



SLC

SCANNELL LOGISTICS CAMPUS

2691 NORTH 2200 WEST | SALT LAKE CITY, UTAH

BUILDING 3 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



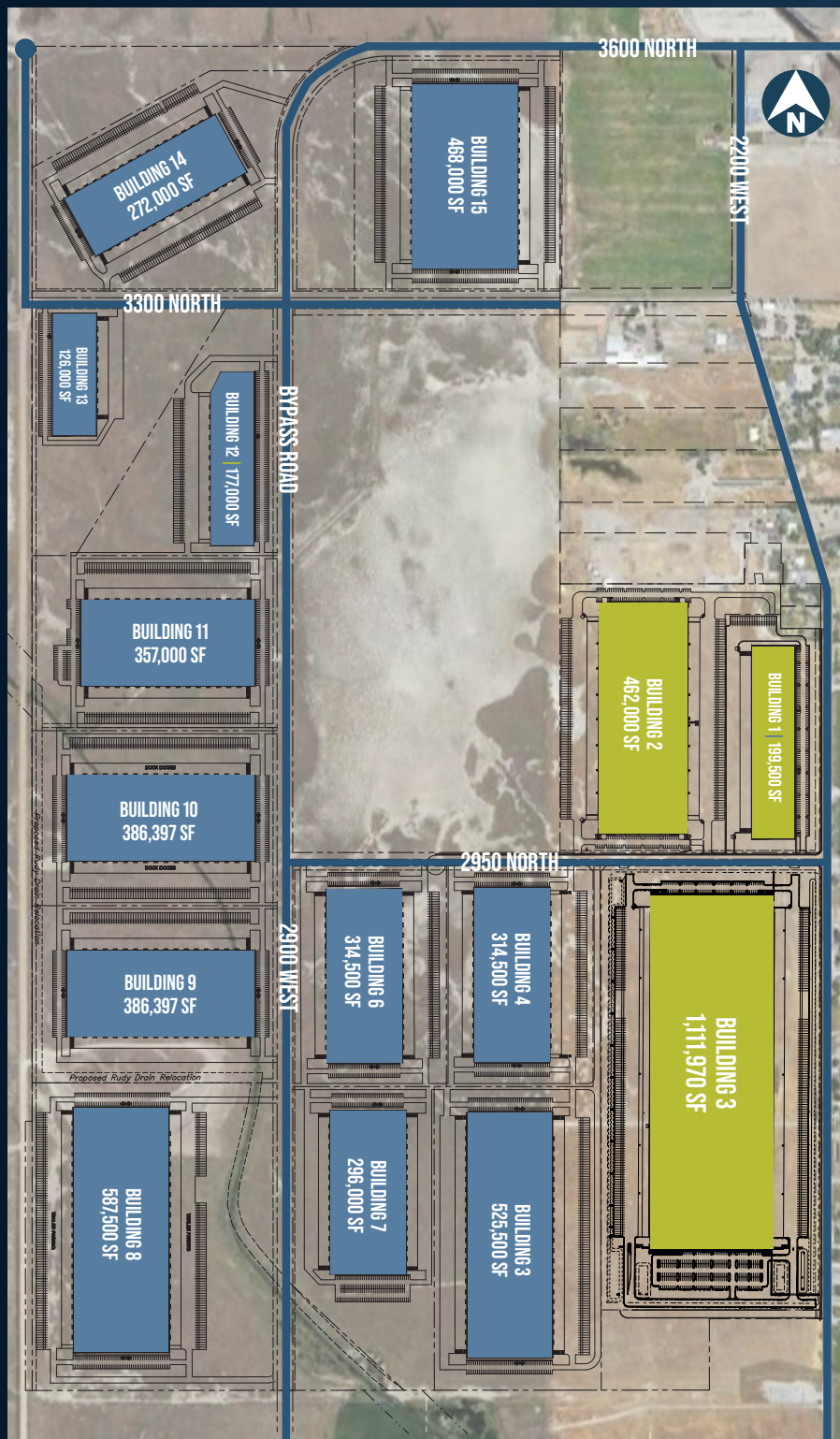
ZONING: BP – BUSINESS PARK



IMMEDIATE ACCESS TO I-215 AT 2100 N



74,000 ADT ON I-215



SITE PLAN BREAKDOWN

PHASE ONE

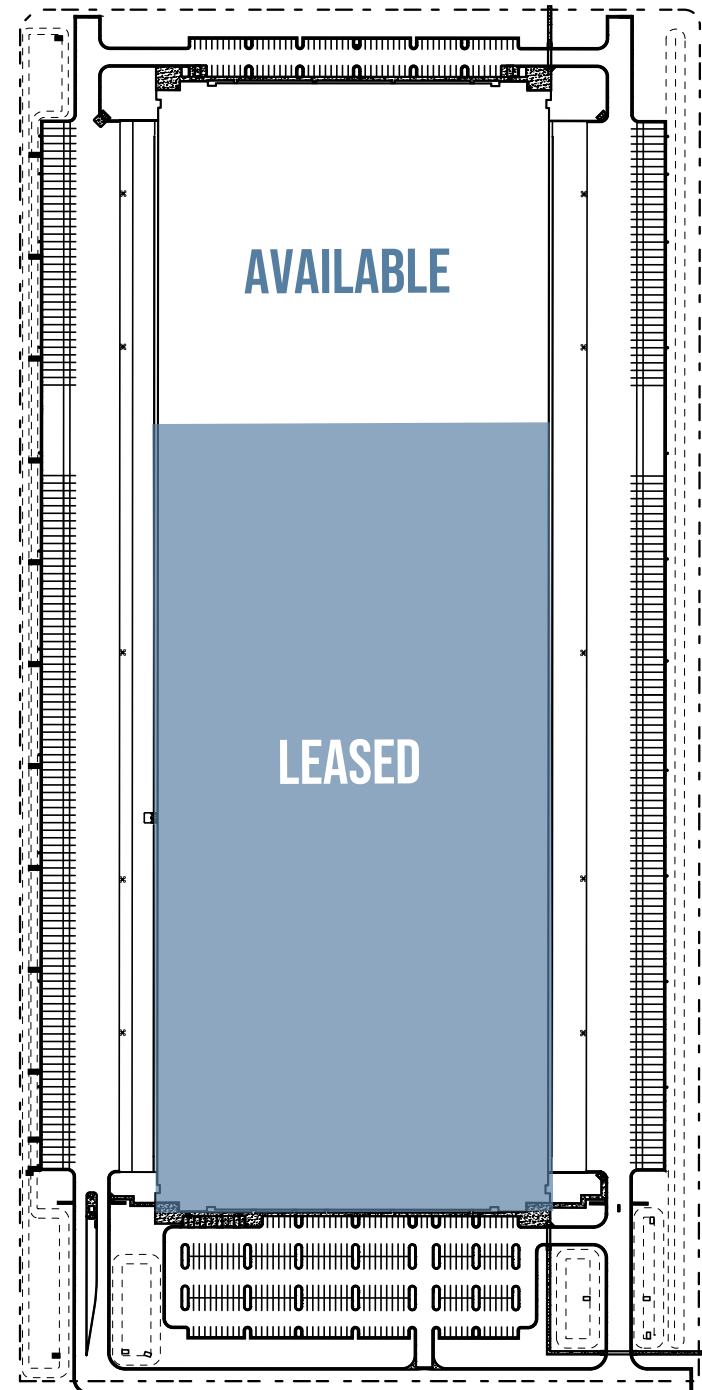
BUILDING	SIZE	DELIVERY DATE
Building 1	199,500 SF	TBD
Building 2	462,000 SF	Q4 2023
Building 3	1,111,970 SF	Q4 2023
Building 4	314,500 SF	TBD
Building 5	525,500 SF	TBD
Building 6	314,500 SF	TBD
Building 7	296,000 SF	TBD
Building 8	587,500 SF	TBD
Building 9	386,397 SF	TBD
Building 10	386,397 SF	TBD
Building 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 3

BUILDING TOTAL: 1,111,970 SF

AVAILABLE SPECIFICATIONS:

AVAILABLE SF:	305,309 SF
DIMENSIONS:	491' x 620'
BAY SPACING:	54' x 50'
CLEAR HEIGHT:	40'-0"
DRIVE IN DOORS:	2
DOCK HIGH DOORS:	48
DOCK LEVELERS:	13 (dock seals only at equipped doors)
FIRE SUPPRESSION:	ESFR Sprinkler System
FLOOR SLAB:	8"
POWER:	2,000 amp
CLERESTORY WINDOWS:	Within the Warehouse
TRAILER PARKING:	72 Stalls
AUTOMOBILE PARKING:	104 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

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SLC

SLC
INTERNATIONAL AIRPORT

INTERMODAL HUB

LEGACY PKWY

CENTER STREET

REDWOOD ROAD

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



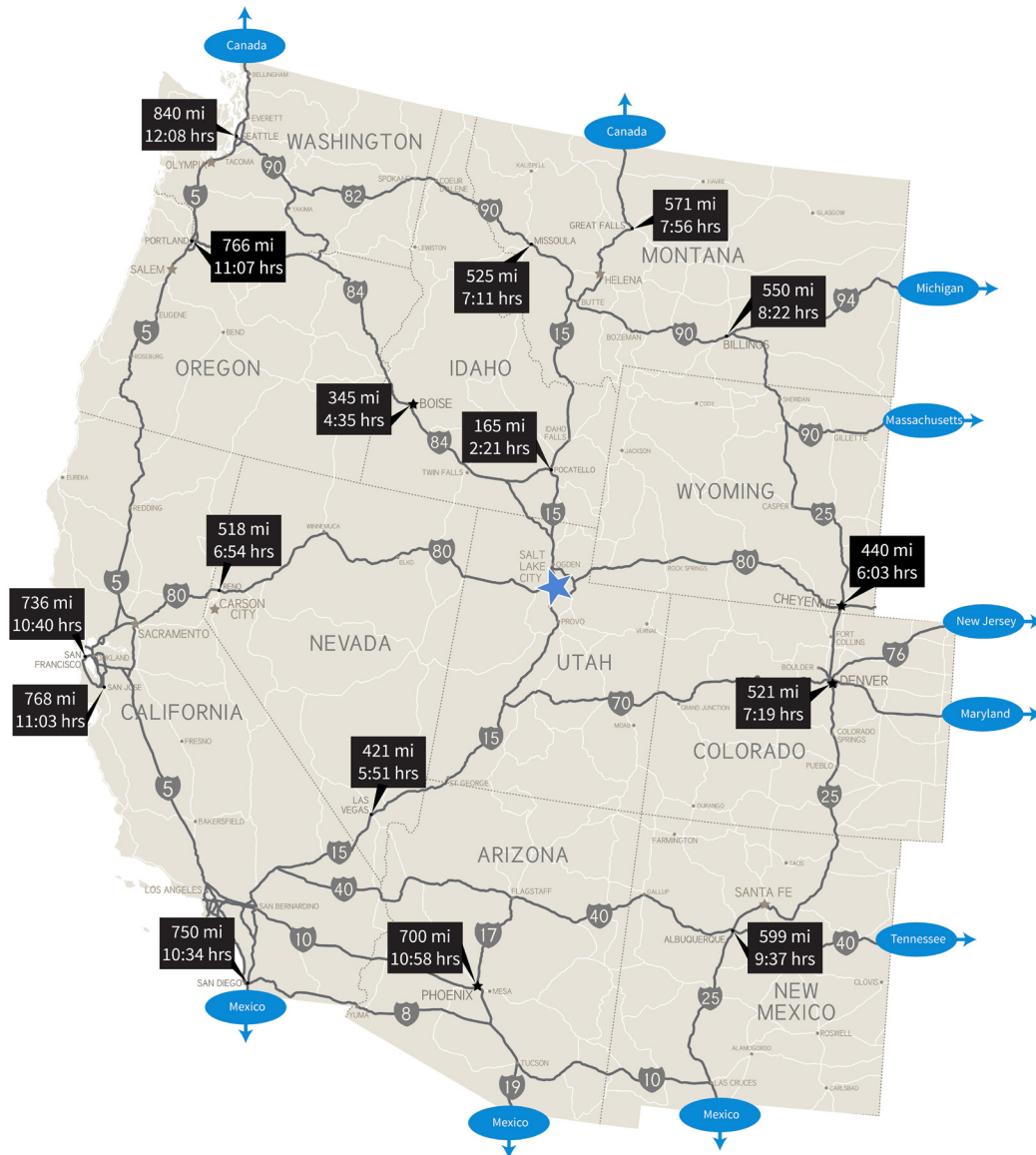
**DOWNTOWN
SALT LAKE CITY**

19 MIN

**THE UNIVERSITY
OF UTAH**

SALT LAKE CITY

CROSSROADS OF THE WEST



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PROPERTIES



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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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An architectural rendering of the Scannell Logistics Campus. The image shows a large, modern industrial building with a central glass-fronted entrance. To the left, there are several loading docks with semi-trailers parked. In the foreground, a paved road curves around a green lawn area with some shrubbery. A white SUV is parked on the right side of the road. The sky is clear blue with some light clouds. A decorative graphic of interconnected circles and lines is overlaid on the image.

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