

Northpoint Commerce Center

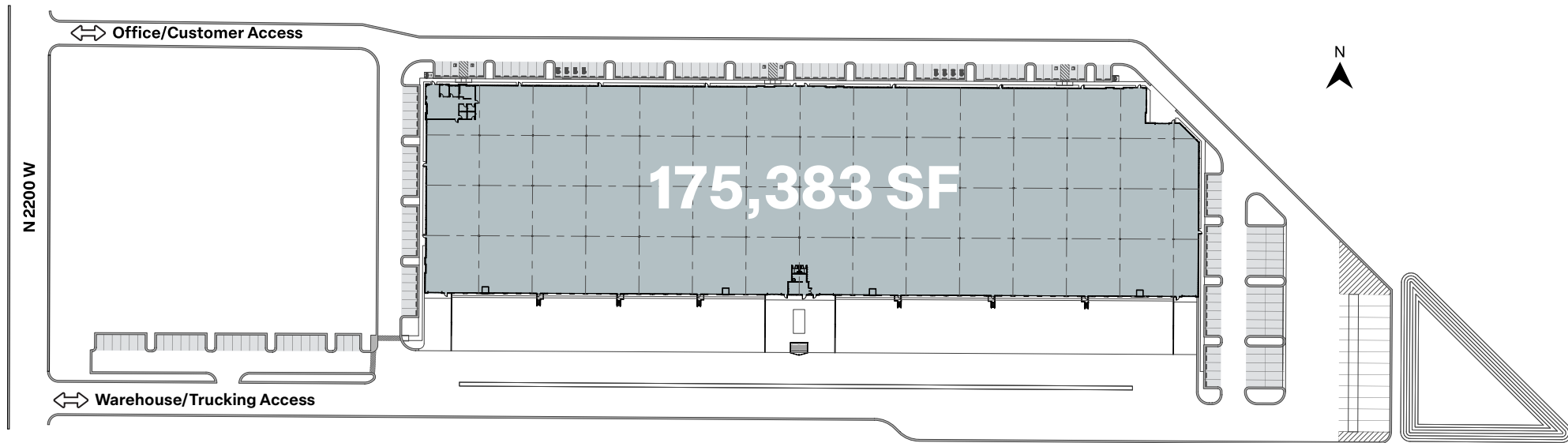


175,383 SF industrial available for lease



2760 North 2200 West | Salt Lake City, UT

HAMILTON
PARTNERS



Property Features

- 175,383 SF available
- Divisible to 36,900 SF and 50,791 SF
- Acres: 12.15
- Zoning: M1 (SLC Light Industrial)
- Building Dimensions: 218' - 9¼ x 810'
- Clear Height: 32'
- Column Spacing: 56' x 52' - 8¼
- Dock High Doors: 42 (9'x10') equipped with bumpers
- Four (4) dock high doors equipped with 35,000 lb. mechanical hydraulic pit levelers
- Ground Level Loading Doors: 5 (12'x14')
- Power: 4,000A / 480/277V / 3P
- Sprinklers: ESFR
- Truck Court: 130' to 152'
- Trailer Parking: 12 spaces
- Auto Parking: 172 spaces
- Rear Load Configuration
- Delivering June 2026
- Separate access for employees and truck traffic
 - Office/Customer Access
 - Warehouse/Trucking Access



Local Drive Times



**SLC Airport
Freight Terminal**
3 miles / 5 minutes



Intermodal Hub
8.2 miles / 15 minutes



**Downtown
Salt Lake City**
8.7 miles / 12 minutes



Silicon Slopes
30 miles / 28 minutes



Park City
43 miles / 38 minutes



Hill Air Force Base
25 miles / 26 minutes

UTA Transit Key

Frontrunner

TRAX Blue Line

TRAX Red Line

TRAX Green Line

**DOWNTOWN
SALT LAKE CITY**

**THE UNIVERSITY
OF UTAH**

19 MIN

Regional Connections

Albuquerque, NM	599 MI	9.37 HRS
Billings, MT	550 MI	8.22 HRS
Boise, ID	345 MI	4.35 HRS
Cheyenne, WY	440 MI	6.03 HRS
Denver, CO	521 MI	7.19 HRS
Las Vegas, NV	421 MI	5.51 HRS
Reno, NV	518 MI	6.54 HRS
Great Falls, MT	571 MI	7.56 HRS
Phoenix, AZ	700 MI	10.58 HRS
Pocatello, ID	165 MI	2.21 HRS
Portland, OR	766 MI	11.07 HRS
San Diego, CA	750 MI	10.34 HRS
Missoula, MT	525 MI	7.11 HRS
San Jose, CA	768 MI	11.03 HRS
Seattle, WA	840 MI	12.08 HRS
Oakland, CA	736 MI	10.40 HRS

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