

# 9 SOUTH COMMERCE CENTER

2720 & 2770 WEST 900 SOUTH  
SALT LAKE CITY, UTAH



NOW LEASING | NEW CONSTRUCTION



# 9 SOUTH COMMERCE CENTER

## PROPERTY OVERVIEW

- Two Buildings: 172,438 SF Total
- Lot Size: ±10 Acres
- Rear Load Configuration
- Zoned M-2 (Heavy Manufacturing)



I-215: 1.25 MILES  
I-80: 3.75 MILES  
I-15: 4.65 MILES



SR-201:  
2.25 MILES



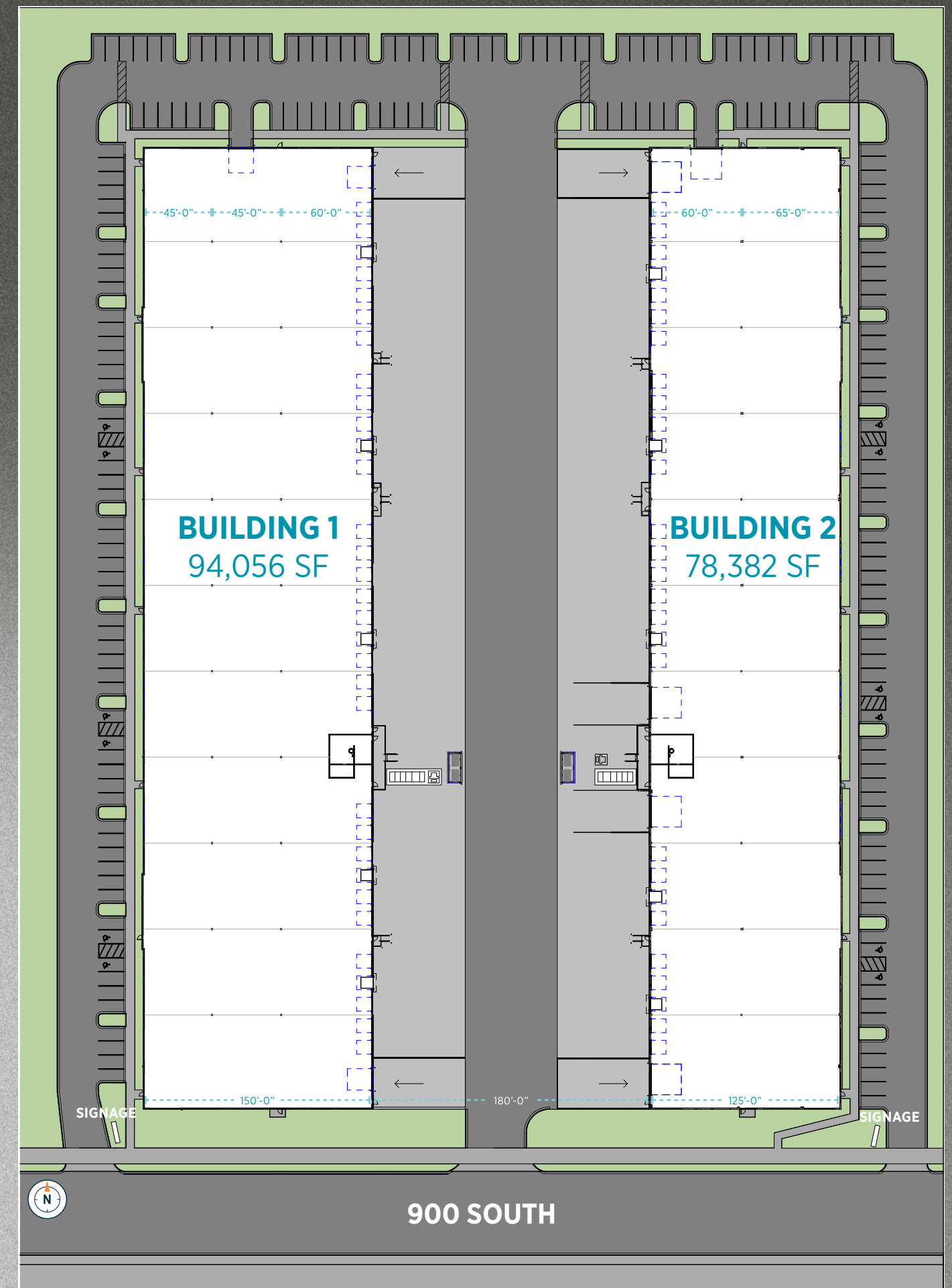
SALT LAKE CITY  
INTERNATIONAL  
AIRPORT:  
4.55 MILES



DOWNTOWN  
SALT LAKE CITY:  
7.00 MILES



SALT LAKE  
INTERMODAL:  
5.00 MILES

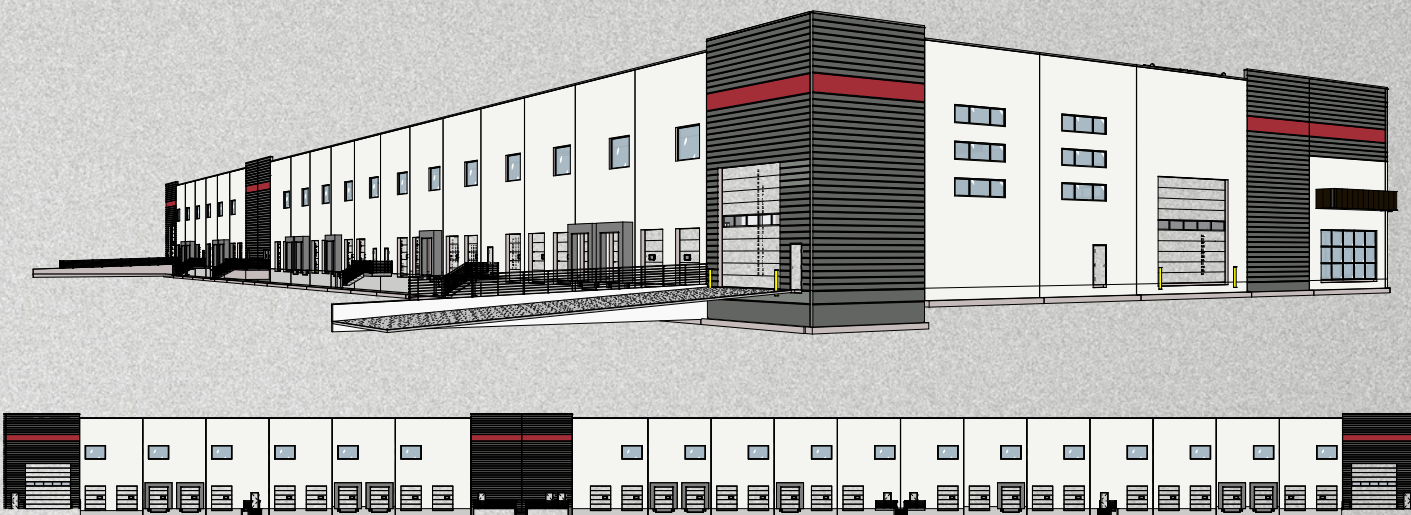


**BUILDING ONE | 94,056 SF**

2770 WEST 900 SOUTH / SALT LAKE CITY, UT

<b>Total Building SF</b>	94,056 SF
<b>Office SF</b>	±1,500 SF Spec Office
<b>Minimum Divisible SF</b>	±16,800 SF
<b>Clear Height</b>	32'
<b>Column Spacing</b>	56' x 45' (60' speed bay)
<b>Dock High Doors</b>	32 (9' x 10') 5 positions equipped with 40k lb pit levelers
<b>Ground Level Doors</b>	3 (20' x 20') drive-ins with 5 additional knockouts
<b>Lighting</b>	LED
<b>Sprinkler System</b>	ESFR
<b>Power</b>	3,000 Amps; 277/480 V; 3 Phase
<b>Year Built</b>	2027
<b>Car Parking</b>	1.12/1,000 SF
<b>Construction Type</b>	Concrete Tilt-Up
<b>Floor Slab</b>	6" Reinforced
<b>Length &amp; Depth</b>	627' x 150'
<b>Truck Court</b>	180'
<b>Building Configuration</b>	Rear Load

Note: Designed to be LEED Certified (certification pending construction completion)

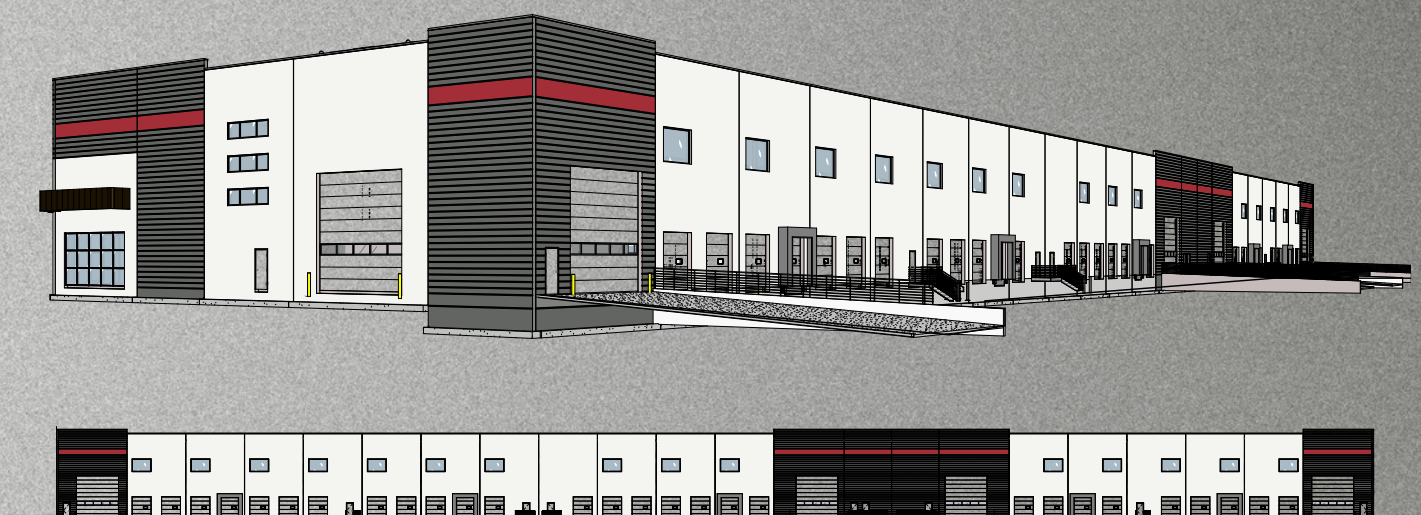


**BUILDING TWO | 78,382 SF**

2720 WEST 900 SOUTH / SALT LAKE CITY, UT

<b>Total Building SF</b>	78,382 SF
<b>Office SF</b>	±1,500 SF Spec Office
<b>Minimum Divisible SF</b>	±14,000 SF
<b>Clear Height</b>	32'
<b>Column Spacing</b>	56' x 65' (60' speed bay)
<b>Dock High Doors</b>	28 (9' x 10') 5 positions equipped with 40k lb pit levelers
<b>Ground Level Doors</b>	5 (20' x 20') with 3 additional knockouts
<b>Lighting</b>	LED
<b>Sprinkler System</b>	ESFR
<b>Power</b>	3,000 Amps; 277/480 V; 3 Phase
<b>Year Built</b>	2027
<b>Car Parking</b>	1.12/1,000 SF
<b>Construction Type</b>	Concrete Tilt-Up
<b>Floor Slab</b>	6" Reinforced
<b>Length &amp; Depth</b>	627' x 125'
<b>Truck Court</b>	180'
<b>Building Configuration</b>	Rear Load

Note: Designed to be LEED Certified (certification pending construction completion)





**9** SOUTH  
COMMERCE CENTER

**CONTACT**

**PHILLIP EILERS**

Managing Director

+1 801 303 5426

[phillip.eilers@cushwake.com](mailto:phillip.eilers@cushwake.com)

**JON SCHRECK**

Director

+1 801 303 5531

[jon.schreck@cushwake.com](mailto:jon.schreck@cushwake.com)

**CUSHMAN & WAKEFIELD**

170 S. Main, #1600/SLC, UT 84101

+1 801 322 2000

[cushmanwakefield.com](http://cushmanwakefield.com)



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WAKEFIELD**

**VIWEST**  
*Group*