

NOW LEASING
BUILDING 5



309,409 Square Feet High-Cube Logistics Facility

6320 West 300 South
Salt Lake City, Utah



COPPER CROSSING AT I-80

Over a decade ago a vision was born that become 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 FIVE - UNDER CONSTRUCTION



Address
**6320 West 300 South
Salt Lake City, UT**



Building Configuration
Cross Dock



Year Built
2022



Building Size
309,409 SF (350.7' x 880')
Divisible to 99,494 SF



Column Spacing
56'x57.8



Staging Bay Depth
60'



Clearance Height
36'



Skylights
90



Dock Doors
74



Grade Level Doors
8



Dock Equipment
Bumpers, Pit levelor



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



Lighting
**High Bay LED (specific
requirements can be
acomodated)**



Truck Court Depth
145'



Trailer Parking
95 stalls



Car Parking
424 stalls



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 FIVE

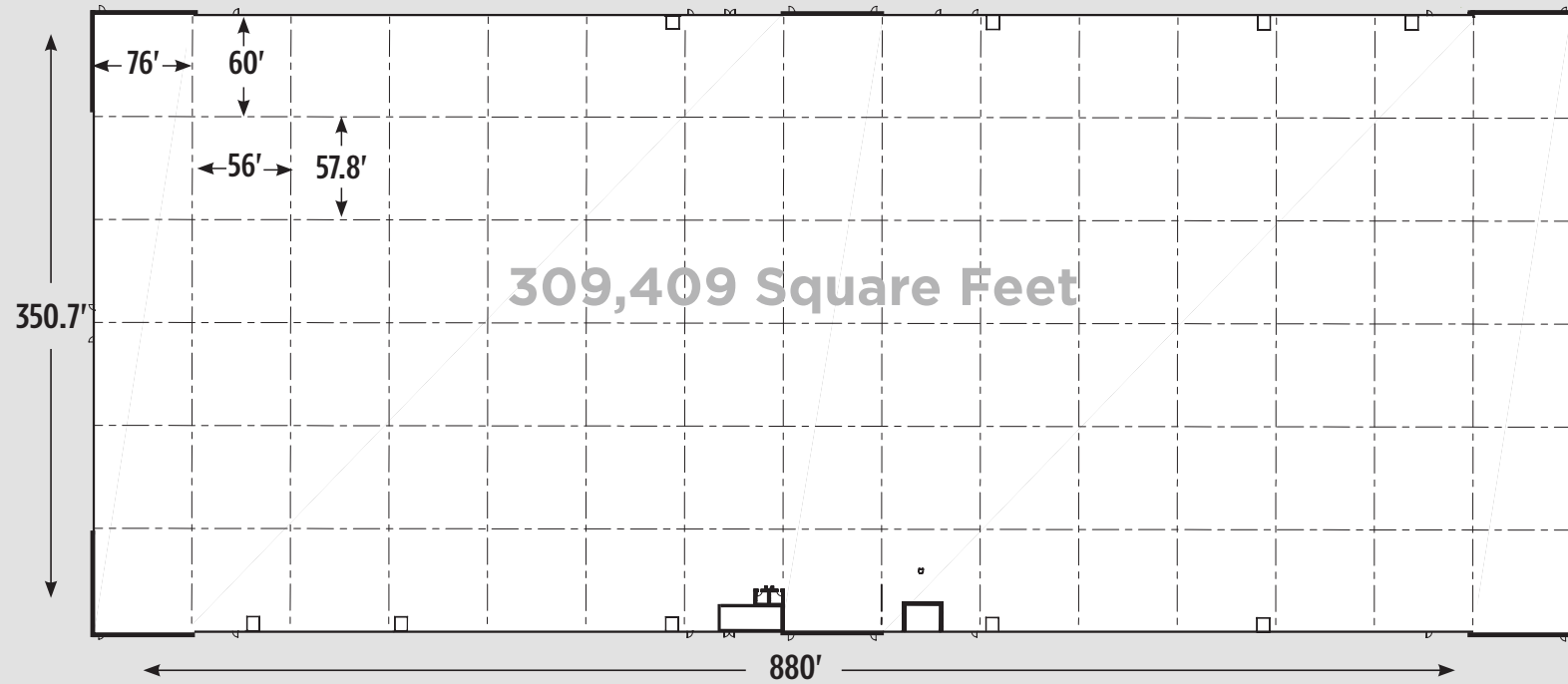
BUILDING 5 ELEVATION, FRONT



BUILDING 5 ELEVATION, BACK



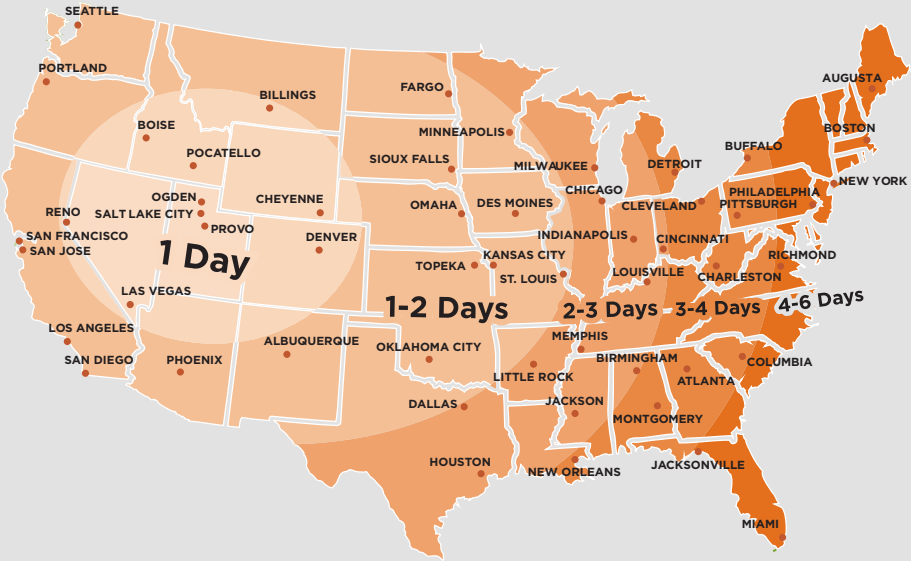
BUILDING 5 FLOOR PLAN



PROJECT DETAILS



FREIGHT DELIVERY TIMES



COPPER CROSSING

www.ipgcre.com/coppercrossing



IPG

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REAL ESTATE**

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