp., providing supplemental income while maintaining full control of the asset and demonstrating strong market demand for quality industrial space in this location.

This offering presents investors with an exceptionally well-located asset in one of the Intermountain West’s strongest industrial markets, featuring a long-term net lease to a high-quality tenant with predictable income growth and minimal landlord obligations. This is an ideal core industrial investment for institutional and private capital seeking stability and consistent returns.



# PROPERTY OVERVIEW



Building RSF  
**325,215**



Year Built  
**2021**



Clear Height  
**36**



Parking Ratio  
**1.09/1,000 SF**



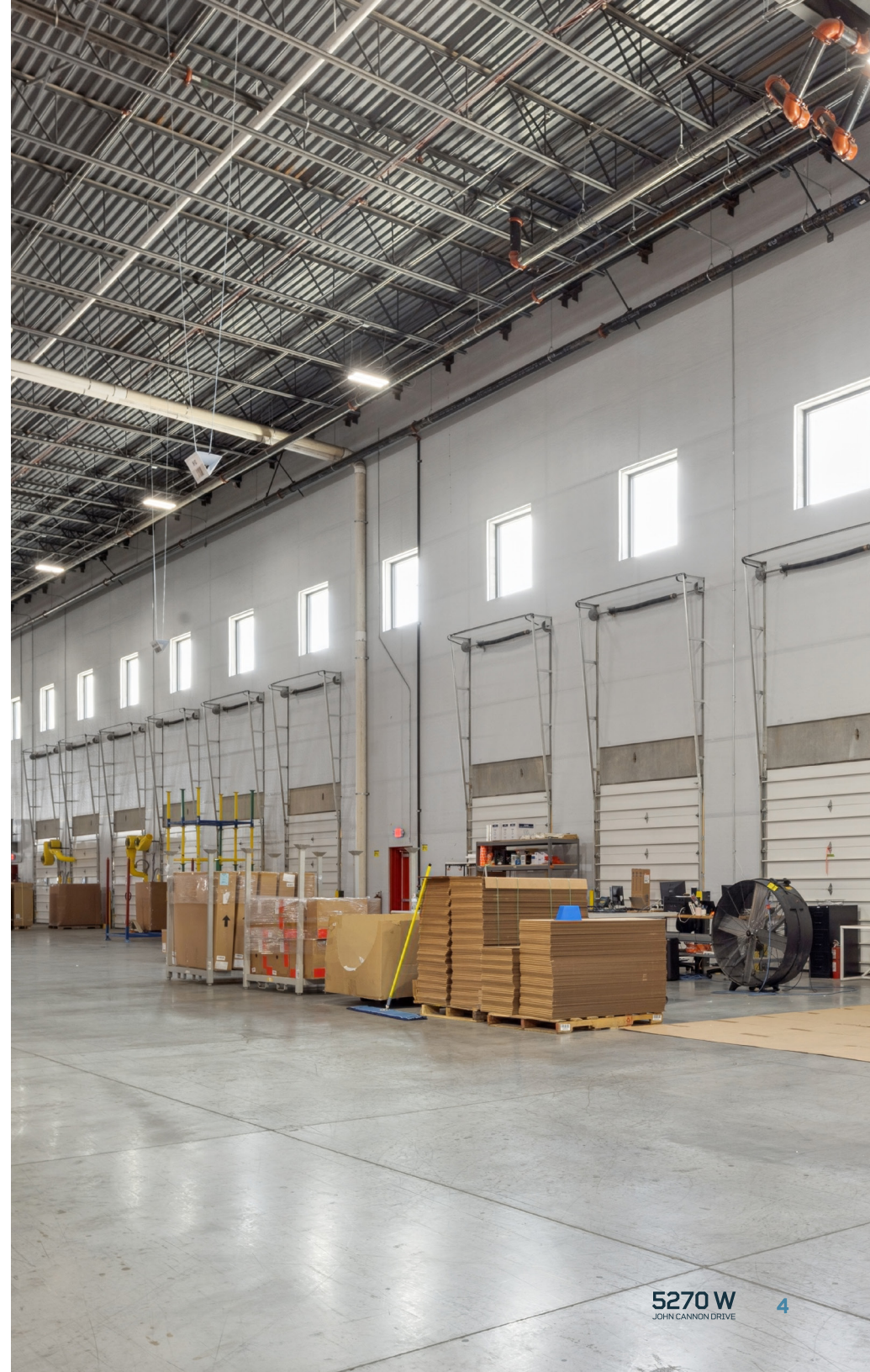
Land Acres  
**20.5 AC**



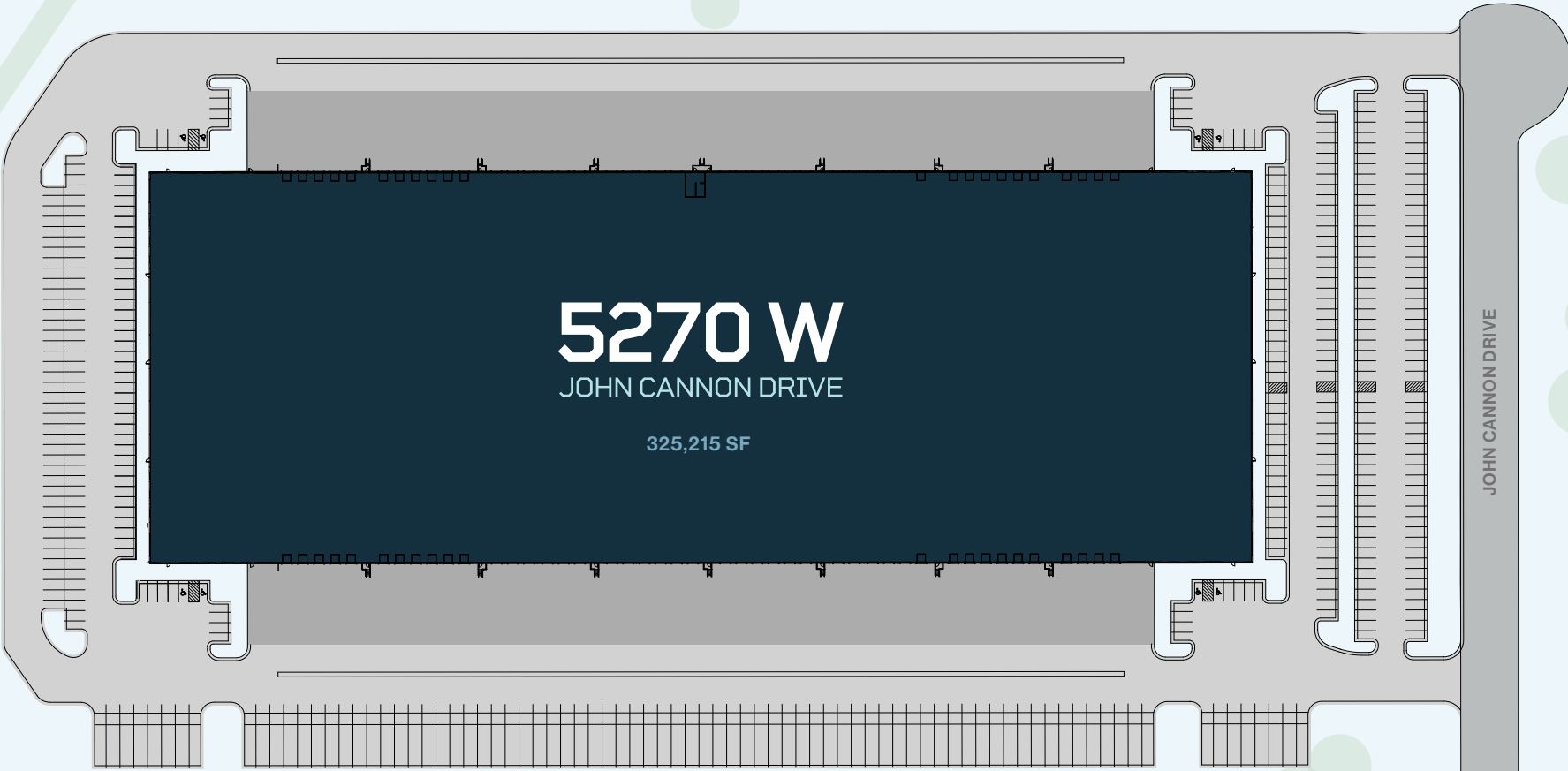
Dock Doors  
**89**

# PROPERTY SPECS

SPECIFICATION	DETAILS
<b>Address</b>	5270 West John Cannon Drive Salt Lake City, UT 84116
<b>RBA</b>	325,215 SF
<b>Acreage</b>	20.50 acres
<b>Year Built</b>	2021
<b>Clear Height</b>	36 feet
<b>Construction Type</b>	Concrete tilt-up panel with steel roof deck, metal joists and girders
<b>Configuration</b>	Cross-dock
<b>Roof</b>	TPO single-ply roofing system (45-60 mil mechanically fastened) R-30 insulation Minimum Solar Reflective Index (SRI) of 82 4'x8' skylights throughout for natural daylighting
<b>Dock-High Doors</b>	89
<b>Drive-In Doors</b>	Grade-level access available
<b>Truck Court</b>	Full perimeter truck court with 82 trailer parking stalls
<b>Auto Parking</b>	354 auto spaces (99 required, 255 surplus) 8 accessible spaces 8 bicycle parking stalls
<b>Electrical</b>	277/480 Volt, three-phase, four-wire
<b>Fire Prevention</b>	ESFR (Early Suppression Fast Response) automatic sprinkler system Fire alarm system with dedicated panel room
<b>Lighting</b>	LED lighting throughout
<b>HVAC</b>	Gas-fired unit heaters 24 total units 400 MBH input Total capacity: 17,600,000 BTU/H
<b>Zoning</b>	M-1 (Manufacturing/Industrial)
<b>Code Compliance</b>	2015 International Building Code (IBC) 2014 National Electrical Code (NEC) 2015 International Mechanical Code (IMC) 2015 International Plumbing Code (IPC) 2015 International Energy Conservation Code (IECC)



# SITE PLAN



**5270 W**

JOHN CANNON DRIVE

325,215 SF

JOHN CANNON DRIVE

# NEARBY & NOTABLE OCCUPANTS



**5270 W**  
JOHN CANNON DRIVE

Salt Lake City  
International Airport

Walmart \*

amazon



N 5600 W

DB SCHENKER

FedEx

QUALITY  
DISTRIBUTION

ID  
LOGISTICS

Downtown  
Salt Lake City



5270 W  
JOHN CANNON DRIVE



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