

SLC SCANNELL LOGISTICS CAMPUS

2691 NORTH 2200 WEST | SALT LAKE CITY, UTAH



BUILDING 2 LEASING NOW



SCANNELL
PROPERTIES



Jones Lang LaSalle Brokerage, Inc.

THE NEW EPICENTER OF INDUSTRIAL COMMERCE

Ideally located for local,
regional, and super-regional
distribution.



434 ACRE DEVELOPMENT



15 BUILDINGS, TOTALING 5,984,242 SF



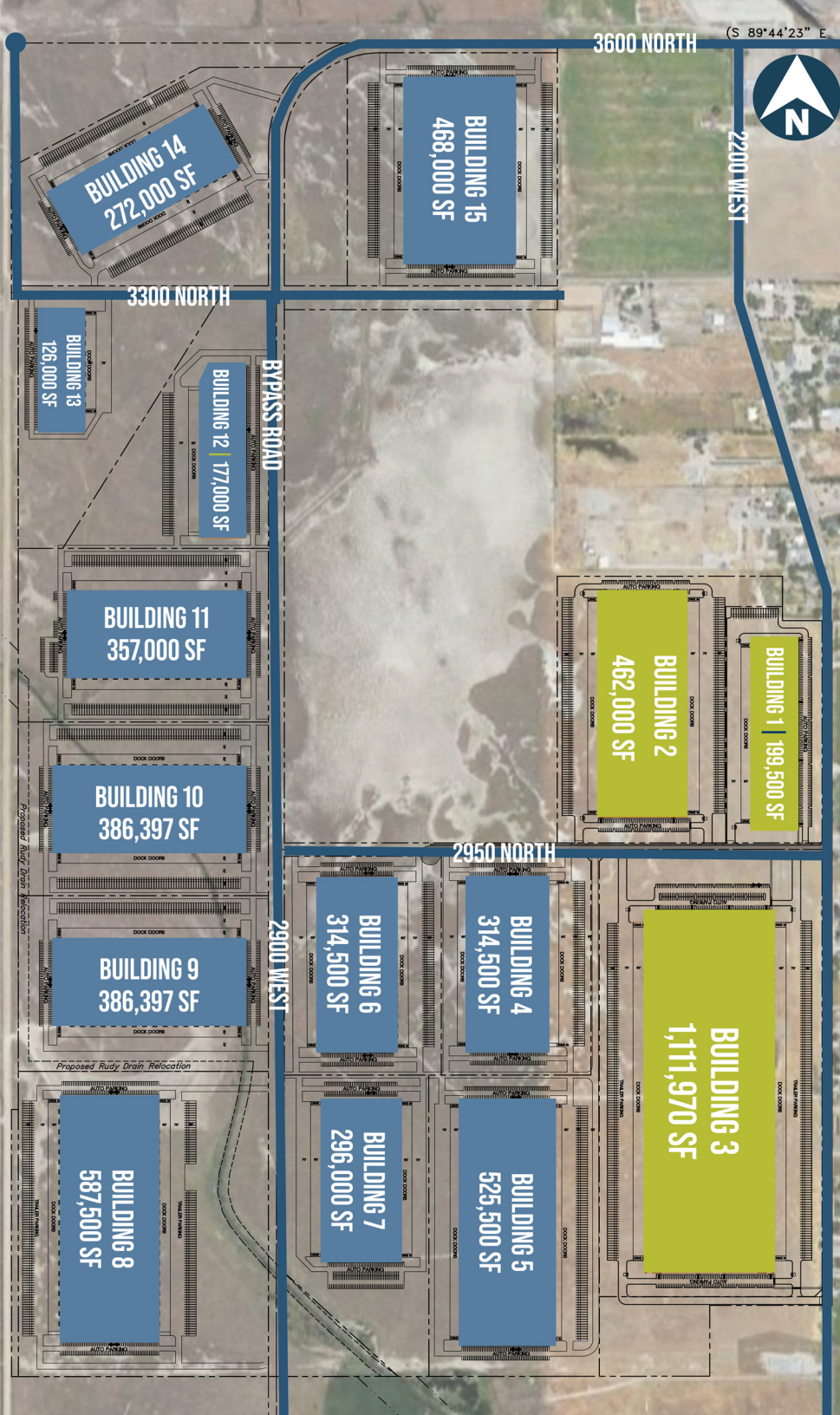
ZONING: BP – BUSINESS PARK



IMMEDIATE ACCESS TO I-215 AT 2100 N



74,000 ADT ON I-215



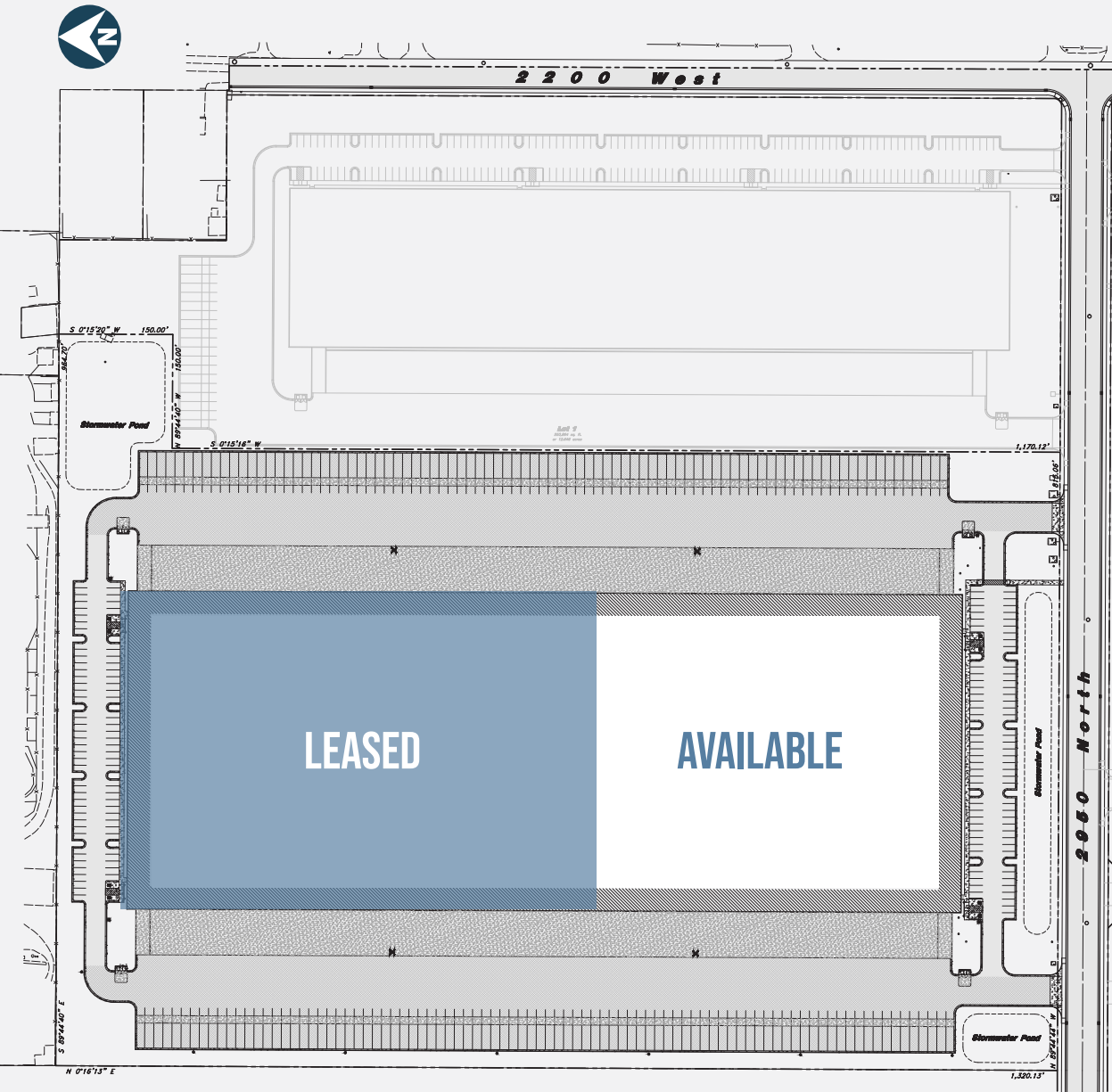
SITE PLAN BREAKDOWN

PHASE ONE

| BUILDING | SIZE | DELIVERY DATE |
|--------------------|--------------|---------------|
| Building 1 | 199,500 SF | TBD |
| Building 2 | 462,000 SF | Q4 2023 |
| Building 3 | 1,111,970 SF | Q4 2023 |
| Building 4 | 314,500 SF | TBD |
| Building 5 | 525,500 SF | TBD |
| Building 6 | 314,500 SF | TBD |
| Building 7 | 296,000 SF | TBD |
| Building 8 | 587,500 SF | TBD |
| Building 9 | 386,397 SF | TBD |
| Building 10 | 386,397 SF | TBD |
| Building 11 | 357,000 SF | TBD |
| Building 12 | 177,000 SF | TBD |
| Building 13 | 126,000 SF | TBD |
| Building 14 | 272,000 SF | TBD |
| Building 15 | 468,000 SF | TBD |

PHASE 1 - BUILDING 2

BUILDING TOTAL: 462,000 SF



AVAILABLE SPECIFICATIONS:

| | |
|---------------------|--|
| AVAILABLE SF: | 196,980 SF |
| DIMENSIONS: | 469' x 420' |
| BAY SPACING: | 54' x 50' |
| CLEAR HEIGHT: | 36' |
| DRIVE IN DOORS: | 2 |
| DOCK HIGH DOORS: | 44 |
| DOCK LEVELERS: | 10 (dock seals only at equipped doors) |
| FIRE SUPPRESSION: | ESFR Sprinkler System |
| FLOOR SLAB: | 7" |
| POWER: | 1,500 amp |
| CLERESTORY WINDOWS: | Within the Warehouse |
| TRAILER PARKING: | 60 Stalls |
| AUTOMOBILE PARKING: | 88 Stalls |
| TRUCK COURT: | 60' |
| TRUCK APRON: | 70' |



KEY ADVANTAGES



Rare industrial land located east of the Salt Lake International Airport with prestigious corporate neighbors



Direct access to I-15 and I-80 via full service Interchange I-215



Located for local, regional, and super-regional distribution



Twelve (12) minutes from Downtown



Centrally located between Davis and Salt Lake County, and less than 2.5 miles south of Legacy Highway



Easy access to Salt Lake City International Airport Freight Terminal, less than 3 miles west on 2100 North



Data Center Capable



Access to over 60+ million customers within a day's drive



Best state in mountain region for workforce development with excellent and abundant workforce



Utah's projected growth over next 45 years is 75%, nearly 6 million residents by 2065



1.4 million people live within 20 miles



Median age of 32.9 and \$80,897 median household income

SLC SCANNELL LOGISTICS CAMPUS

SLC

SLC
INTERNATIONAL AIRPORT

INTERMODAL HUB

67
4 MIN

15
6 MIN

215
2 MIN

215

15

80
5 MIN



19 MIN

THE UNIVERSITY OF UTAH

DRIVE TIMES



**SLC AIRPORT
FREIGHT TERMINAL**
3 miles / 5 minutes



**DOWNTOWN
SALT LAKE CITY**
8.7 miles / 12 minutes



**INTERMODAL
HUB**
8.2 miles / 15 minutes



**HILL AIR
FORCE BASE**
25 miles / 26 minutes

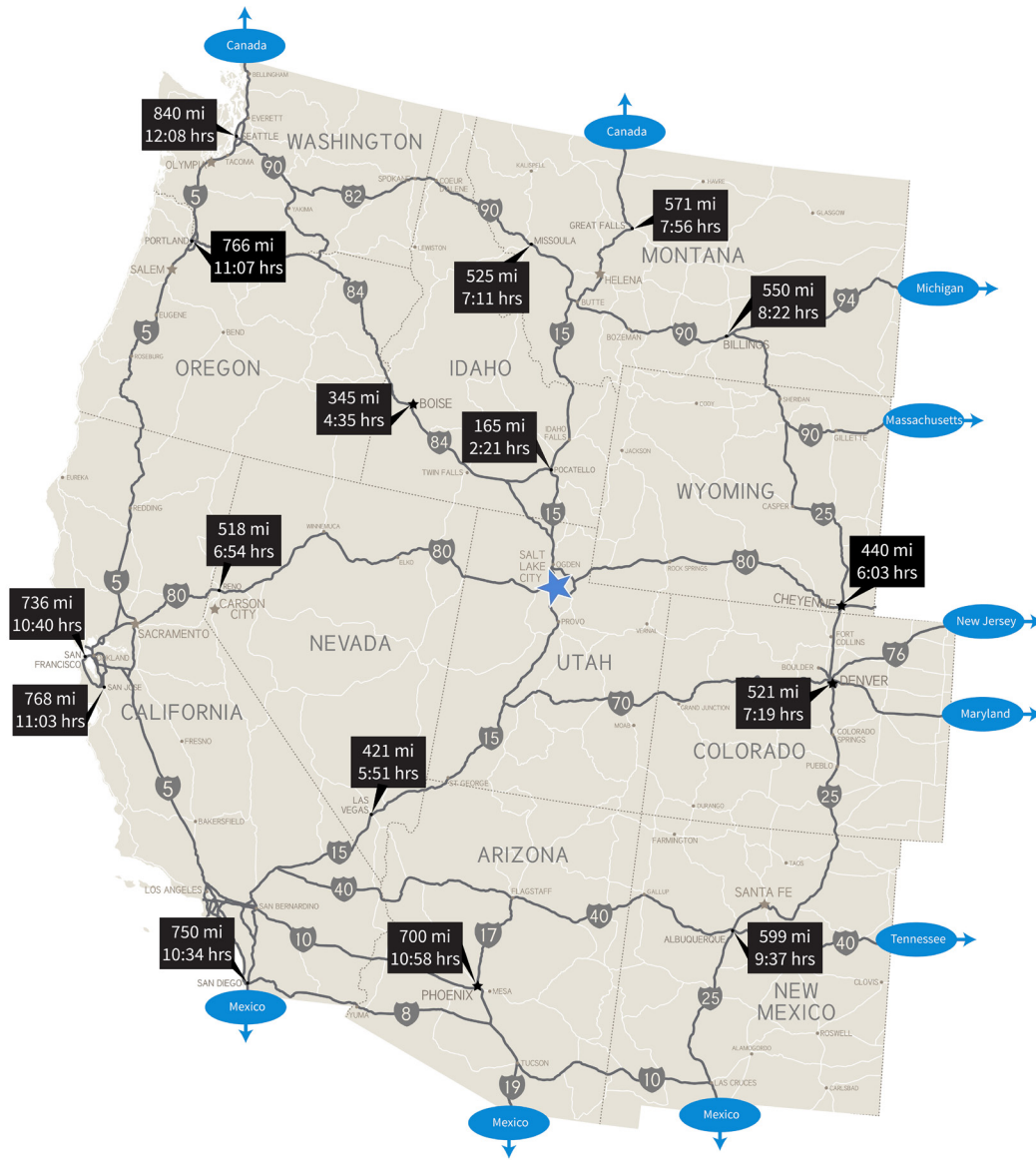


**SILICON
SLOPES**
30 miles / 28 minutes



PARK CITY
43 miles / 38 minutes

SALT LAKE CITY CROSSROADS OF THE WEST



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About the Developer Scannell Properties

We are a privately owned, international commercial real estate development firm specializing in build-to-suit and speculative projects for the industrial, office, and multifamily markets. Since 1990, we've developed more than 130 million square feet, with an annual development volume of more than \$5 billion.

**Clients choose us for our entrepreneurial spirit,
nimble operations and end-to-end capabilities.
They stay with us because we deliver.**

Jones Lang LaSalle Brokerage, Inc.

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