

Metro

BUSINESS PARK | SALT LAKE CITY

42 W. 2320 S.
Suite A



Colliers



Metro

BUSINESS PARK | SALT LAKE CITY

Metro Business Park

This nine building business park, located in the well established highly attractive location of Salt Lake City. With convenient access via Highway 201, I-80, and the I-15 Interchange and minutes to the Salt Lake City International Airport.

Metro Business Park features walking access to Trax, ample parking, and beautifully landscaped green space. This park is an ideal option for all businesses.

- Walking access to Trax
- Zoned: Business/Research Park
- Easy access
- Centrally Located in the Salt Lake Valley
- Minutes away from Salt Lake International Airport and Downtown Salt Lake



BUILDING O	RATE	SQ. FT.
Full Building	\$0.90 PSF/MO/NNN	5,351

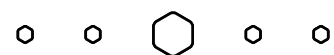
BUILDING Q	RATE	SQ. FT.
Suite D	\$9.00 PSF/YR/NNN	5,604

BUILDING R	RATE	SQ. FT.
Suite A	\$9.00 PSF/YR/NNN	7,280

BUILDING V	RATE	SQ. FT.
Suite A	\$9.00 PSF/YR/NNN	4,645



Building O

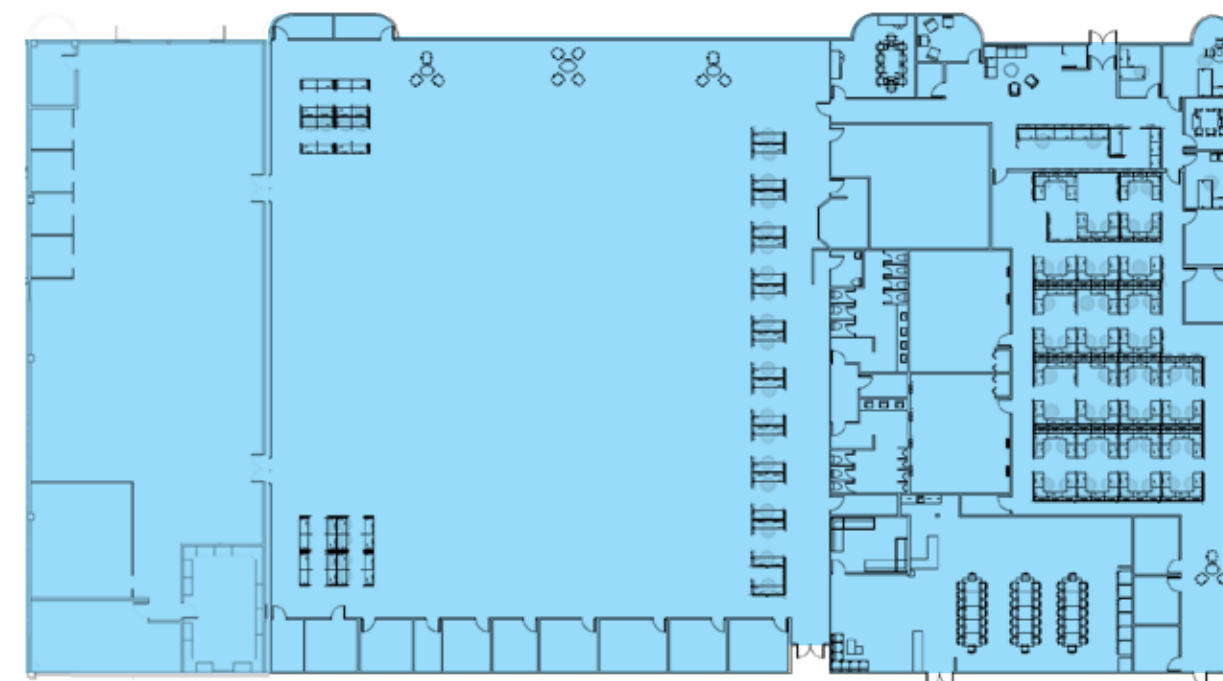


1275 West 2240 South

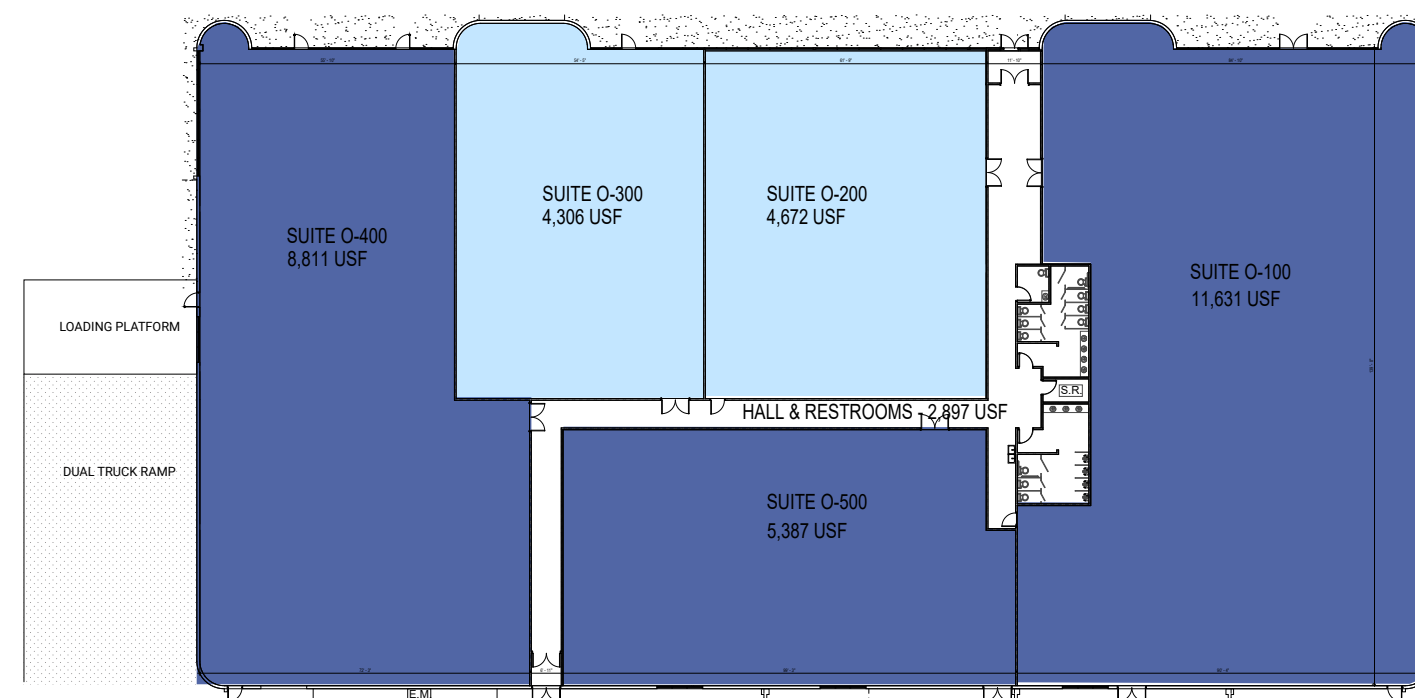
- Entire building available or premises can be demised.
- Up to 38,227 SF
- Lease Rate: \$0.90/MO/NNN
- OpEx/CAM Estimate: \$0.35
- Parking Ratio: 8/1,000
- Two Backup generators for full building operation
- Multiple grade level doors to be added.
- Dual truck ramp with loading platform
- 18' clear height
- Suite is located within a two-minute walk to the TRAX station.

BUILDING IS BEING CONVERTED TO FLEX-INDUSTRIAL

Current Floor Plan



Potential Demise Plan

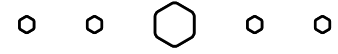


Industrial Space

Flex Office Space



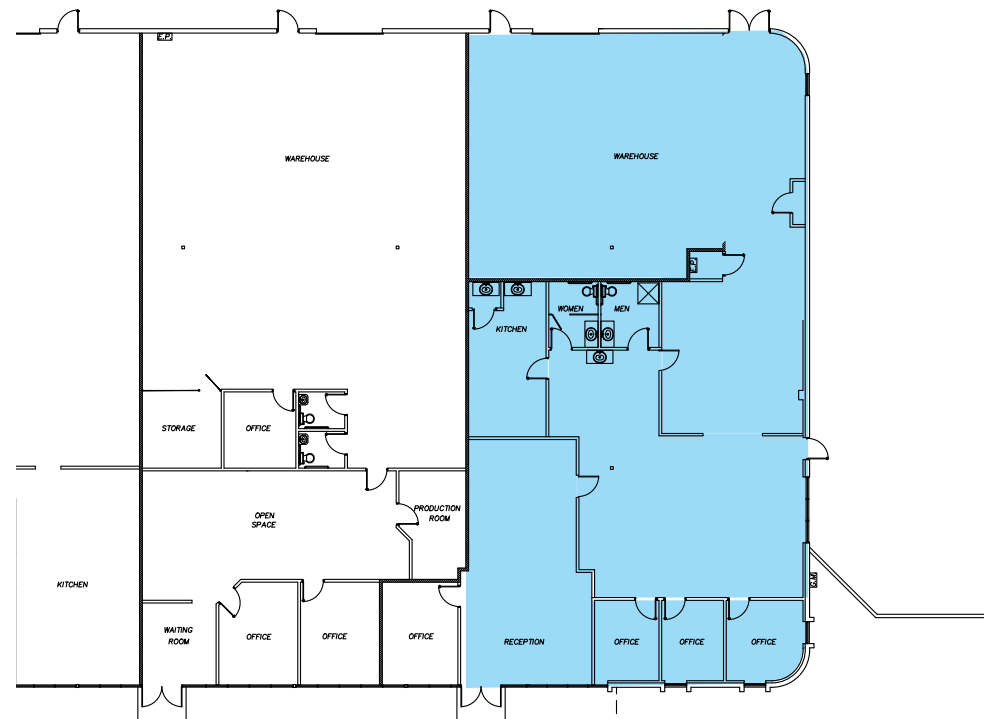
Building Q



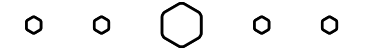
2235 South 1300 West

- Suite D
- 5,351 SF (2,000 SF office / 3,351+ Warehouse)
- Lease Rate: \$9.00/YR/NNN
- OpEx/CAM Estimate: \$4.05 annually
- One (1) grade level door
- One dock high exterior platform with roll up door into warehouse.
- Parking Ratio: 3/1,000
- Suite is located within a three-minute walk to the TRAX station.

Floor Plan



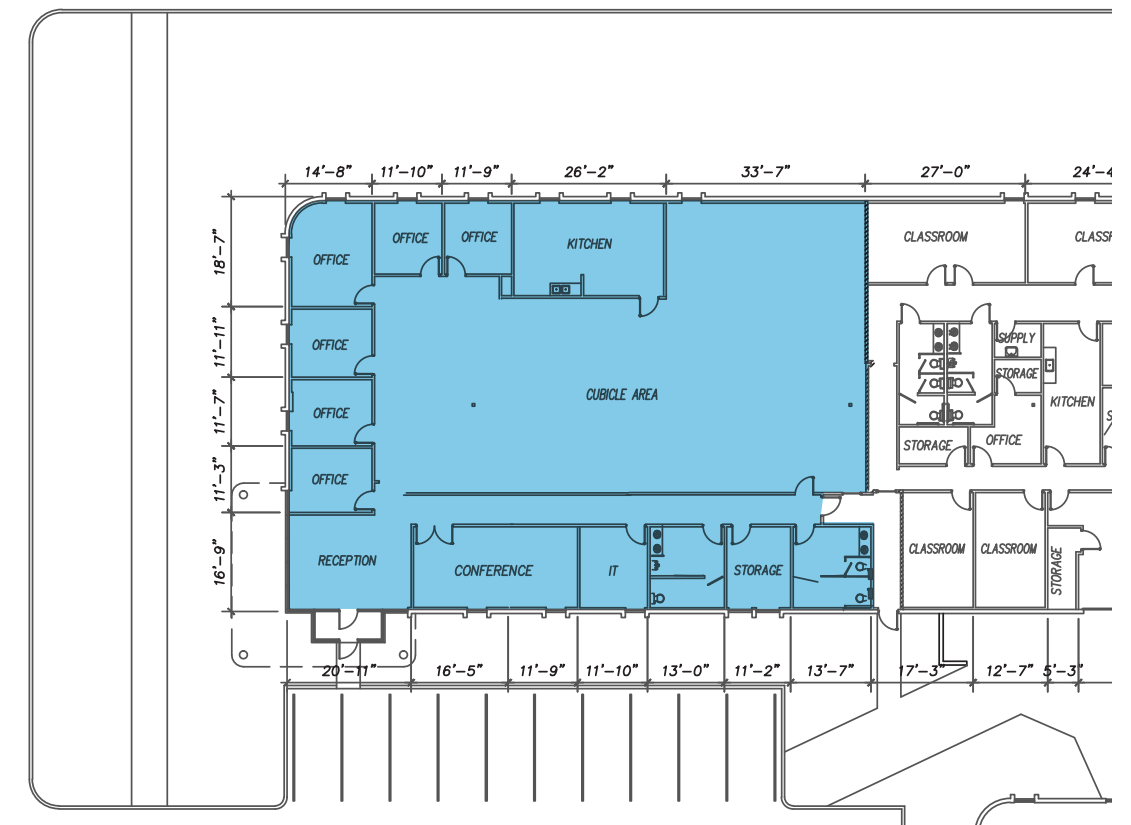
Building R



1293 West 2200 South

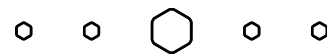
- Suite A
- 7,280 SF
- Lease Rate: \$9.00/YR/NNN
- OpEx/CAM Estimate: \$4.05 annually
- Parking Ratio: 3/1,000
- Suite is located within a three-minute walk to the TRAX station.

Floor Plan





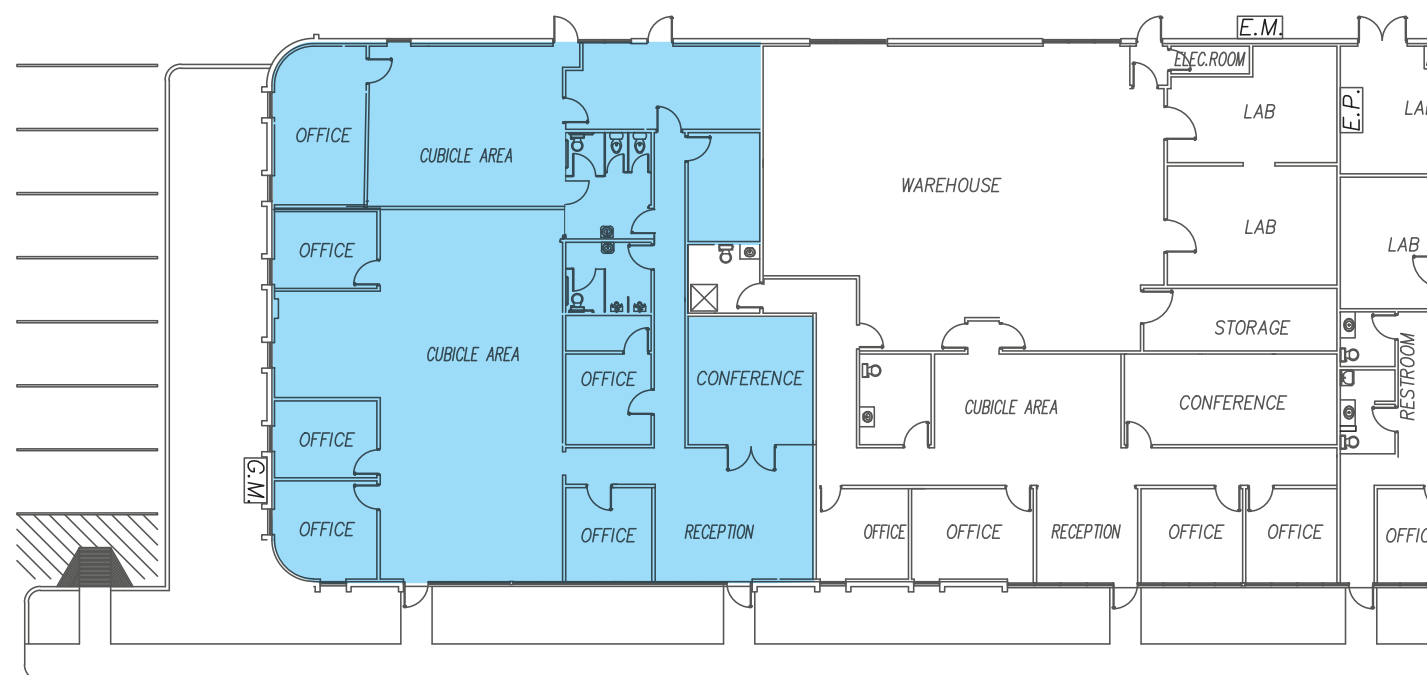
Building V



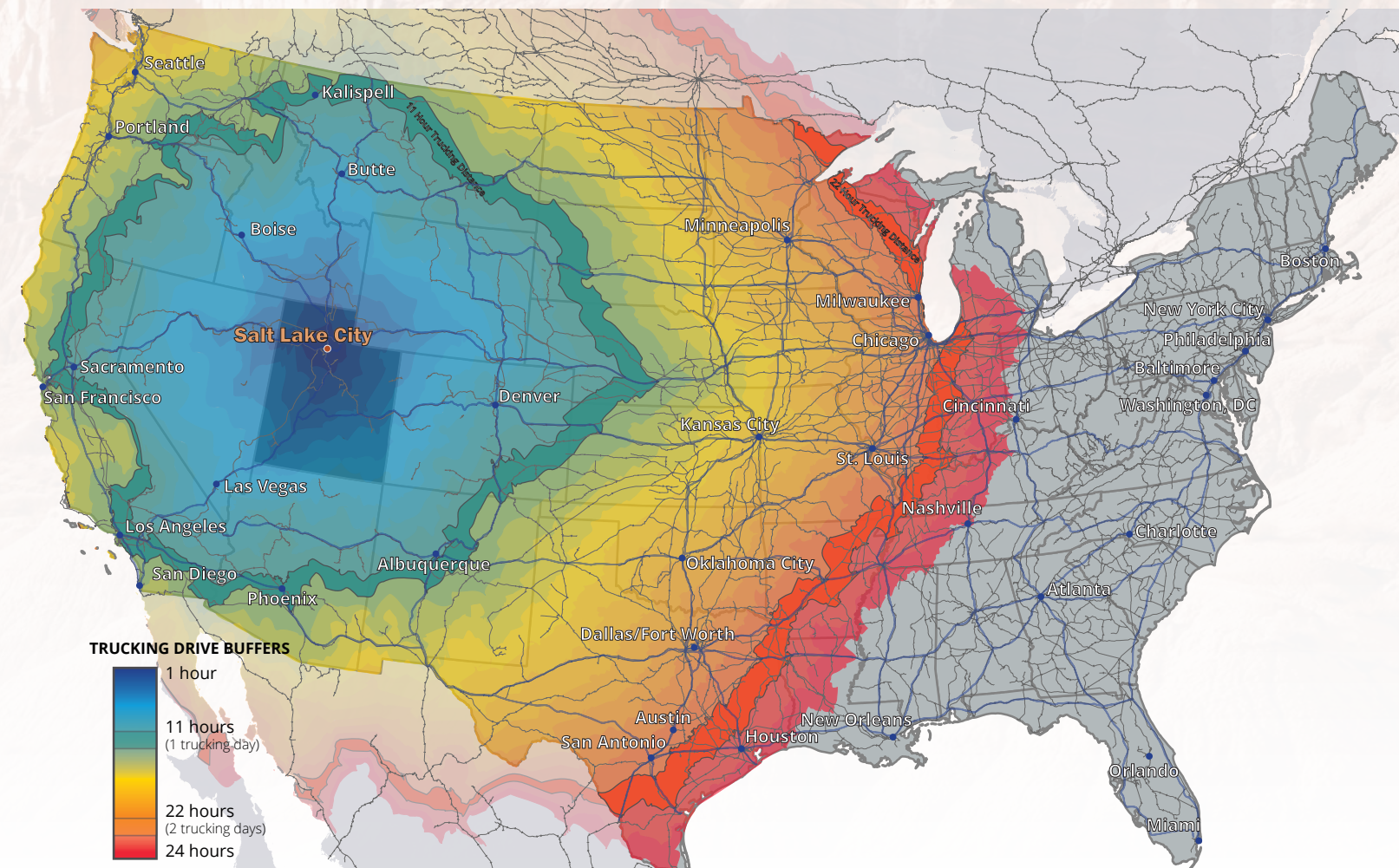
1142 West 2320 South

- Suite A
- 4,645 SF
- Lease Rate: \$9.00/YR/NNN
- OpEx/CAM Estimate: \$4.05 annually
- Parking Ratio: 3/1,000
- Suite is located within a two-minute walk to the TRAX station.

Floor Plan



Centered around Salt Lake City, this map illustrates the Utah's pivotal position as North America's logistics center. Hourly trucking drive time buffers showcase its accessibility within 24 hours, while highlighting direct domestic flight connections and key trade nearshore and sea ports.



Moving Consumer Goods is Vital to Utah



From Logan in the north to St. George in the south, Utah's unmatched transportation infrastructure has earned it a reputation for building mutually beneficial relationships with companies in the logistics and distribution sectors. Utah's network of rails, roads and airports provide the backbone of Utah's freight network.



#16 Employer in Utah by number of employees
A regional 855,000 SF shipping & receiving fulfillment center in SLC's Northwest Quadrant. The facility alone employs over 1,500 workers.



#23 Employer in Utah by number of employees
UPS operates a 840,000 SF regional hub which benefits from the proximity to SLC International & strategic 1-to-2 day trucking routes.

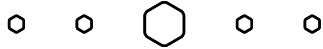


#19 Employer in Utah by number of employees



#59 Employer in Utah by number of employees

CONNECTED *TO IT ALL*



INTERNATIONAL AIRPORT
5 MINUTES



DOWNTOWN SLC
7 MINUTES



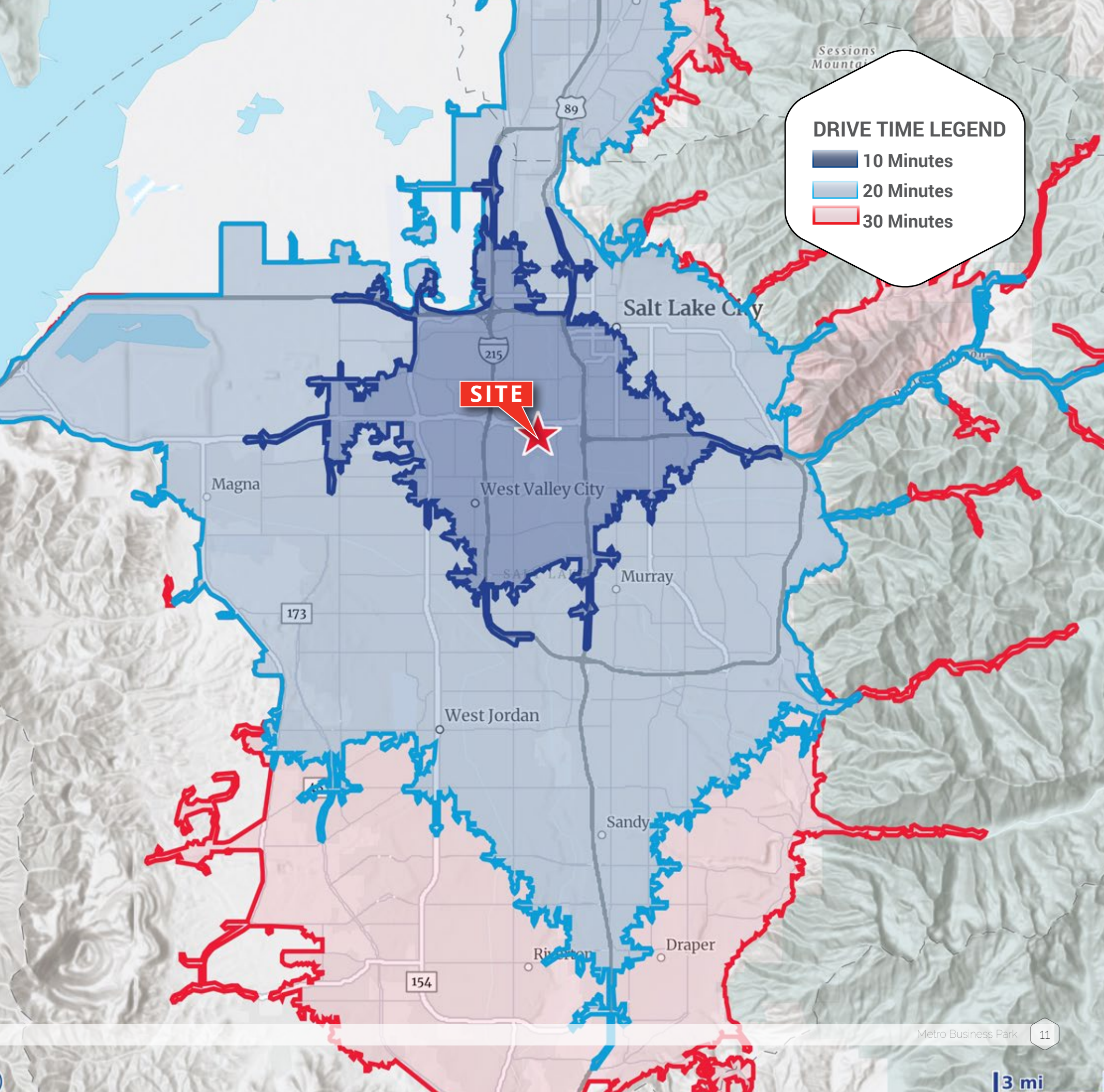
UNIVERSITY OF UTAH
15 MINUTES



SKI AREAS
30 MINUTES



POINT OF THE MOUNTAIN
30 MINUTES



DRIVE TIME LEGEND

- 10 Minutes
- 20 Minutes
- 30 Minutes

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Accelerating success.