

NOW LEASING

BUILDING 4



38,084 Square Feet Warehouse/Office Building

**6200 West 700 South
Salt Lake City, Utah**



COPPER CROSSING AT I-80

Over a decade ago a vision was born that became Copper Crossing @ I-80. What started as 260 acres of raw land and cow pasture, now includes nearly 500 acres of master planned industrial space and the home of UPS' first in the world, prototypical regional sorting facility. The project sits on 160 acres directly at the center of the larger property.

As Salt Lake City's North-West quadrant and Inland Port area mature, Copper Crossing @ I-80 is at the forefront of development in the area. With Phase I nearly completed and fully leased, Phase II boasts nine new buildings to be built with space for lease from 30,000 to 650,000 square feet.

Some of the attributes that make Copper Crossing unique in the market are the extreme attention to detail in the buildings and site design. Our latest offering is Building #5, a 308,950 SF state-of-the-art facility, located at 6320 West 300 South. Occupancy is slated for July 2022.

Copper Crossing @I-80 remains the only project in town currently offering rail-served sites. Planning for the future, the park will have ample electric car and semi-tractor charging facilities, and unsurpassed access to logistics and supply chain infrastructure. These features combined with the proximity to the UPS Hub, providing first in and last out package shipping to Copper Crossing tenants, makes this an unbeatable location for warehousing and distribution.

When completed, the Inland Port and surrounding Northwest quadrant are envisioned to be the largest economic development project ever brought to the state of Utah. National and International Companies, including UPS, Costco Wholesale, Sephora, and Amazon are locating here for its ease of access, proximity to infrastructure, and availability of its nearby labor pool.

BUILDING FOUR - PERMIT READY



Address
TBD
Salt Lake City, UT



Building Configuration
Front Load



Year Built
2022



Building Size
38,084SF (176' x 232')
Divisible to 17,551 SF



Column Spacing
58'x42.8'



Staging Bay Depth
48'



Clearance Height
28'



Skylights
TBD



Dock Doors
7



Grade Level Doors
4



Dock Equipment
Bumpers, Pit leveler



Glass/Windows
Large storefront glass panels and clerestory glazing on all sides of building



Lighting
High Bay LED (specific requirements can be accommodated)



Truck Court Depth
150.6'



Trailer Parking
7 stalls



Car Parking
57 stalls



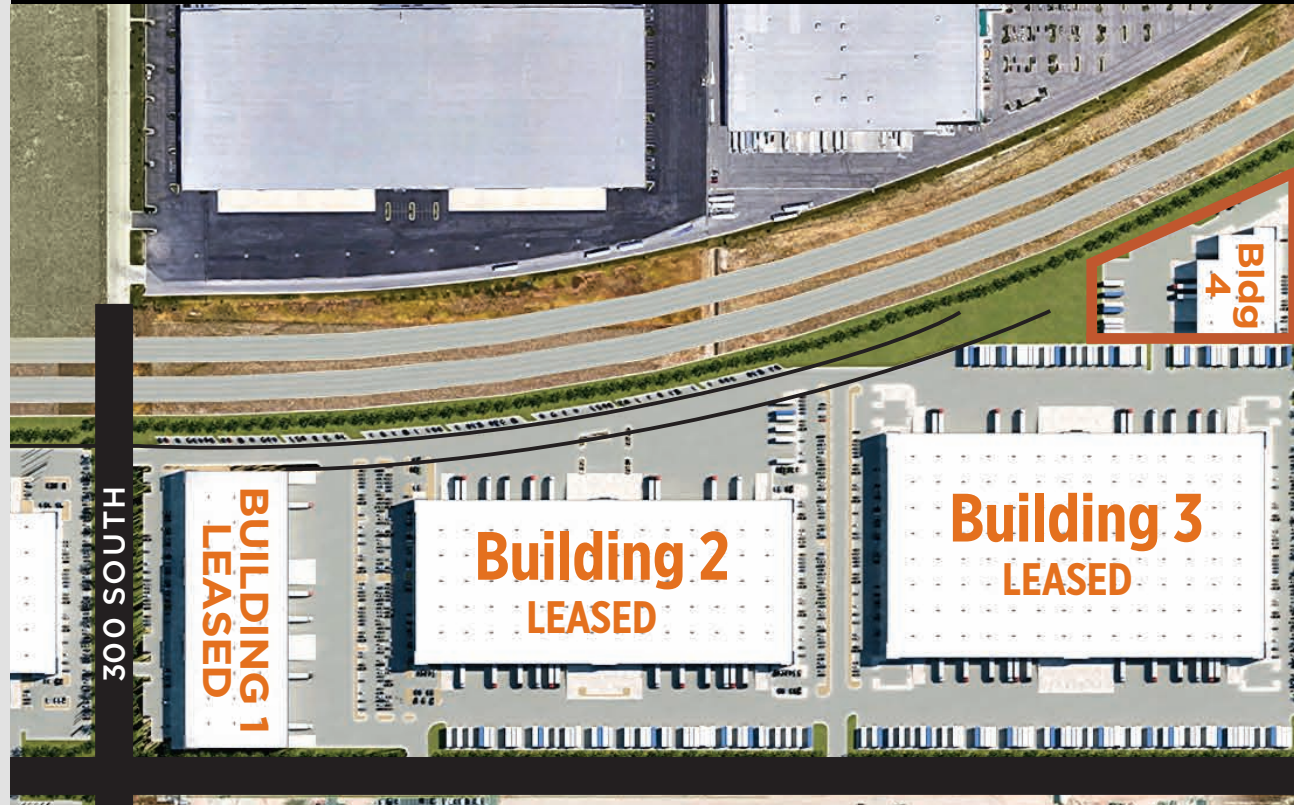
Storage
Fenced Outdoor Area



Electrical Service
4000 A / 480 V / 3 Phase

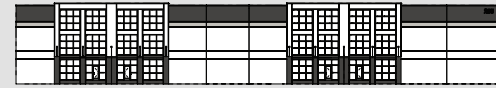


Fire Sprinklers
ESFR- K22 Class IV 100 PSI S / 85 PSI R / 2,000 GPM Flow

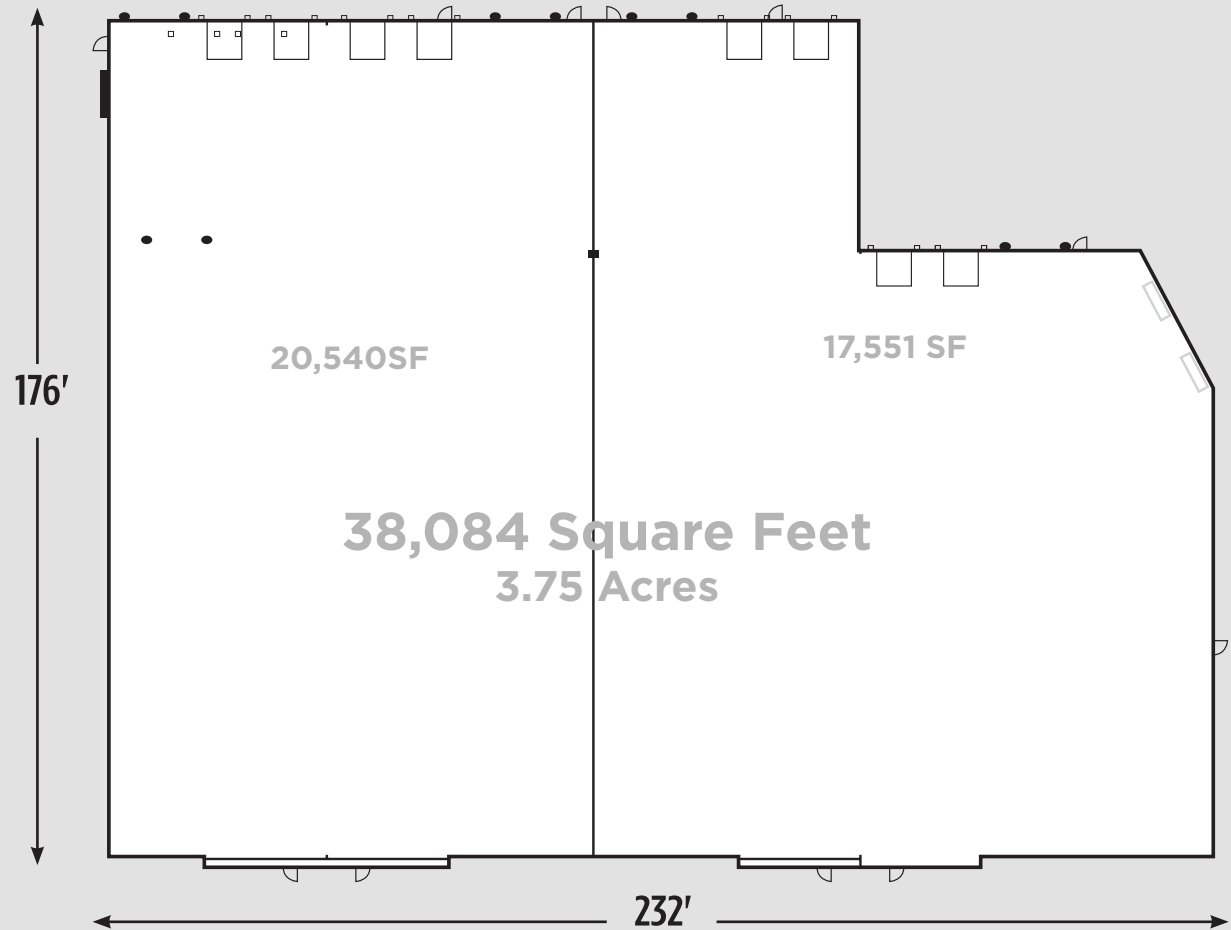


BUILDING FOUR

BUILDING 4 - FRONT



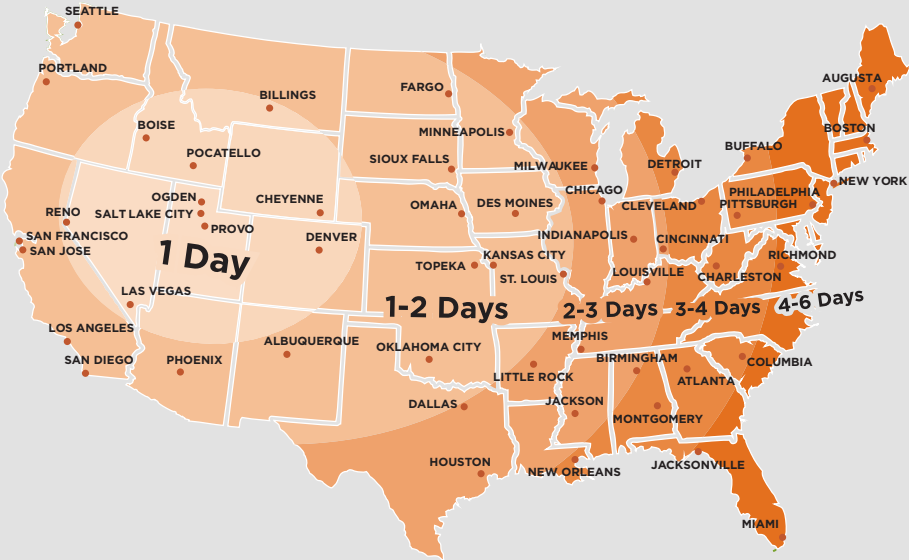
BUILDING 4 - REAR



PROJECT DETAILS



FREIGHT DELIVERY TIMES



COPPER CROSSING

www.ipgcre.com/coppercrossing



IPG

**IPG COMMERCIAL
REAL ESTATE**

2007 McClelland Street
Salt Lake City, UT 84105
801.746.7295
www.ipgcre.com

CONTACT INFORMATION

MICHAEL JEPPESEN

SIOR, LEED AP

PH 801.746.7295 x101
M 801.580.5295
michael@ipgcre.com

JEREMY JENSEN

SIOR, CCIM

PH 801.746.7295 x109
M 801.231.2487
jeremy@ipgcre.com

The information in this document was obtained from sources believed to be reliable, but IPG has not verified nor has any knowledge regarding the accuracy or completeness of the information and makes no representation or warranty concerning same. Therefore disclaims and liabilities in connection with any inaccuracies or incompleteness.