

PLANT

- 25,480 Square Feet
- 360 Square Foot H-3 Hazard Room
- 325 Square Foot Enclosed Room with Two (2) 10’x10’ Roll-up Doors
- 8” Reinforced Concrete Slab on Grade
- 24’ (at eave) to 30’ (at ridge) Interior Height
- 22’ x 70’ Column Spacing
- ESFR Fire Suppression System
- One (1) 10’x10’ Dock High Door with Interior Concrete Ramp and Landing. Equipped with Leveler, Bumper, Bollards, Lock, and Seal
- One (1) 12’x14’ Grade Level Door
- T5 Florescent High Bay Lighting
- 2,000 Amps / 480 / 277 volt / 3 Phase Power Supply

WAREHOUSE

- 23,567 Square Feet
- 8” Reinforced Concrete Slab on Grade
- 34’ (at eave) to 40’ (at ridge) Interior Height
- 24’ x 70’ Column Spacing
- Three (3) 12’x’14’ Grade Level Doors
- ESFR Fire Suppression System
- Smoke and Heat Roof Vents
- T5 Florescent High Bay Lighting
- Trench Drains and Sumps (Wash Down Area)

TRUCK UNLOADING BUILDING

- 1,508 Square Feet
- 16’ Interior Height at Eave
- 12” Reinforced Concrete Slab on Grade
- Dry System
- One (1) 16’x14’ Grade Level Door
- T5 Florescent High Bay Lighting

RESIN TANK BUILDING

- 872 Square Feet
- 24’ Interior Height at Eave
- 12” Reinforced Concrete Slab on Grade
- Dry System
- T5 Florescent High Bay Lighting

OFFICE

- 4,800 Square Feet

OTHER AREAS (APPROXIMATELY 3,513 SQUARE FEET)

- Men’s & Women’s Locker Room
- Break Room
- Lab
- Maintenance Room
- Electrical Room
- Mechanical Room

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60,100 Total Square Feet | 16.45 Acres

FOR
SALE/LEASE

PROPERTY FEATURES

- 60,100 Total Square Feet
- 16.45 Acres
- Potential rail service available with access to the Union Pacific line and within 30 miles of Union Pacific line and within 30 miles of Union Pacific Intermodal Terminal in Salt Lake City
- Rail materials are available
- and are stored onsite
- New Construction (Delivered April 2016)
- Close Proximity to Rio Tinto Kennecott Copper Mine
- Direct access to State Highway 112 and within 15 miles of Interstate 80, a major East-West distribution corridor

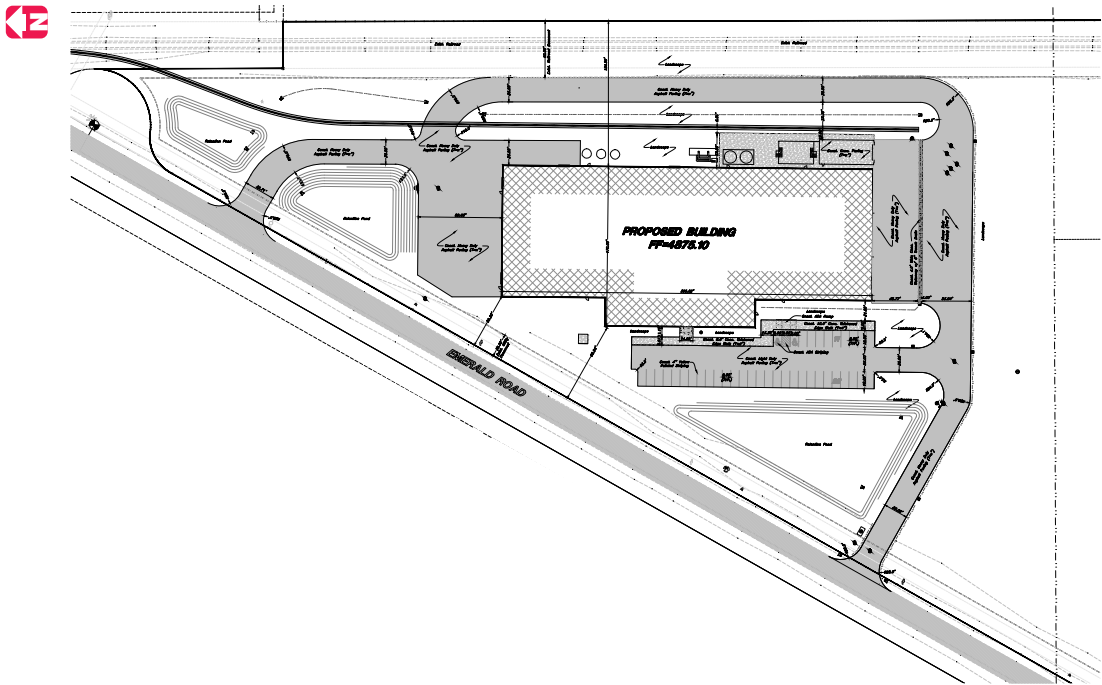
FOR MORE
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SITE PLAN



FLOOR PLAN

