



4850

South 5300 West

Kearns, UT 84118

85,837 s.f on 10.68 acres

**Production & Distribution Facility
Located in Opportunity Zone**

For Sale or Lease

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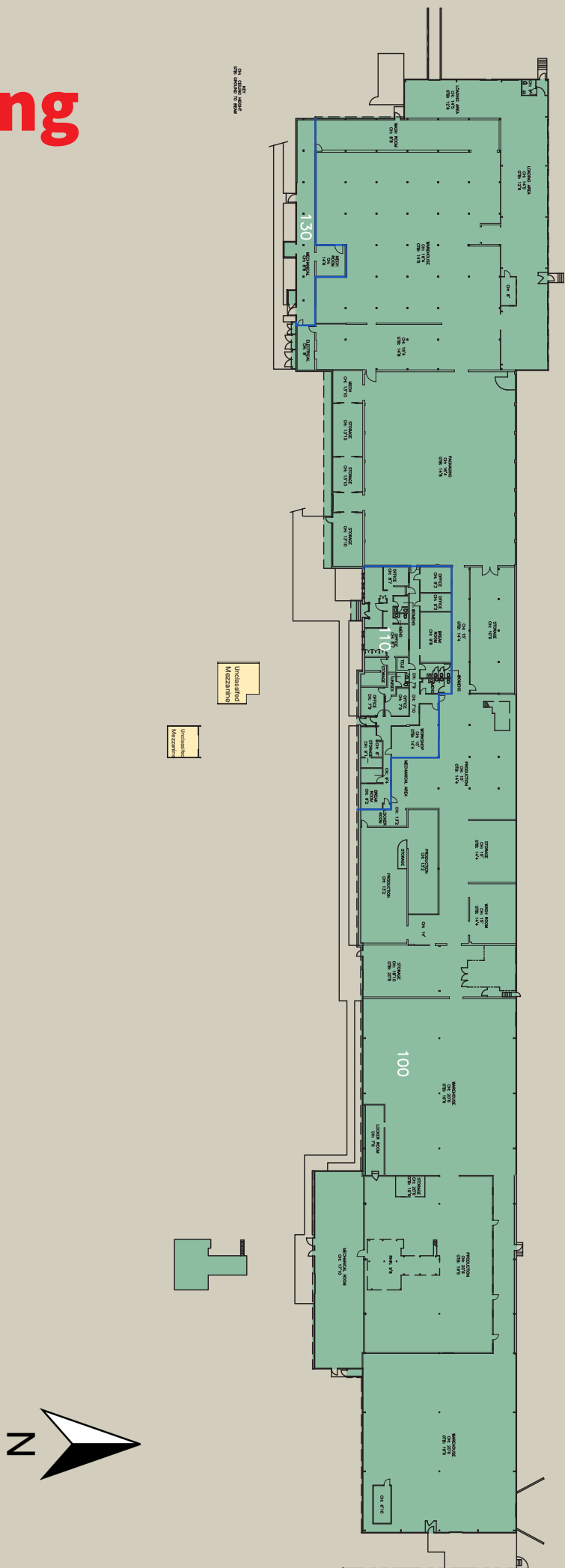
Jones Lang LaSalle Brokerage, Inc.

Property Specifications

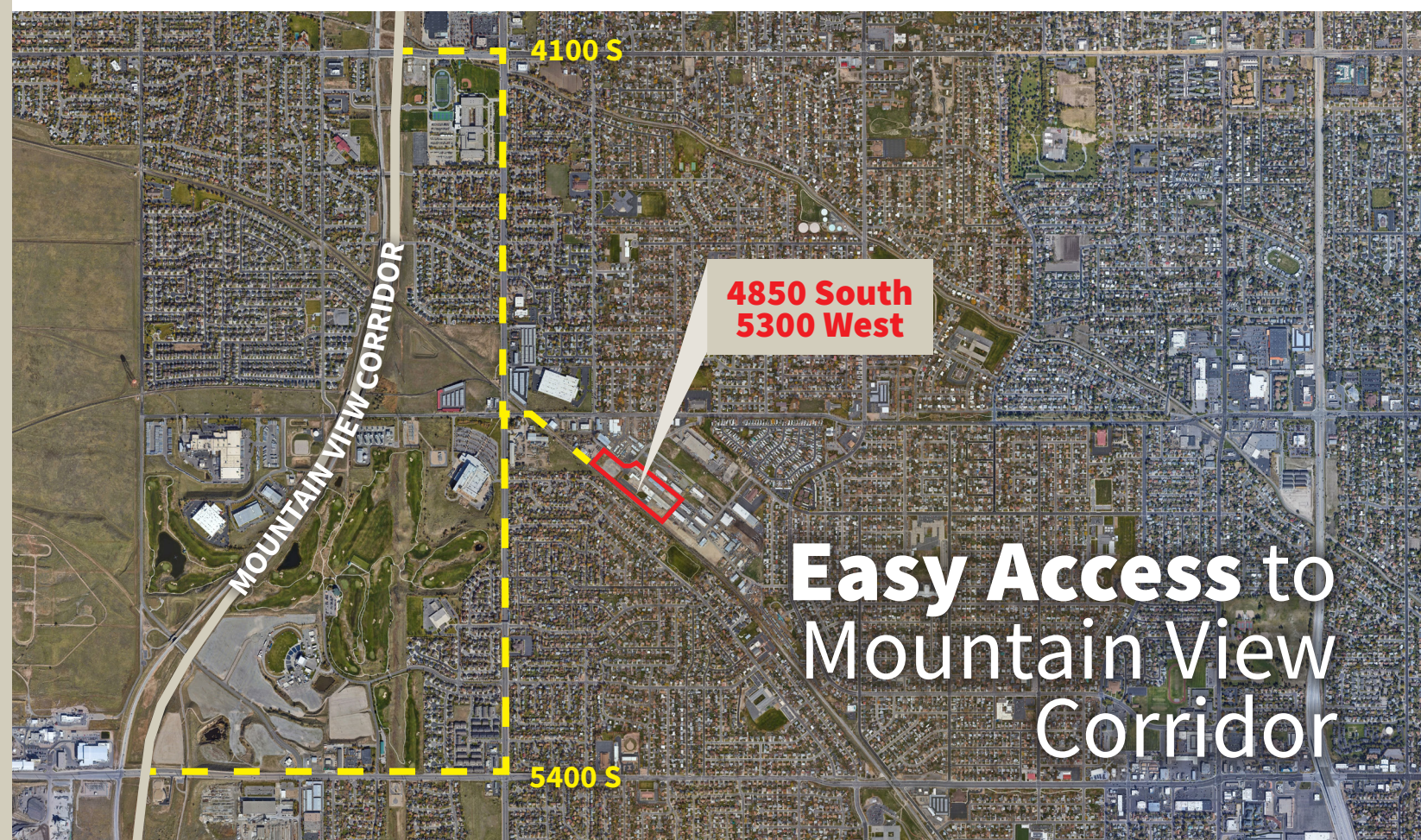
MAIN BUILDING SF:	71,593 s.f. (+/- 5,000 s.f. office)
METAL BUILDING SF:	14,280 s.f.
SITE ACREAGE:	10.68 acres
YEAR BUILT:	1993
BUILDING COVERAGE:	15.39%
CONSTRUCTION TYPE:	CMU/metal
ZONING:	Salt Lake City M-1
OPPORTUNITY ZONE:	Yes
CLEAR HEIGHT:	11'-20"
SPRINKLERS:	Six, 6" lines which are fed through backflow preventers in four separate locations throughout. Water distribution via steel fire rated piping system throughout building(s). Dry sprinklers serve the cooler areas. Wet pipe sprinklers serve the offices.
ROOF:	Built up, three-ply roof/TPO/modified bituminous roof/metal
LIGHTS:	LED throughout
EMPLOYEE PARKING:	127 stalls including ADA stalls
TRUCK PARKING:	Adjacent gravel parking lot
DOCK DOORS:	15 fully equipped dock doors
DRIVE IN DOORS:	3 drive-in doors, Two (2) 8'x10' and One (1) 4'x8'
POWER SERVICE/CAPACITY:	One main is 1200 amp, three phase, four wire, 277/480V; other main is 600 amp three phase, four wire, 120/240V
SECURITY:	Fully fenced and secured site



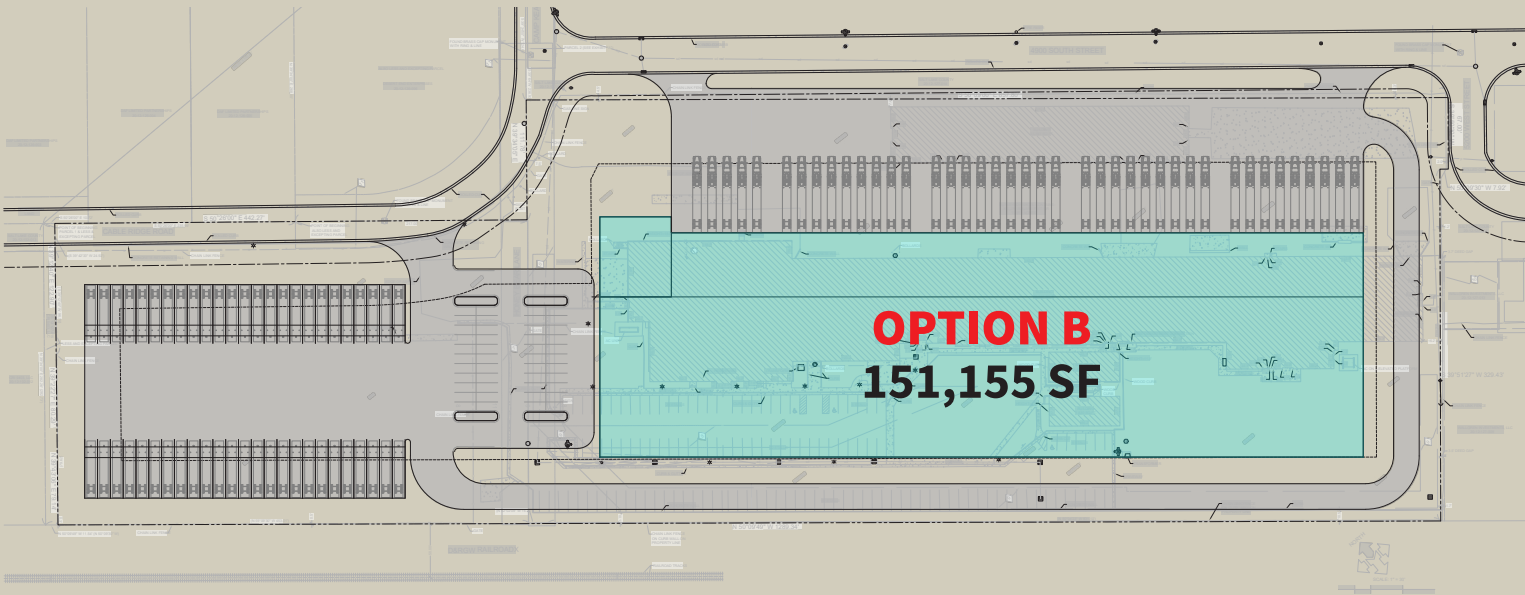
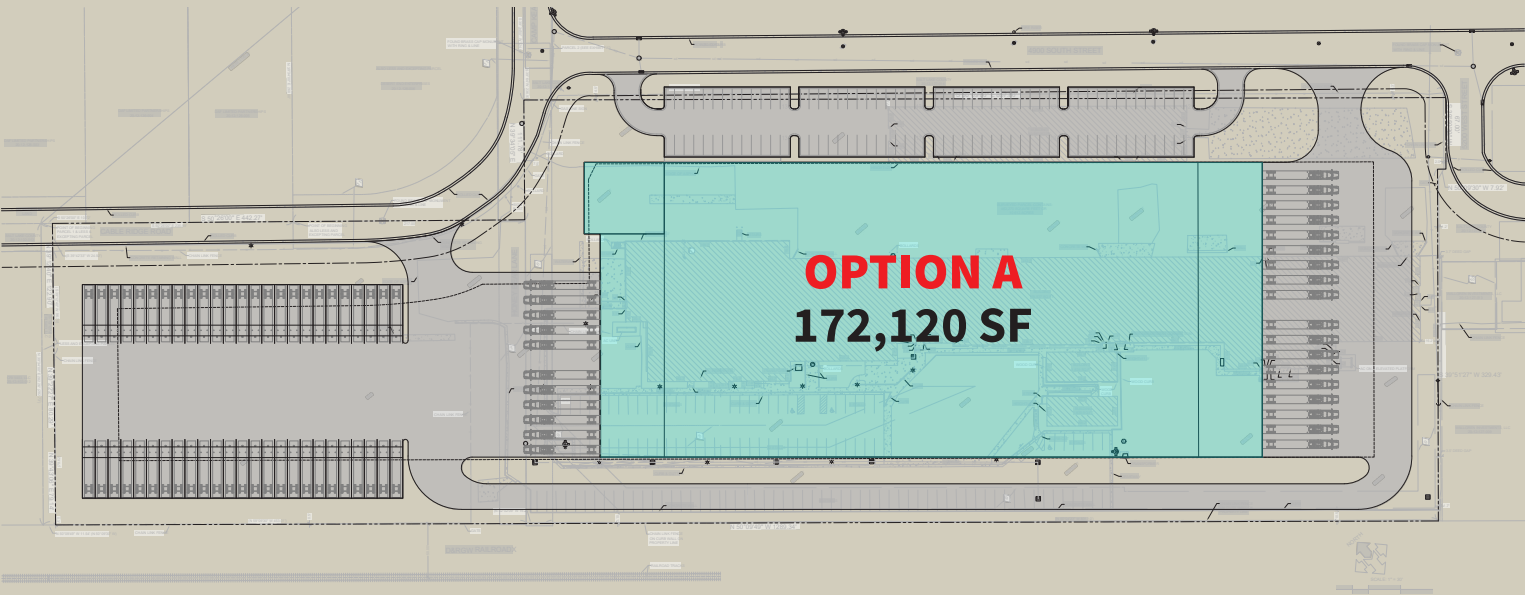
Main Building Floor Plan



Parcel Map



Build to Suit Opportunity





For more information, please contact:

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