

# NOW LEASING

Existing & Build to Suit Buildings  
30,000 to 1,000,000 Square Feet



A Master Planned 485 Acre Logistics and Manufacturing Park

300 South 6400 West  
Salt Lake City, Utah



PROJECT SPECIFICATIONS

PROJECT & AREA OVERVIEW



Address  
**300 S 6400 W**



Land Area  
**Acres - 485 Acres**



Rentable SF  
**6,000,000**



Building Quantity  
**13 Buildings**



Clear Heights  
**32' - 40'**



Opportunity Zone



Foreign Trade Zone



Rail Service  
**Call for details**



Parking  
**1 per 1,000 SF additional possible**



Trailer Storage  
**0.26 per 1,000 SF additional possible**



Direct Access to UPS facility  
**First and Last Pickup**



Freeway Access  
**I-80 - 1.4 Miles**  
**I-15 - 7 Miles**



Fedex and Amazon Proximity  
**Within 2 Miles**



UPS Hub Proximity  
**Adjacent Building**



SLC Airport Access  
**Just off of I-80, 6 mile proximity**

# 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.



STATS & SPECS





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**Available Land**

Approximately 300 acres remaining

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**Build to Suit Available From**

30,000 to 1,000,000 Sq. Ft.

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**Zoning**

M-1 (Light Industrial)

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**Uses**

Distribution, Manufacturing,  
Warehousing

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**Power: Rocky Mountain Power**

Looped along 300 South, 6400 West,  
700 South, and 5600 West with  
conduits and vaults. The wire size  
along 6400 West is 1000kcm

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**Natural Gas: Dominion Energy**

Located in 300 South and 700 South,  
heavy capacity available

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**Water: Salt Lake City**

36" main in 5600 West 12" looped in park

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**Sewer: Salt Lake City**

8" primary line approximately .12% slope.  
12.5' deep at 300 South 6400 West

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**Phone/Data: CenturyLink, Xfinity**

CenturyLink fiber is available at 100mbps,  
Xfinity fiber is available at 250mbps

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**Rail Service: Patriot Rail Company**

Shortline to national carriers contiguous  
with Copper Crossing along I-80. Union  
Pacific Intermodal Hub blocks away at  
1100 S 5400 W. Future secondary line  
planned to allow multiple shortline and  
national carrier access.

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PHASE ONE



NORTH

300 SOUTH

**BUILDING 1**  
LEASED

**Building 2**  
LEASED

**Building 3**  
436,800 SF

**Bid 4**

700 SOUTH

6400 WEST

FUTURE MOUNTAIN  
VIEW CORRIDOR

PROJECT DETAILS



## SCHEDULE OF CONSTRUCTION



START  
DATE



COMPLETION  
DATE



2/1/2021

Q4 2021



TBD

TBD



Q4 2021

Q3 2022



Q2 2022

Q1 2023

**BUILDING 3 - FRONT**



**BUILDING 3 - REAR**



**BUILDING 4 - FRONT**



**BUILDING 4 - REAR**



**BUILDING 5 - FRONT**



**BUILDING 5 - REAR**



**BUILDING 6 - FRONT**

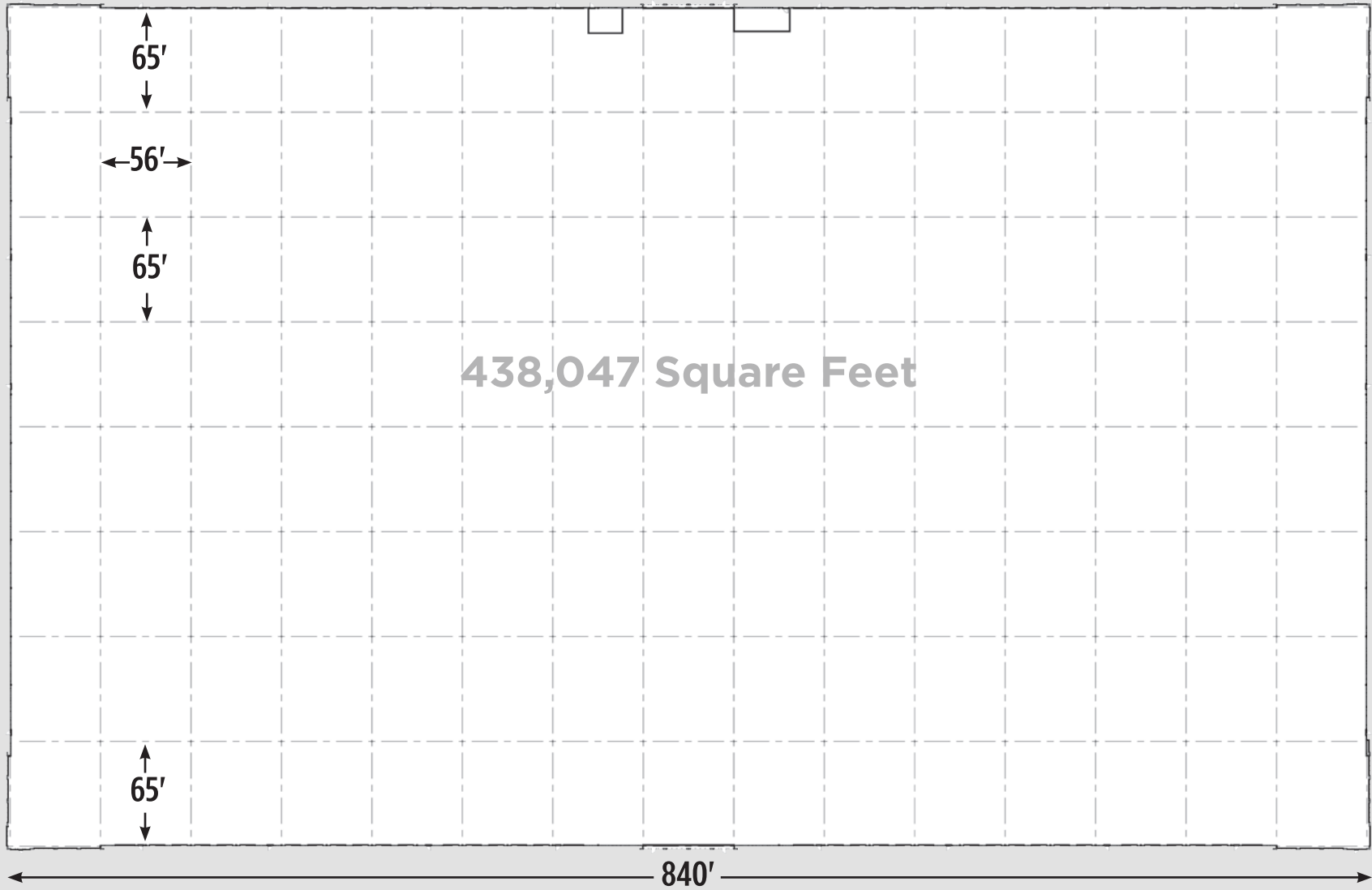


**BUILDING 6 - REAR**

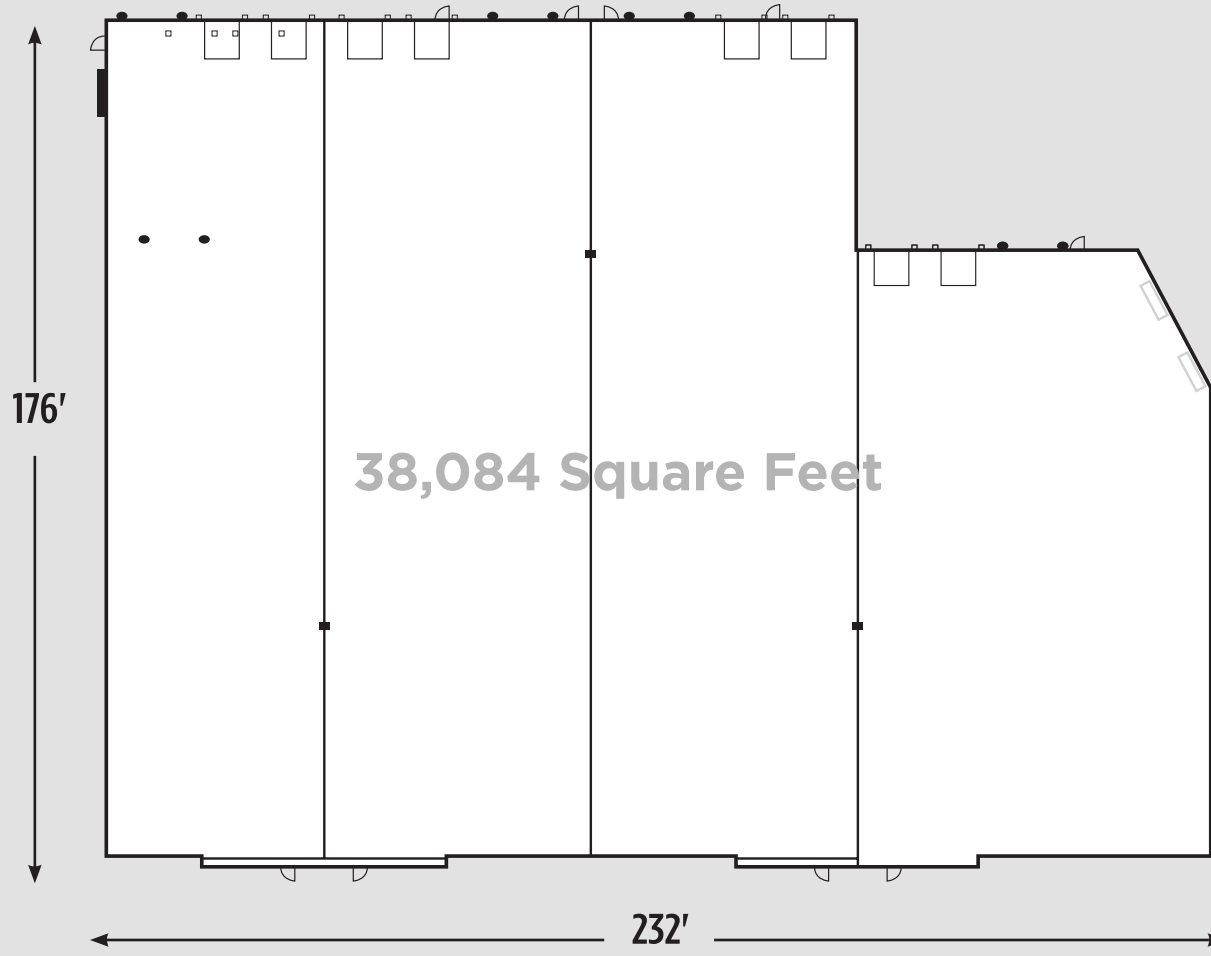


TO COME

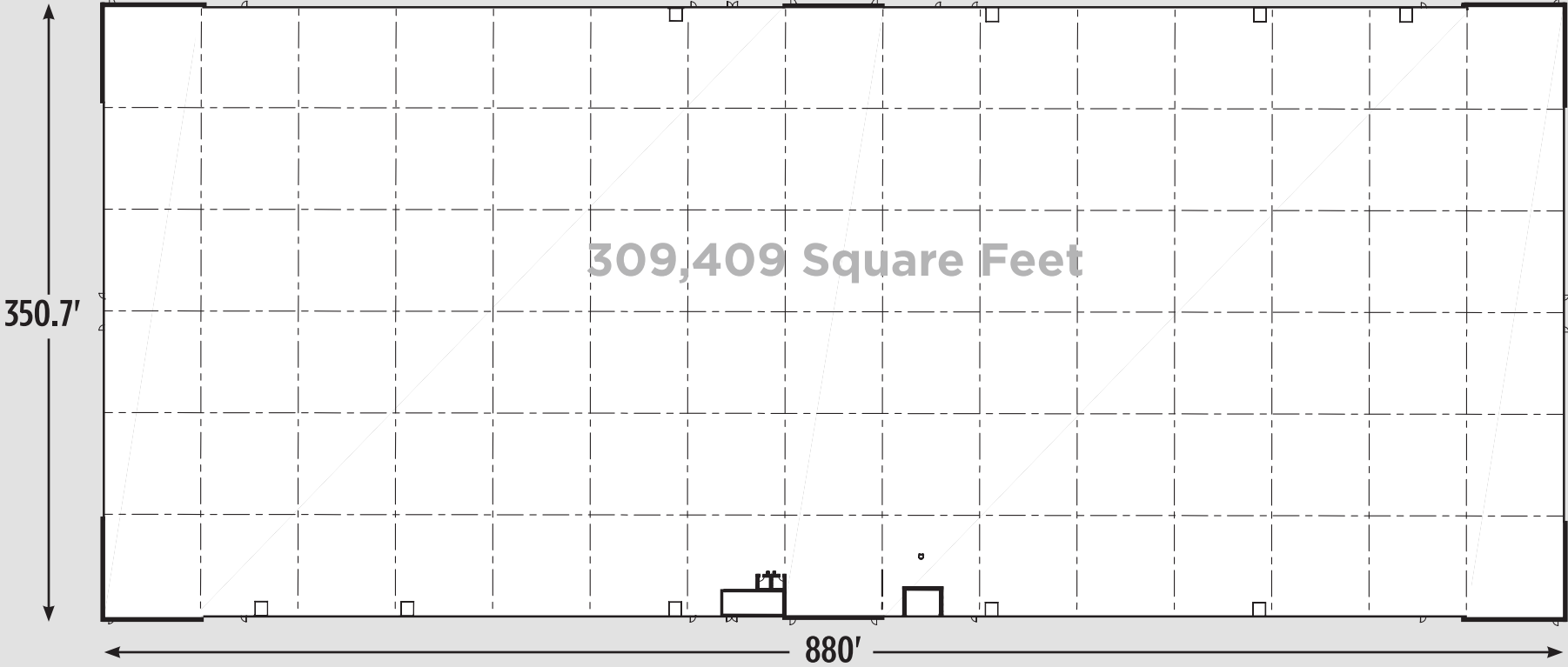




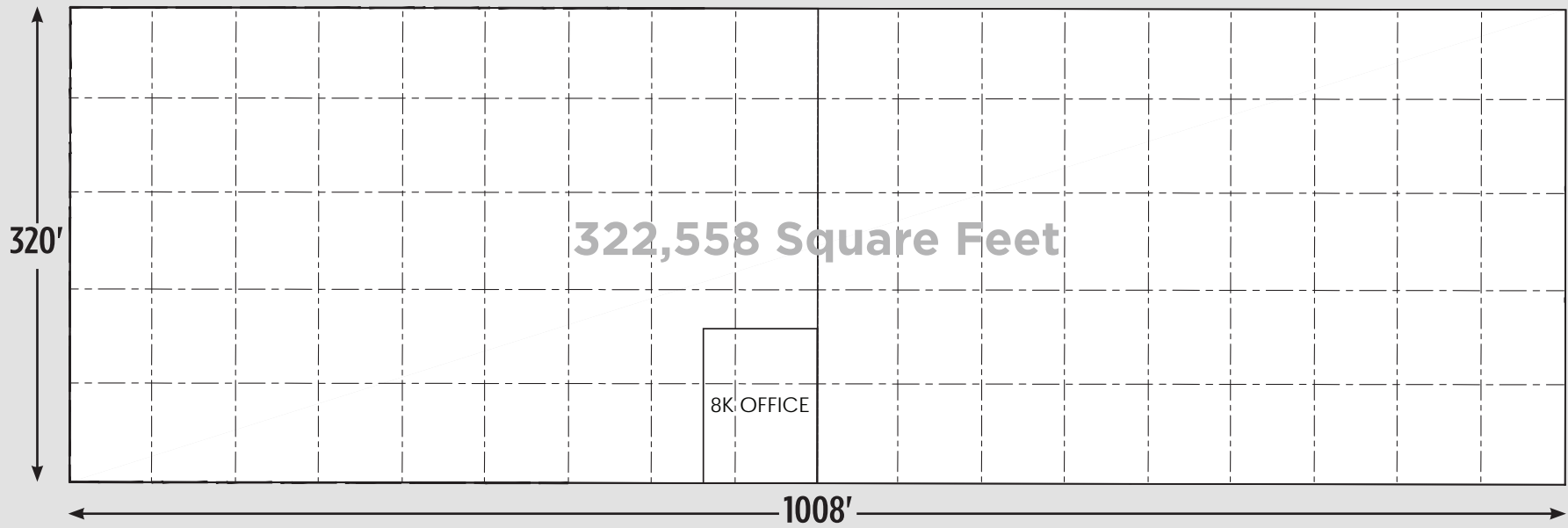
**BUILDING THREE**


















BUILDING FOUR



**BUILDING FIVE**

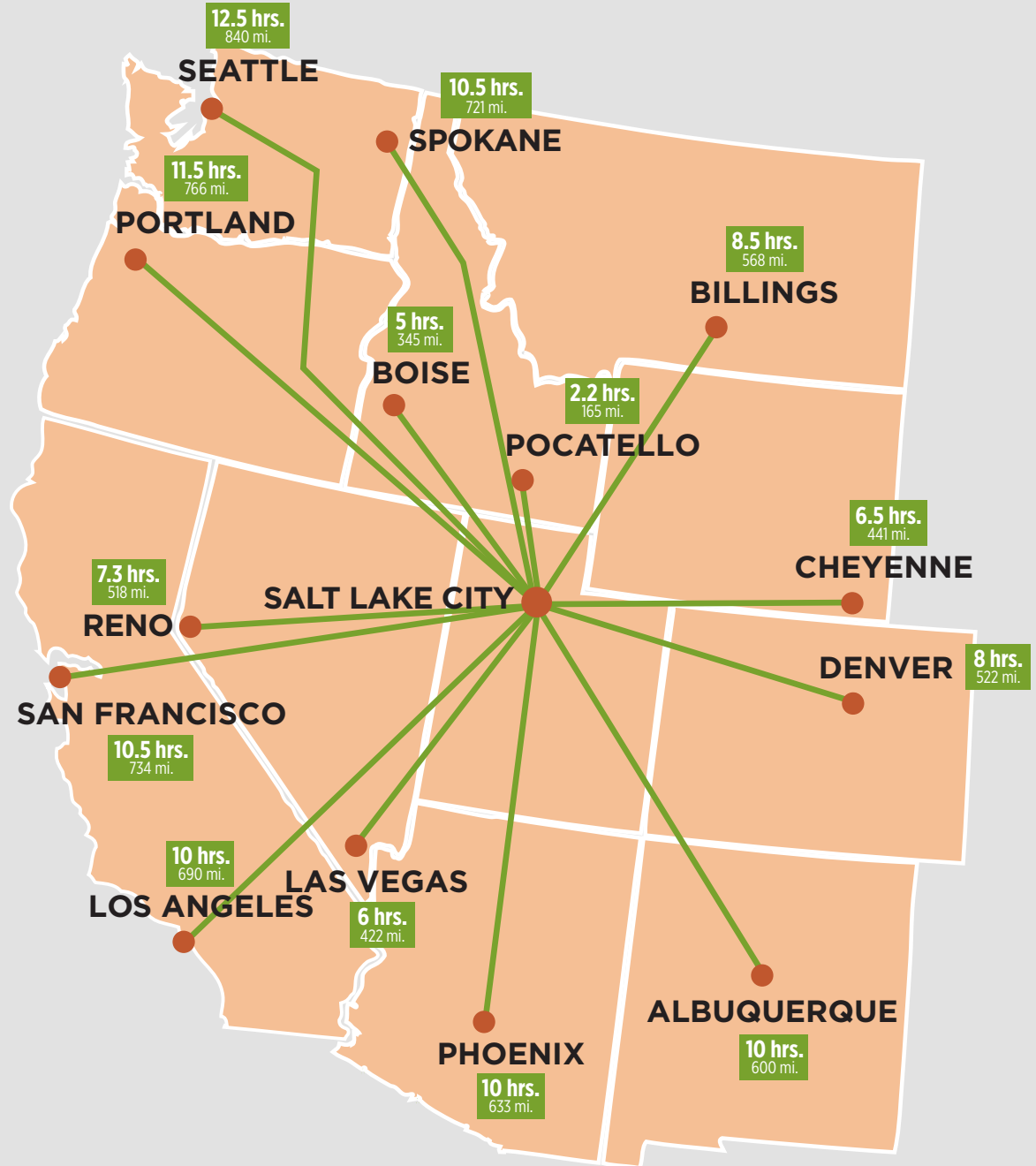


BUILDING SIX

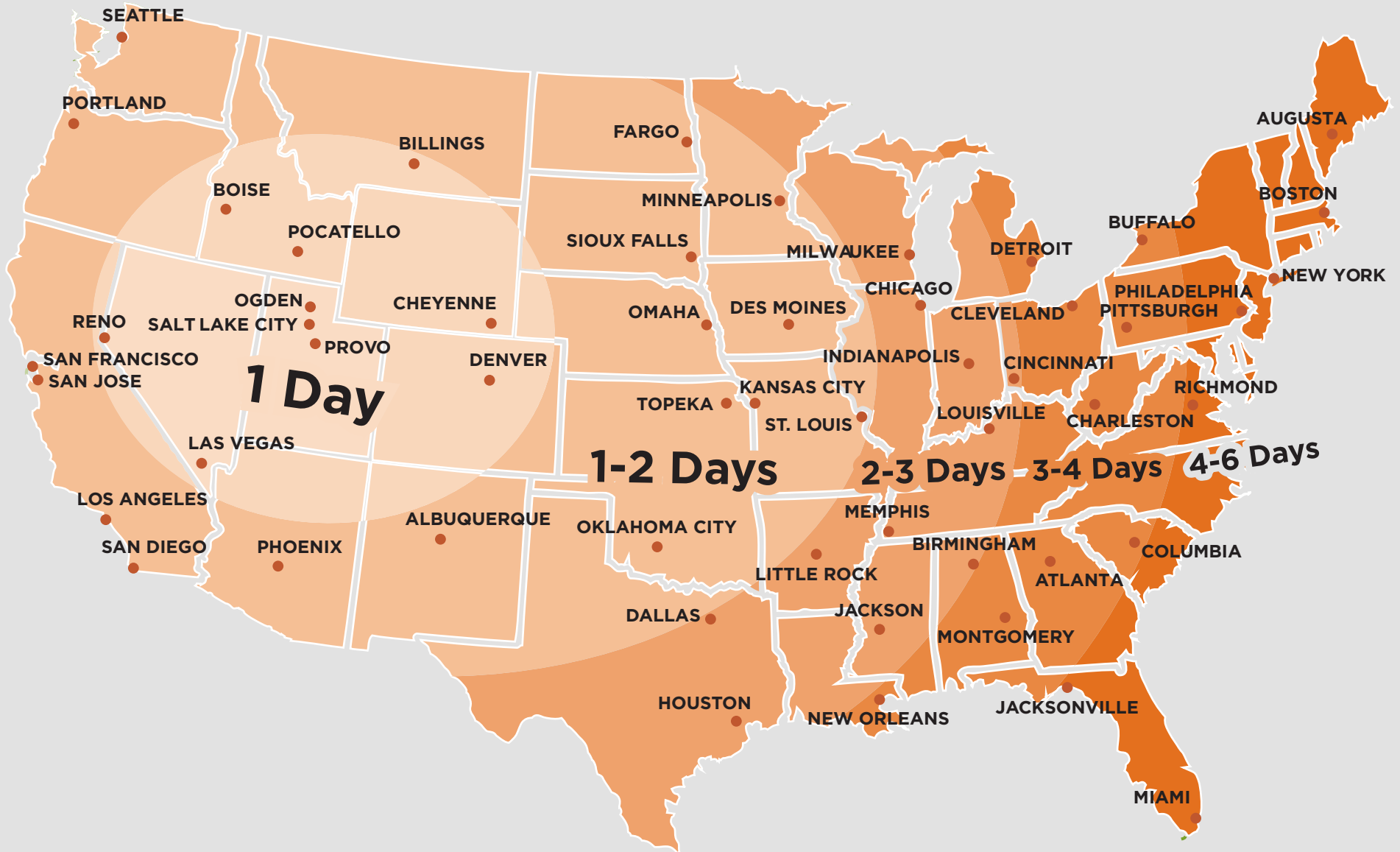
	<b>BUILDING 3</b>	<b>BUILDING 4</b>	<b>BUILDING 5</b>	<b>BUILDING 6</b>
 Address	<b>615 SOUTH 6400 WEST Salt Lake City, UT</b>	<b>TBD Salt Lake City, UT</b>	<b>6320 West 300 South Salt Lake City, UT</b>	<b>TBD Salt Lake City, UT</b>
 Building Configuration	<b>Cross Dock</b>	<b>Front Load</b>	<b>Cross Dock</b>	<b>Cross Dock</b>
 Year Built	<b>2021</b>	<b>TBD</b>	<b>2022</b>	<b>TBD</b>
 Building Size	<b>438,047 SF (520' x 840')</b>	<b>38,084 SF (232' x 176')</b>	<b>309,409SF (380' x 350.7')</b>	<b>322,558 SF (1008' x 320')</b>
 Column Spacing	<b>56'x65'</b>	<b>58'x42.8'</b>	<b>56'x57.8'</b>	<b>56'x61.5'</b>
 Staging Bay Depth	<b>65'</b>	<b>60'</b>	<b>60'</b>	<b>60'</b>
 Clearance Height	<b>36' higher upon request</b>	<b>36' higher upon request</b>	<b>36' higher upon request</b>	<b>36' higher upon request</b>
 Skylights	<b>0.96% SFAR</b>	<b>0.96% SFAR</b>	<b>90</b>	<b>0.96% SFAR</b>
 Dock Doors	<b>64</b>	<b>8</b>	<b>74</b>	<b>TBD</b>
 Grade Level Doors	<b>8</b>	<b>4</b>	<b>8</b>	<b>TBD</b>
 Dock Equipment	<b>Bumpers, Pit levelor</b>	<b>Bumpers, Pit levelor</b>	<b>Bumpers, Pit levelor</b>	<b>Bumpers, Pit levelor</b>
 Glass/Windows	<b>Large storefront glass panels and clerestory glazing on all sides of building</b>	<b>Large storefront glass panels and clerestory glazing on all sides of building</b>	<b>Large storefront glass panels and clerestory glazing on all sides of building</b>	<b>Large storefront glass panels and clerestory glazing on all sides of building</b>
 Lighting	<b>High Bay LED (specific requirements can be accomodated)</b>	<b>High Bay LED (specific requirements can be accomodated)</b>	<b>High Bay LED (specific requirements can be accomodated)</b>	<b>High Bay LED (specific requirements can be accomodated)</b>
 Truck Court Depth	<b>145'</b>	<b>150.6'</b>	<b>145'</b>	<b>TBD</b>
 Trailer Parking	<b>99 stalls</b>	<b>7 stalls</b>	<b>95 stalls</b>	<b>TBD</b>
 Car Parking	<b>451 stalls</b>	<b>57 stalls</b>	<b>424 stalls</b>	<b>TBD</b>

DRIVE TIMES

DRIVE & FREIGHT DELIVERY TIMES



# FREIGHT DELIVERY TIMES





REGIONAL INFORMATION



Eight epic ski resorts within  
one hour of SLC airport.



**UTAH**  
LIFESTYLE

Stunning trails from  
the Wasatch range  
to the southern red rock.

**Utah** is an excellent place to visit and an extraordinary place to live. The state captivates visitors and residents alike with its spectacular natural beauty, cultural offerings and year-round recreational opportunities.





**UTAH**  
TRANSPORTATION



The massive \$3.6 Billion airport reconstruction to be complete in 2024.

Light rail, commuter rail and rapid bus transit connect Salt Lake Valley and the 100 mile Wasatch front.

**Salt Lake City** has a robust public transportation system that utilizes commuter trains, buses, and light rail to provide access from the airport all the way up to the ski resorts. A high speed commuter rail system connects the intermountain area from Ogden to Provo with limited stops along the way. Salt Lake City also has a bike share program to provide commuters with green friendly options as well.



Downtown Salt Lake City



Downtown Ogden

**UTAH  
BUSINESS**

**TOP  
TEN**



Forbes ranks **Salt Lake City** as one of The **Top 10** Cities Where Employees Are **Happiest**

**UTAH IS THE PLACE FOR BUSINESS**

### #1 BEST ECONOMY

Wall Street Journal August 2020

### #4 BEST STATE TO LIVE IN

US News and World Report

### #3 BEST INFRASTRUCTURE

US News and World Report

### #1 BEST STATE FOR ENTREPRENEURS

Business Wire September 2019

### #3 BEST STATE FOR BUSINESS

Forbes December 2019

### 3.3% JOB GROWTH

1.5% National Job Growth

EDC Utah / Utah Department of Workforce Services

### 5% FLAT CORPORATE TAX RATE

### #1 BEST PLACE TO START A BUSINESS

Inc. August 2019

### DOING BUSINESS IN UTAH

Lured by factors such as tax breaks, affordable real estate, an educated populace and a strong public-transit system, many iconic companies have set up home bases in the state. "Utah is America's Top State for Business" as ranked by CNBC in 2016.

IPG Commercial works closely with the following entities to ensure prospects considering Copper Crossing @ I-80 receive all the resources our city and state have available.





**RIVERBEND**  
MANAGEMENT

**OWNER & DEVELOPER**

**RIVERBEND MANAGEMENT** is a private equity investment firm with a focus on

real estate development. The firm is distinguished by its long-term investment strategy and experience developing industrial, student housing, apartments, self-storage, retail, and office projects. Riverbend Management also serves as the Family Office for Frank VanderSloot. Riverbend has developed directly or with partners more than 2 million square feet of commercial real estate. Riverbend Management also owns over 100,000 acres of land across the United States.



**GENERAL CONTRACTOR**

**BIG-D CONSTRUCTION** Headquartered in Salt Lake City, Utah, Big-D Construction has provided unparalleled CM/GC and Design-Build services for more than half a century. The company was founded in 1967 by a 30-year-old carpenter named Dee Livingood when he sold his blue Volkswagen for a thousand dollars and risked everything he had to start his own business. Since then, Big-D has grown to 11 offices across the country and its Family of Companies now includes more than 1,500 employees. Big-D's mission is to be the most sought-after construction company in the business and nowhere is that more apparent than in the Warehouse and Distribution market segment.

The firm has completed nearly 13 million square feet of Warehouse & Distribution projects along the Wasatch Front, many of which earned awards and accolades from industry leaders. Big-D was chosen to construct the buildings at Copper Crossing because of the firm's vast expertise with tilt-up construction, industrial floors, and structural systems, along with its attention to detail for equipment, technology, and finishes as part of the tenant improvements. This experience, coupled with Big-D's fanatical craftsmanship, will ensure that Copper Crossing is one of Salt Lake's premier industrial parks.



**IPG**

**OWNER REPRESENTATIVE/BROKER**

**IPG COMMERCIAL REAL ESTATE** is an independent commercial real estate brokerage firm that provides services nationwide and specializes in industrial properties. IPG has been a force in commercial real

estate in Utah since 2005 and has negotiated some of the largest transactions in the Utah Marketplace. Deals completed include Post Brands Western US Distribution Center, UPS Regional Sort Facility, Stadler Rail North America, Bullfrog International HQ and Manufacturing Facility, and ZAGG World Headquarters. IPG Commercial has held Regional and National leadership positions in organizations including SIOR (The Society of Industrial and Office Realtors), and CCIM (Certified Commercial Investment Members).

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**ARCHITECT & LAND PLANNER**

**AE URBIA** is an architectural and engineering firm combining the talents of both architects and engineers. AE URBIA is currently licensed in more than 20 states and has worked on projects in over 15 countries. The company has successfully completed over 5,000 projects of all sizes and has received over 100 design awards.

AE URBIA has successfully designed several millions of square feet of industrial projects including but not limited to; office / warehouse building, light and heavy manufacturing facilities, flex buildings, sales / service and repair facilities, high tech manufacturing facilities, etc. They are recognized as the industry experts for industrial architecture, and for tilt-up concrete construction. They are recognized for their creativity, speed of delivery, expertise, cost-effective designs and make the construction process profitable for all parties. They maximize their client's investments.

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**CIVIL ENGINEER**

**DOMINION ENGINEERING ASSOCIATES, LC** was originally formed in 1991 as Dominion Engineering and Development, Inc. The first large projects were the approval, construction, and management of two hydro electric plants. By 1996 the company had grown into a multi-

disciplinary design firm and changed its name to Dominion Engineering Associates, LC. Dominion currently employs 17 full-time employees and provides a full range of professional services as indicated below. Professional services have been provided for large multi-use land developments, industrial subdivisions, municipal partnerships, residential subdivisions, planned unit developments, master planning and utility planning, and retail development from small pads to large commercial sites. Past project size has varied from sites less than one acre to as large as 9,700 acres. Dominion assists clients throughout the development process; from schematic design to final design & specifications, and from surveying to construction observation and management.



[www.ipgcre.com/coppercrossing](http://www.ipgcre.com/coppercrossing)

**CONTACT INFORMATION**



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