



1195 North 6550 West
Salt Lake City, Utah

**1,161,600 SF
FOR LEASE**

**UNDER CONSTRUCTION
ESTIMATED DELIVERY AUGUST 2025**

Crossdock Distribution Facility

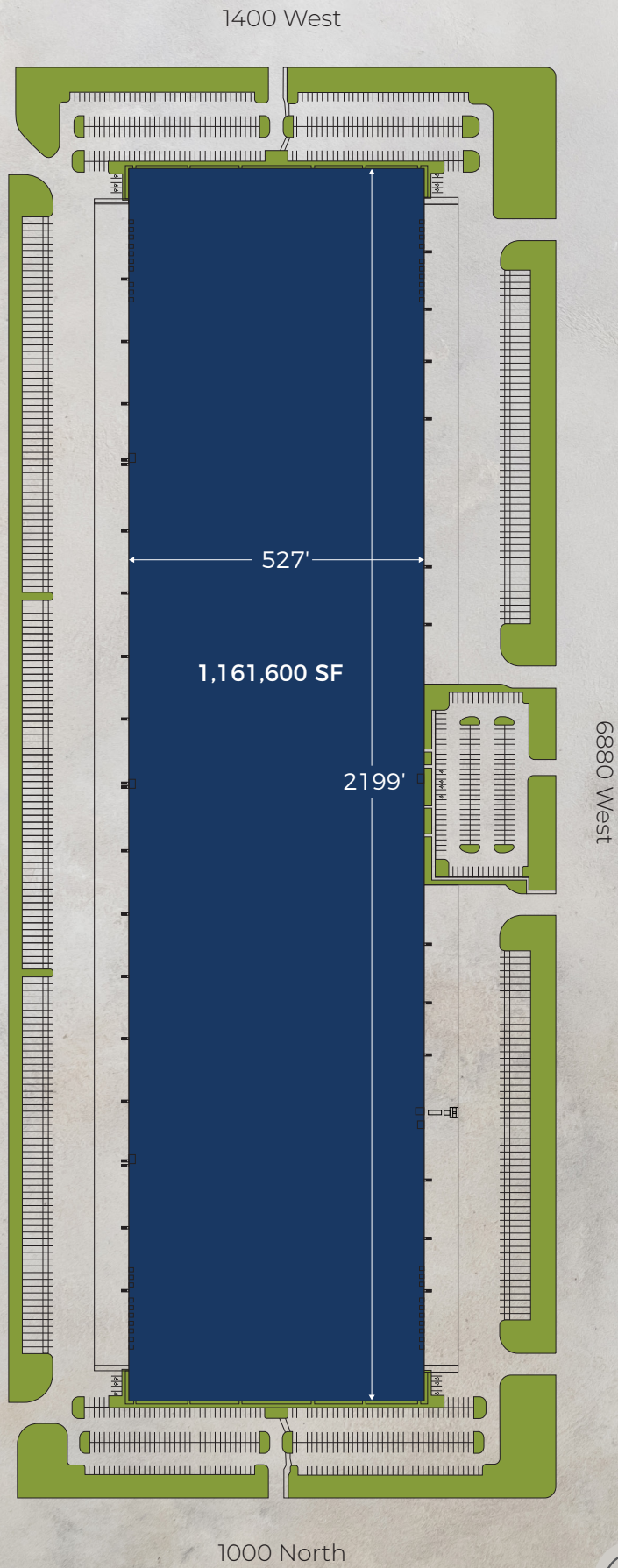




PROPERTY FEATURES

Welcome to The Quadrant III, a premier industrial property in Salt Lake City, Utah. This state-of-the-art facility offers an impressive 1,161,600 SF of space, combining modern design with strategic location to meet the demands of today's industrial tenants.

Square Footage	Dock Loading	Construction
1,161,600 SF, divisible to \pm 290,000 SF	218	Concrete tilt-up
Zoning	Grade Doors	Floor Slab
M-1 (light industrial)	9	7" Full reinforced
Dimensions	Trailer Parking	Sprinklers
527' depth x 2,199' length	275 stalls	ESFR
Column Spacing	Trailer Court Size	Power
56' x 56', 60' speed bays	60'	2 Services of 3,000 AMP, 277/480 VOLT, 3 phase
Clear Height	Car Parking	Natural Lighting
40'	475 spaces	296 skylights, 304 clerestory



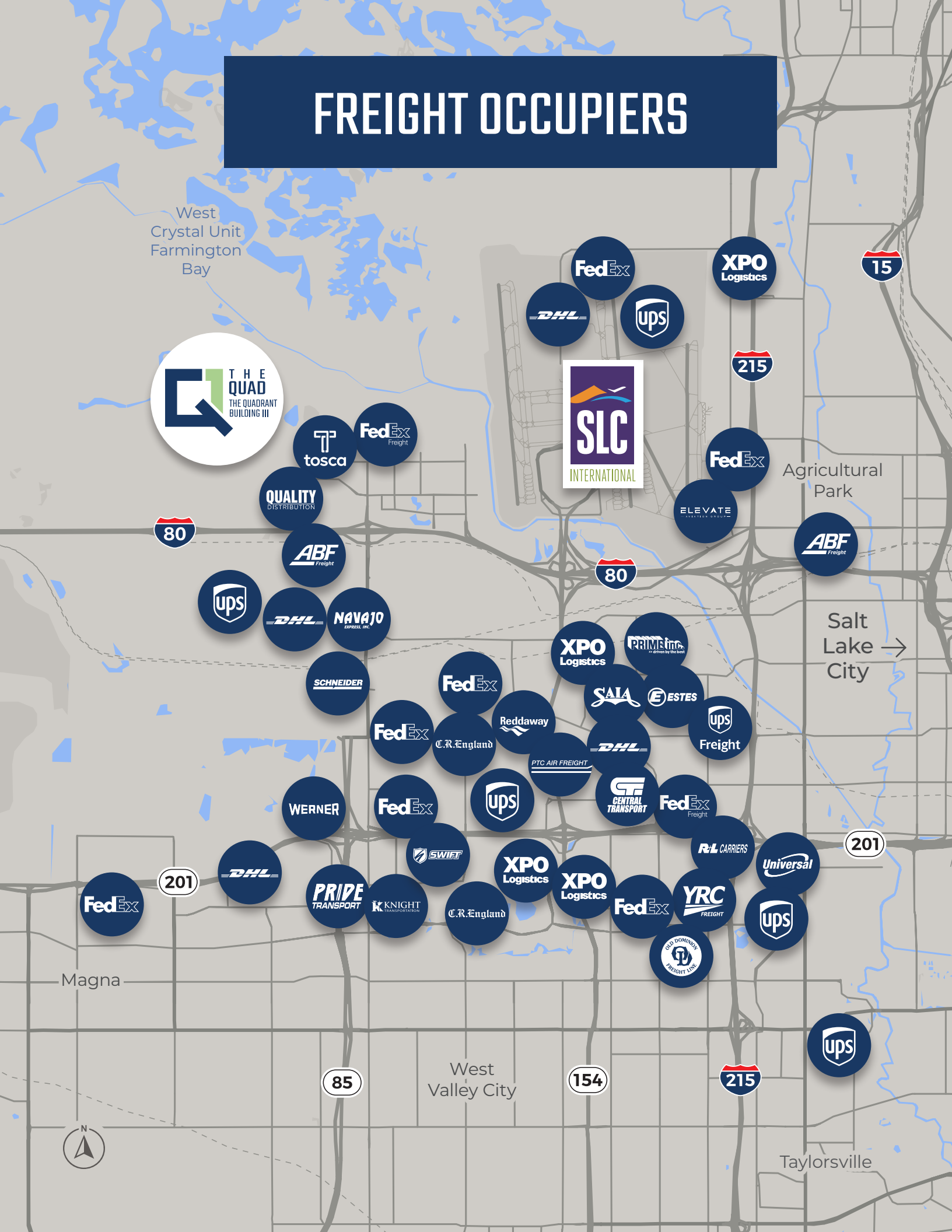
The Quadrant III is strategically positioned for freight and distribution occupiers due to its prime location just off I-80 and only 5 minutes from Salt Lake International Airport. The development offers direct access to major transportation routes and lies within the Utah Inland Port jurisdictional area, making it an ideal hub for regional and global logistics operations.



REGIONAL CONNECTIONS

Albuquerque, NM	599 MI	9.5 HRS	Phoenix, AZ	700 MI	11 HRS
Billings, MT	552 MI	8.5 HRS	Pocatello, ID	165 MI	2.5 HRS
Boise, ID	345 MI	4.5 HRS	Portland, OR	766 MI	11 HRS
Cheyenne, WY	441 MI	6.5 HRS	San Diego, CA	750 MI	10.5 HRS
Denver, CO	521 MI	7.5 HRS	San Francisco, CA	736 MI	10.5 HRS
Las Vegas, NV	422 MI	6 HRS	San Jose, CA	768 MI	11 HRS
Los Angeles, CA	700 MI	10 HRS	Seattle, WA	840 MI	12 HRS

FREIGHT OCCUPIERS



UTAH'S THRIVING ECONOMY & WORKFORCE

Unemployment Rates

3.3% Utah

4.2% U.S.

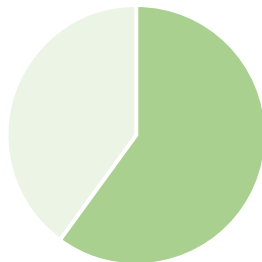
Job Growth Rates

2.3% Utah

1.5% U.S.

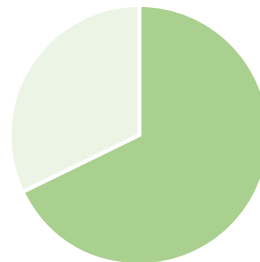
Percent of Major Industry Groups Adding Jobs

60%



Labor Force Participation Rate

68.5%



Major Headquarters

31

Top private-sector employers

fulfillment
by **amazon**

ARUP
LABORATORIES

DELTA

DISCOVER

Intermountain Health

L3 Technologies

.vivint

Walmart

WELLS FARGO

ZIONS BANK



Population

342,419

10 miles

886,857

15 miles

Median Age

33



300

Daily non-stop flights from Salt Lake City International Airport



3

Cross-country interstates: I-70, I-80 and I-15



Top 5

West coast ports are within 1-2 days of Utah



89 Miles

Regional FrontRunner commuter train connects Provo, Salt Lake City and Ogden



97K

Average weekday rides on TRAX light rail



5G Supply Chain

Utah Inland Port Authority has established first 5G supply chain network in U.S.

DRIVE TIMES

I-80	7 min.
I-15	15 min.
Salt Lake City International Airport	12 min.
Downtown Salt Lake City	15 min.
Murray	22 min.
Draper	32 min.
Provo	53 min.
Park City	57 min.

Great Salt Lake

Farmington

SLC
International

Salt Lake
City

Murray

Draper

Park
City

Twin
Peaks

Mt
Timpanogos

189

Provo
Peak

Provo

Utah Lake



5 mi

10 mi

15 mi

20 mi

25 mi

30 mi

35 mi

40 mi





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Salt Lake City, Utah



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