

maple^{tree}

FOR LEASE

\$0.70 NNN \$0.15 OPEX

4475 W 700 S, Salt Lake City, UT 84104

Pacific Landing III

Available SF **114,200 SF**

Office SF **+/-3,000 SF**



 **JLL** SEE A BRIGHTER WAY

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PROPERTY SPECIFICATIONS

SQUARE FOOTAGE	114,200 SF
OFFICE SF	+/- 3,000 SF
DOCKS & EQUIPMENT	Twenty-six (26) docks, 10 equipped with seals, pit levelers, dock locks and dock lights
CLEAR HEIGHT	32'
COLUMN SPACING	52' x 56'
TRUCK COURT DEPTH	185'
GRADE LEVEL DOORS	Two (2) 12' x 14'
LIGHTING	Motion Active LED
FIRE SUPPRESSION	ESFR
ZONING	Salt Lake City Light Industrial (M1)

114,200 SF

Available SF

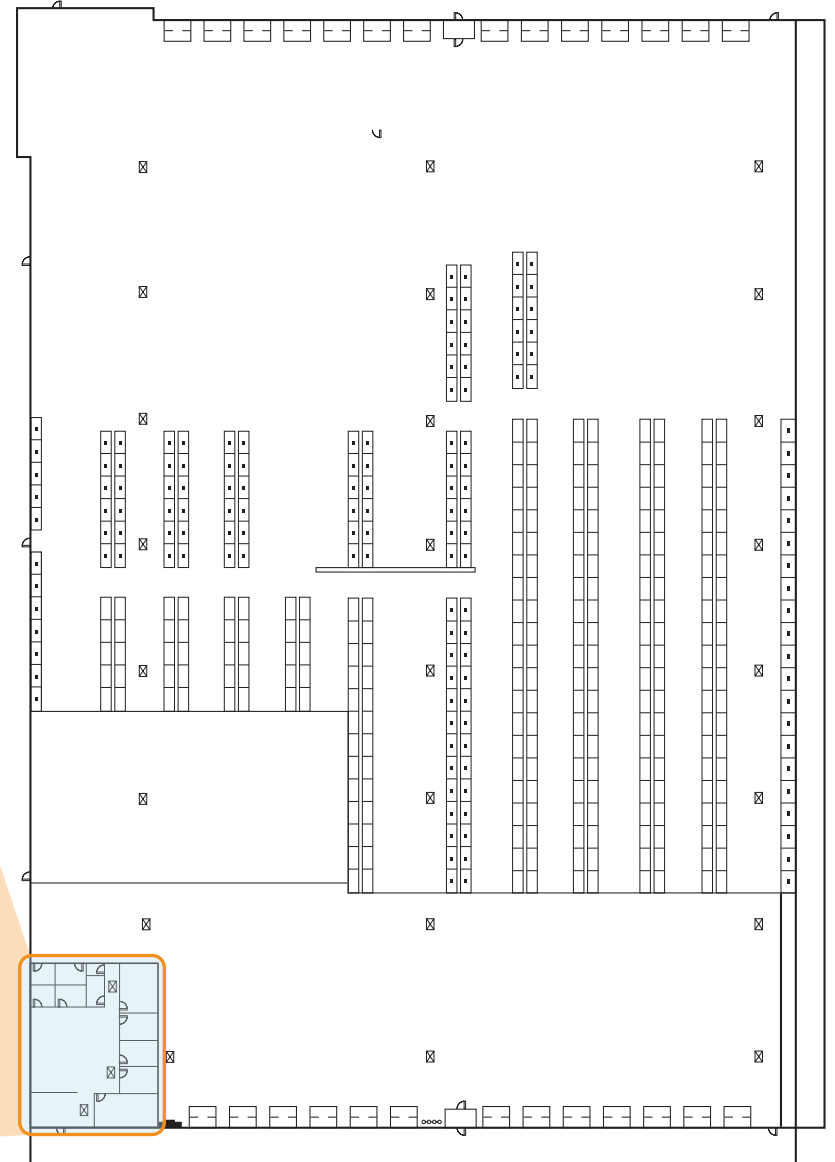
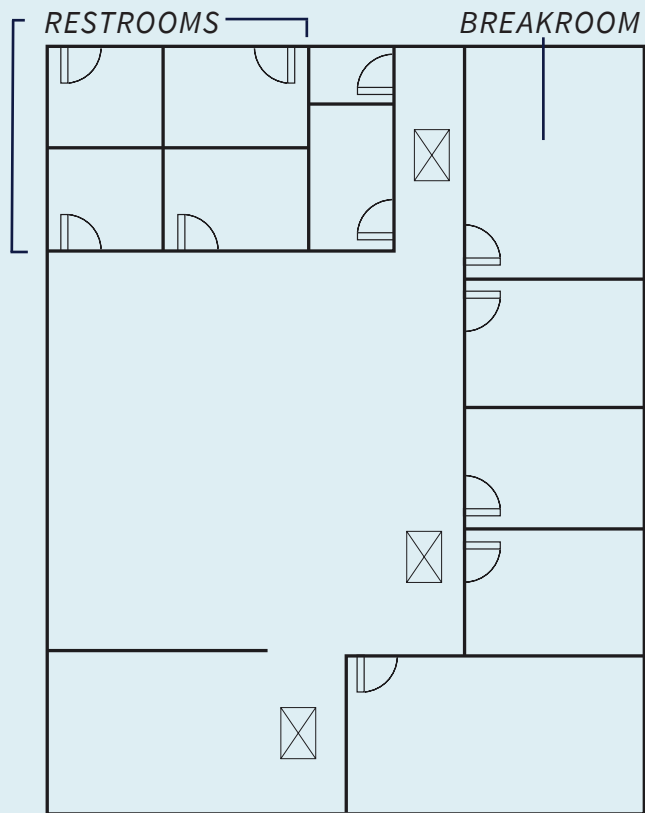
+/- 3,000 SF

Office SF



FLOOR PLAN

OFFICE: +/- 3,000 SF





Pacific Landing III | 4475 W 700 S

AERIAL



DISTANCE FROM PROPERTY

 **3 minutes**
1.3 miles

 **5 minutes**
2.7 miles

 **10 minutes**
5.5 miles

Salt Lake City
International Airport

SITE

Salt Lake City
Intermodal Hub



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