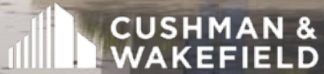


FOR LEASE



# CITY CREEK INDUSTRIAL

BUILDING K



4884 WEST 1100 SOUTH | SALT LAKE CITY, UTAH

# BUILDING SPECS

## BUILDING K



**BUILDING SIZE**  
184,800 SF



**AVAILABLE**  
175,560 SF



**DIVISIBLE TO**  
24,640 SF



**PARKING**  
252 SPACES



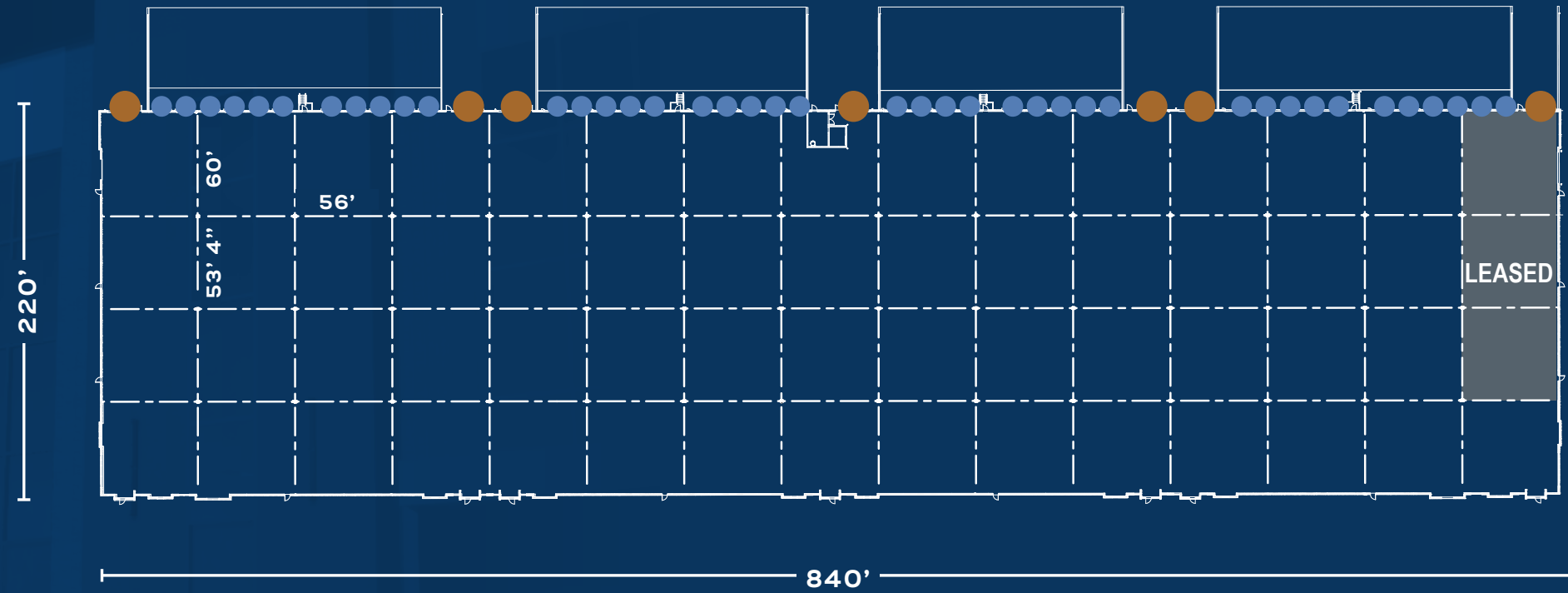
**OFFICE**  
BUILT-TO-SUIT



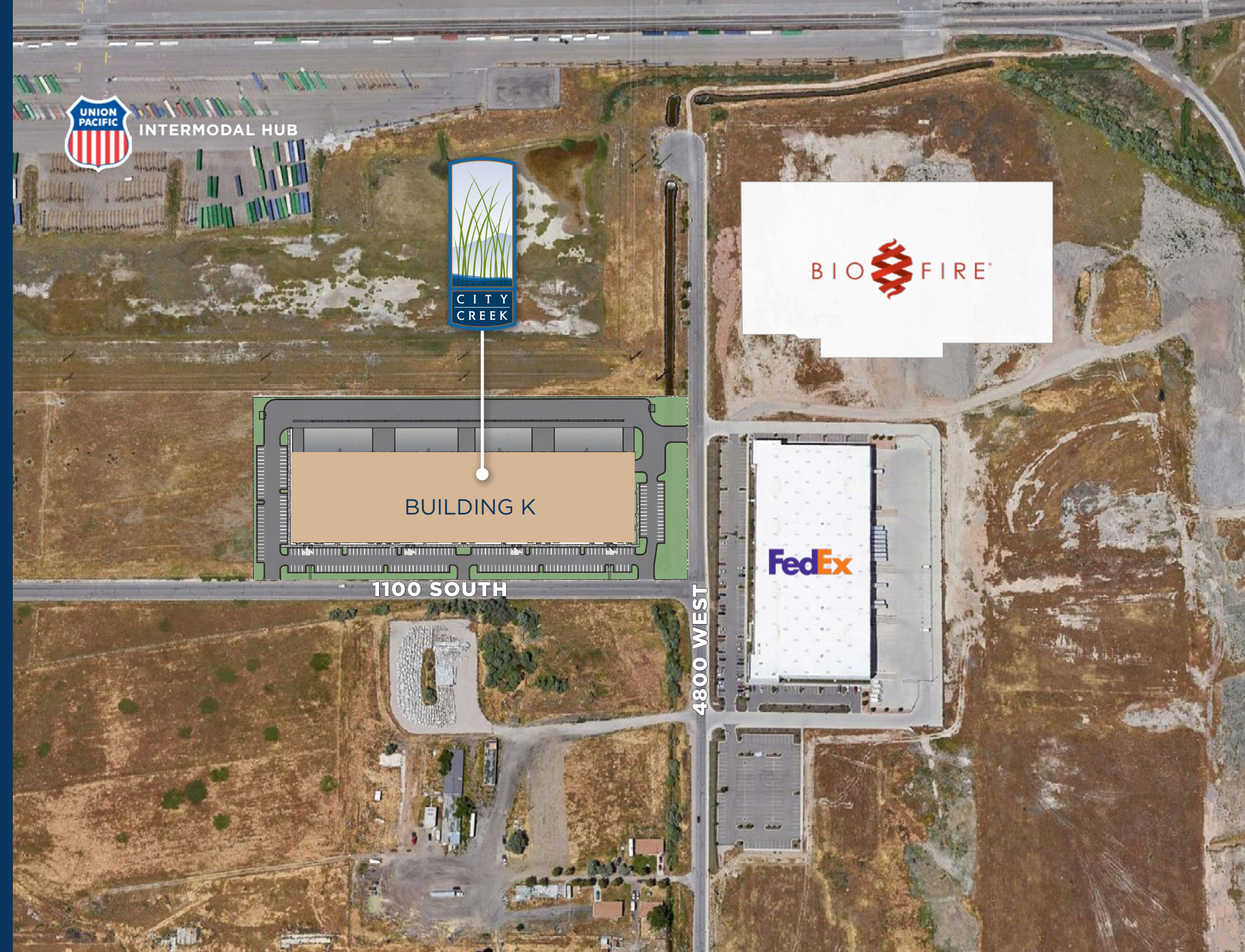
## ADDITIONAL FEATURES

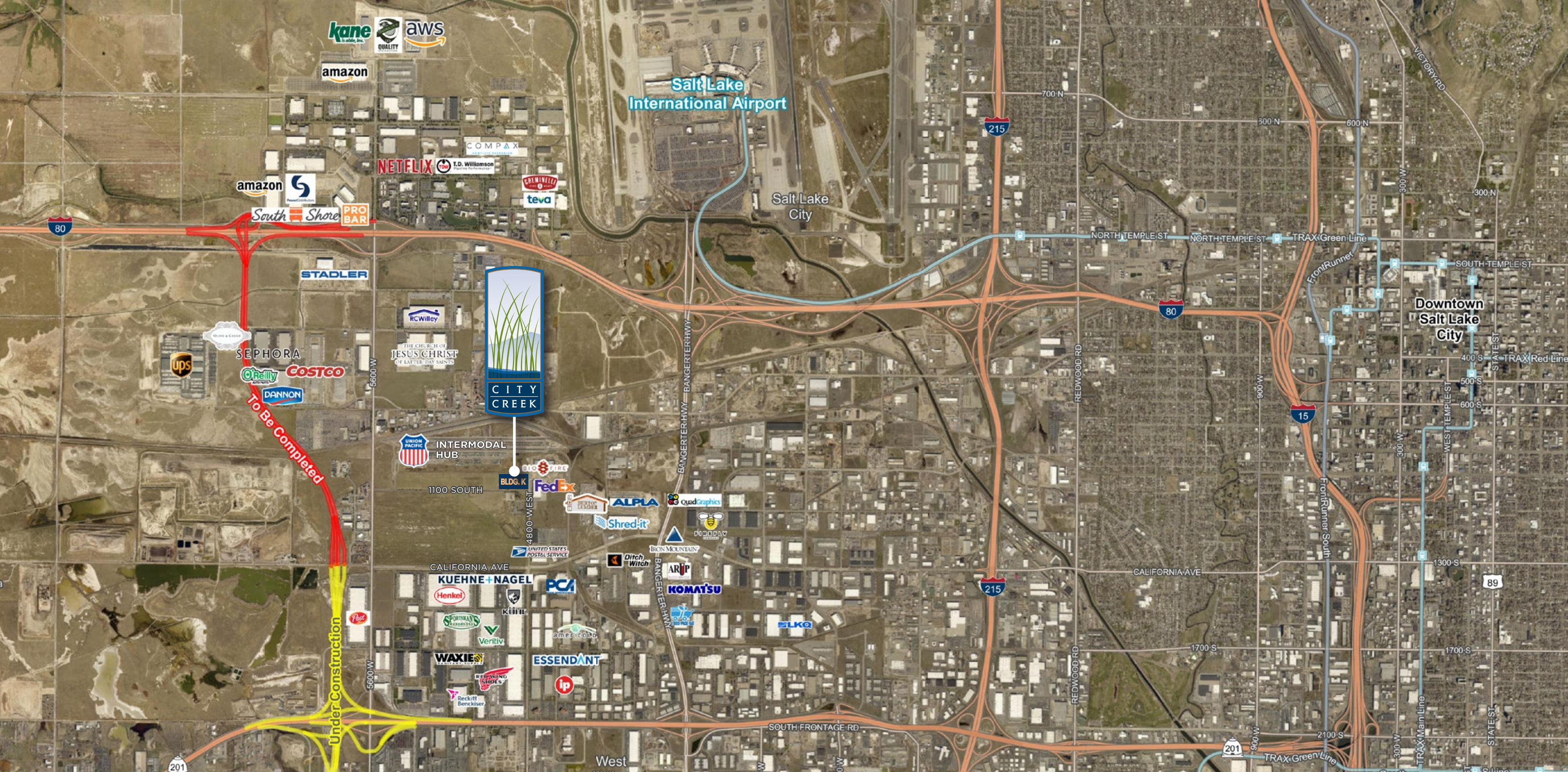
<b>Dock High Doors</b>	(39) 9'x10'
<b>Grade Level Doors</b>	(6) 12'x14'
<b>Clear Height</b>	36'
<b>Fire Suppression</b>	ESFR
<b>Zoning</b>	M-1 (Light Industrial)
<b>Column Spacing</b>	53'-4" x 56'
<b>Speed Bays</b>	60'
<b>Floor Slab</b>	6" Thick Full Reinforced
<b>Building Dimensions</b>	220' x 840'
<b>Concrete Apron</b>	60'
<b>Truck Court</b>	131'
<b>Building Configuration</b>	Rear Load
<b>Construction Type</b>	Concrete Tilt-Up
<b>Power</b>	3,000 amps, 277/480 volt 3-phase
<b>Natural Lighting</b>	Clerestory Windows Skylights Throughout Warehouse

# SITE PLAN



- DOCK HIGH DOORS (39 AVAILABLE)
- GRADE LEVEL DOORS (6 AVAILABLE)



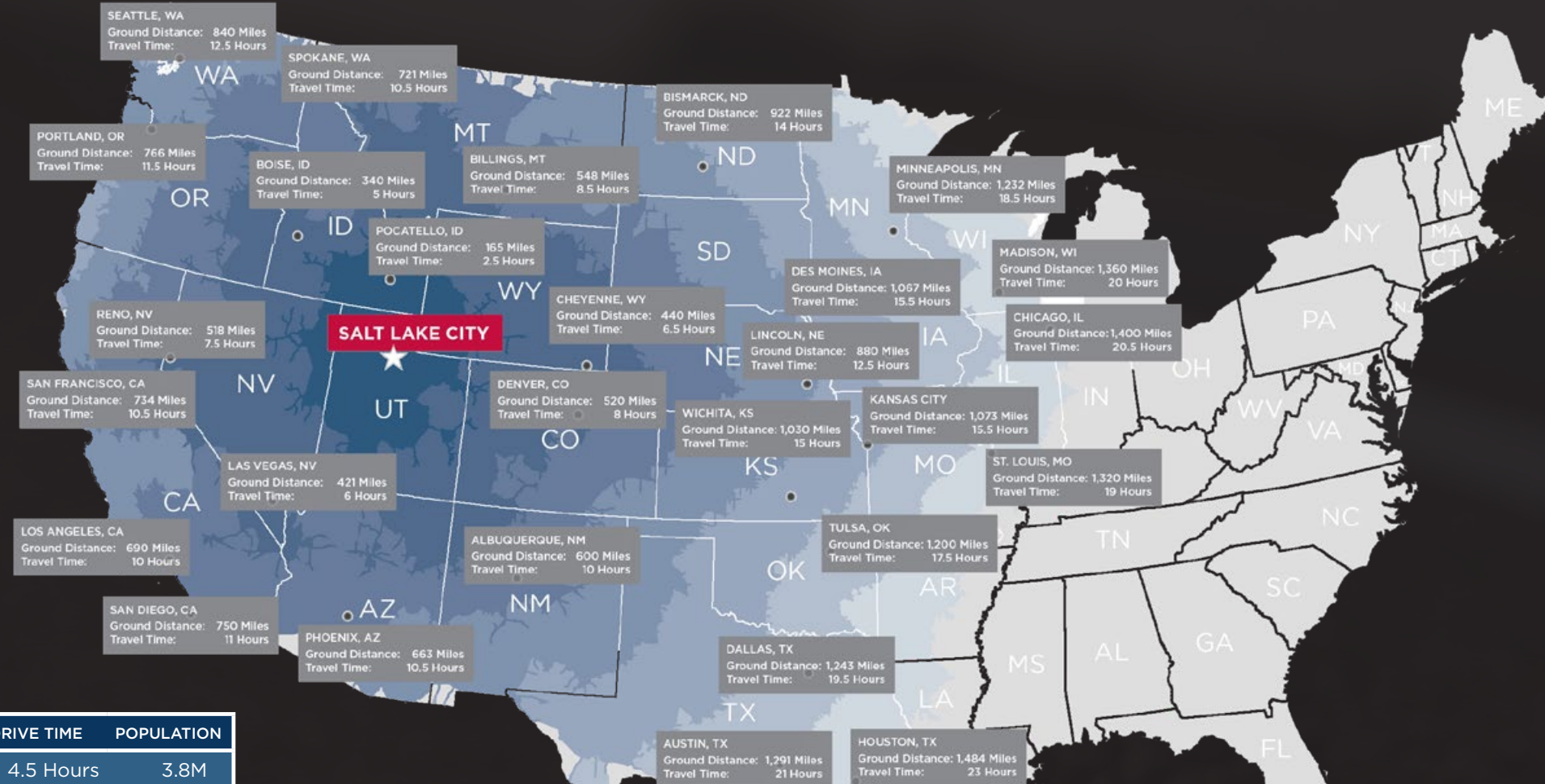


# AREA OVERVIEW

City Creek Industrial is not only in close proximity to Salt Lake International Airport, it is surrounded by a roster of notable tenants including:

- 
- 
- 
- 
- 
- 
- 
-

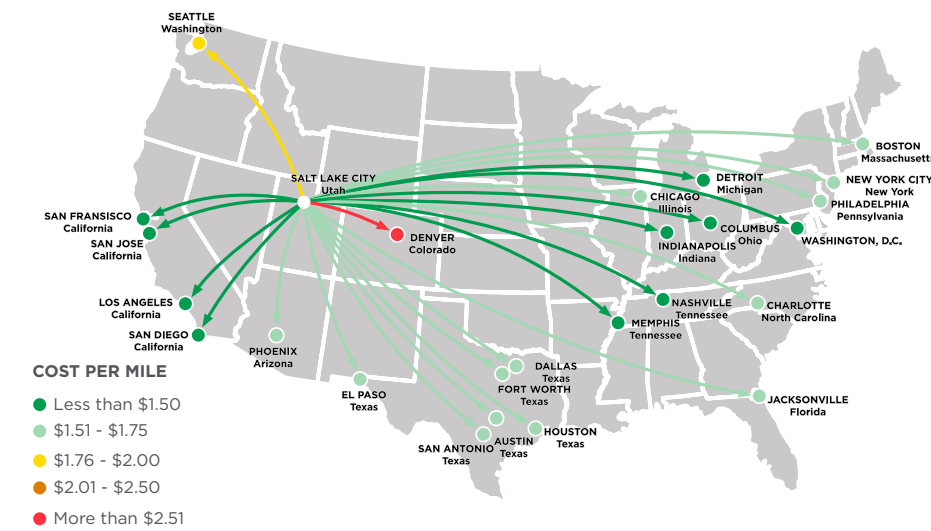
# REGIONAL DRIVE TIMES



DRIVE TIME	POPULATION
4.5 Hours	3.8M
9 Hours	14.3M
12 Hours	63M
15 Hours	78.7M
18 Hours	88.2M
24 Hours	115M
24 Hours	149.4M

# FREIGHT COSTS

## OUTBOUND FREIGHT COSTS



## INBOUND FREIGHT COSTS



# WHY UTAH

1

Utah is a hub to all major western cities and states, as well as a central point for distribution between the Canada and Mexico borders. Two major interstates (I-80 and I-15) and all three major rail lines leaving Seattle, San Francisco, and Los Angeles ports meet in Salt Lake City.

2

Utah ranks well across business costs compared to regional competitor states. **Utah has a favorable tax climate-ranked 8th best in the nation-and has low utility and real estate costs.** Utah also has a business friendly government and has eliminated or modified nearly 400 business regulations since 2011 to ease the burdens placed on businesses.

3

**Utah's Manufacturing and Distribution industry has experienced employment growth of over 15% over the past five years.** Within the industry, Warehousing and Storage increased by 44%.

Source: EDC Utah



## Forbes

### TOP STATE

Forbes names Utah as the #2 Best State for Business, continuing a decade of top-three rankings.

Utah occupied the top spot in Forbes' Best States for Business six times in seven years between 2010 and 2016.

Utah's employment has expanded 3.3% a year over the past five years—third best in the U.S.

## Utah Business

### MILLENNIALS

Utah's millennial population represents approximately 23 percent of the state (726,000 people).

Roughly one in every four Utahns is a millennial - a higher percentage than in any other state. As a cohort, Utah's millennial population is 20 percent larger than the state's Gen-X population and 39 percent larger than the state's baby boomer population.

## U.S. News

### BEST STATE

U.S. News Magazine Ranks Utah Among Best States Overall

On Monday, February 26, U.S. Magazine released its 2018 Best State Rankings, and Utah ranks number three overall.

## The Atlantic

### INFRASTRUCTURE IN UTAH

- 2nd lowest electricity rates in the Western states
- 4th lowest average industrial electricity cost in nation
- 7th lowest commercial electricity cost in nation
- Lowest natural gas costs in the nation (industrial and commercial costs) of economic performance and strength.

### DISTRIBUTION IN UTAH



**1,400 Miles** of railroad track



**695 Million Pounds** of air cargo & freight annually



**43,155 Miles** of highways and roads

## ECONOMIC DASHBOARD



### JOB GROWTH

**Utah 2.8%**

**National 1.7%**  
*BLS, February 2019*



### POPULATION GROWTH

**Utah 14.4%**

**National 6.0%**  
*US Census, 2010-18*



### COST OF LIVING INDEX

**Utah 100.8**

**National 100.0**  
*C2ER, Q3 2018*



### SPENT ON EDUCATION

**Utah 40%**

**National 29%**  
*US Census, 2015*



### MEDIAN WAGE

**Utah \$36,790**

**National \$38,640**  
*BLS, May 2018*



### MEDIAN AGE

**Utah 31**

**National 38.1**  
*US Census, ACS 2017*



### CORPORATE TAX

**Utah 4.95%**

**National 6.87%**  
*Tax Foundation, 2018*



### GDP GROWTH

**Utah 3.8%**

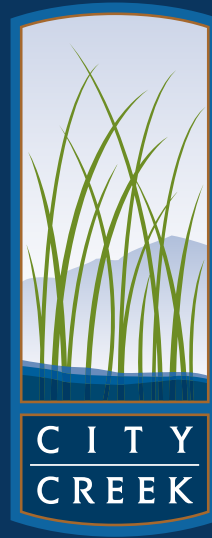
**National 4.2%**  
*BEA, Q2 2018*

## BUSINESS INSIDER

### 6TH BEST ECONOMY IN THE UNITED STATES

The U.S. is a massive, complex economy, and so too are the component economies of the 50 states that make up the whole. Business Insider combined six measures of labor-market and general economic health—unemployment rate, job growth, per-capita GDP, GDP growth, average weekly wages, and wage growth—to determine an overall score for each state's economy most recent results show the stability of Utah's quality of life.





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