



WEST VALLEY LOGISTICS CENTER 4

6047 W. Beagley Rd. | West Valley City, Utah



West Valley Logistics Center 3 & 4

- Two institutional grade buildings totaling over 623,000 square feet
- State of the Art, Class A mid-box construction
- 7" reinforced concrete
- Within a rapidly growing area of West Highway 201

Unbeatable Location

- Access to all major highways via the less congested 7200 West interchange
- Large employment base in close proximity
- Close proximity to the Union Pacific Intermodal Hub that provides direct access to all western sea ports
- Near all major interstate trucking routes
- Just west of the Mountain View Corridor expansion
- Within a 12-hour drive of over 61 million people



DESTINATION

DRIVE TIME

MILES

Union Pacific Intermodal Hub	8 Minutes	3.5 Miles
Salt Lake City International Airport	12 Minutes	8 Miles
Downtown Salt Lake City	14 Minutes	12 Miles
The University of Utah	20 Minutes	14 Miles
Silicon Slopes	18 Minutes	17 Miles



Building 3
6048 W. Beagley Rd.

Building 4
6047 W. Beagley Rd.

SITE



Property Plans & Details

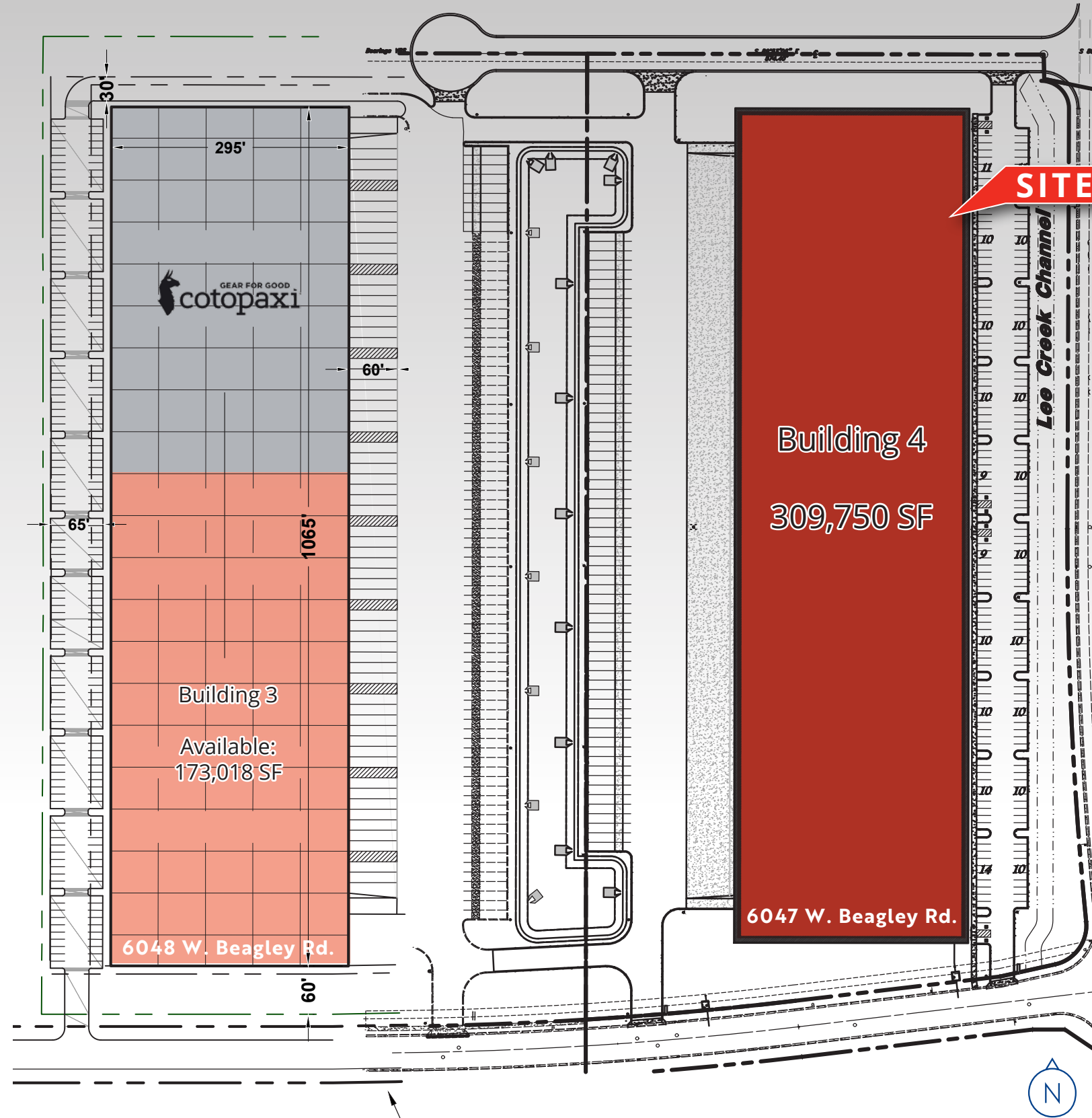
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Building 4

6047 W. Beagley Rd

- Total building size: 309,750 SF
- Lot size: 18.5 acres
- Building Depth: 295'
- Typical Column Spacing: 54' x 47' (speed bays)
- Divisible to: Approx. 63,720 SF
- Clear Height: 36'
- Loading Docks: Sixty (60) docks (9'x10' doors)
- Drive-in Doors: Four (4) doors (12'x14' electrically operated with vision lite on each)
- Truck Court: Overall depth of 185', with 60' concrete apron
- Fire Suppression: State of the art ESRF
- Power: 3,000 Amps, 3 phase 277, 480V
- Car Parking: 200 Spaces
- Trailer Parking: 78 Spaces



2 BUILDINGS:
~623,925 SF TOTAL



CLASS A
CONSTRUCTION



LARGE
EMPLOYMENT BASE



NEAR MAJOR
TRUCKING ROUTES



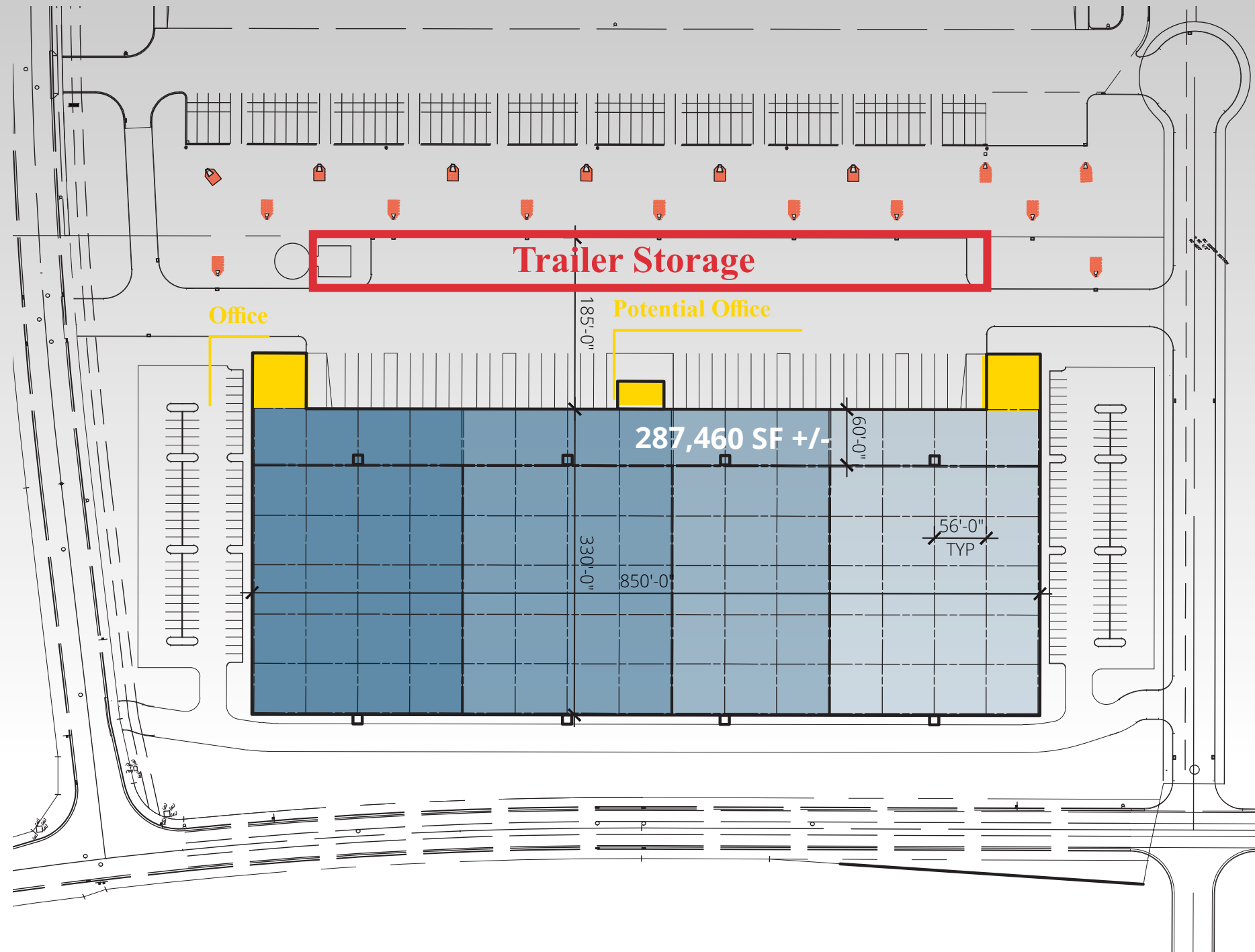
Alternative Cold Storage/Freezer Option

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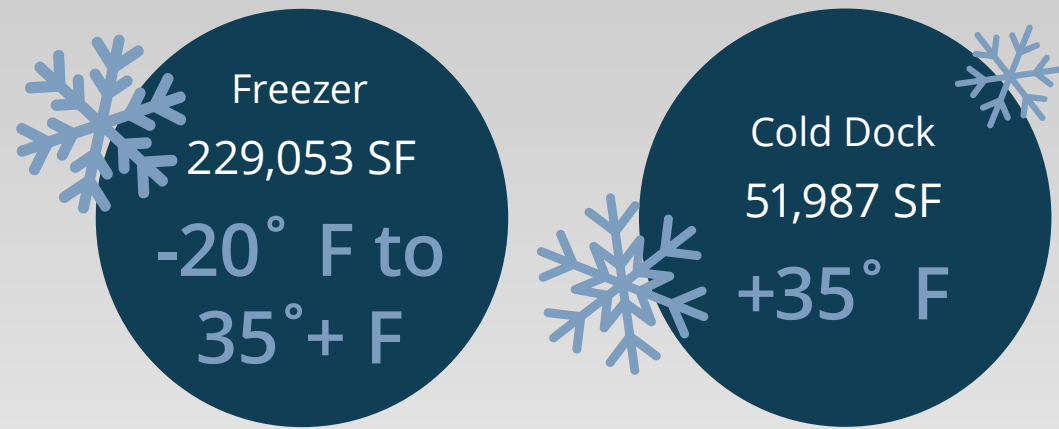


Building 4 Floor Plan

- Total building size: 287,460 SF
 - Freezer: 227,421 SF
 - Cold dock: 51,622 SF
 - Northwest Office: 3,465 SF
 - Southwest Office: 3,465 SF
 - Potential Office: 1,487 SF
- Temperature capabilities:
 - Freezer: -20° F to 35° F
 - Cold dock: +35° F
- Clear height: 32'-50'
 - Freezer: 50'
 - Cold dock and office: 32'
- Cold storage doors:
 - (4) 10' x 20' High Speed Rytech doors
 - (28) 10' x 11'4" vertical lift doors with 40,000 lb levelers
- Drive-in doors: (2) 12' x 20'
- 166 car parking stalls
- 53 trailer parking stalls



FREEZER CONSTRUCTION



Cold system: ALTA expert

The system features multiple EXPERT Penthouse Industrial Series Air Cooled Packages, with units dedicated to each freezer chamber and additional units serving the entire cold dock.

The refrigerated and freezer structure will be constructed using insulated metal wall panels. These panels consist of urethane insulation sandwiched between durable, embossed galvanized metal facings, coated with a baked-on paint for added protection.

Freezer and Cold Dock Doors

All exterior doors within the freezer are designed for energy efficiency, featuring a thickness that meets R32 standards. Cooler doors also comply with this requirement. Other exterior doors are seamless, flush, foam-filled constructions made of durable steel. The exterior hollow metal door frames are constructed from galvanized, welded 14-gauge steel, ensuring strength and durability. All door openings are properly caulked for optimal insulation.

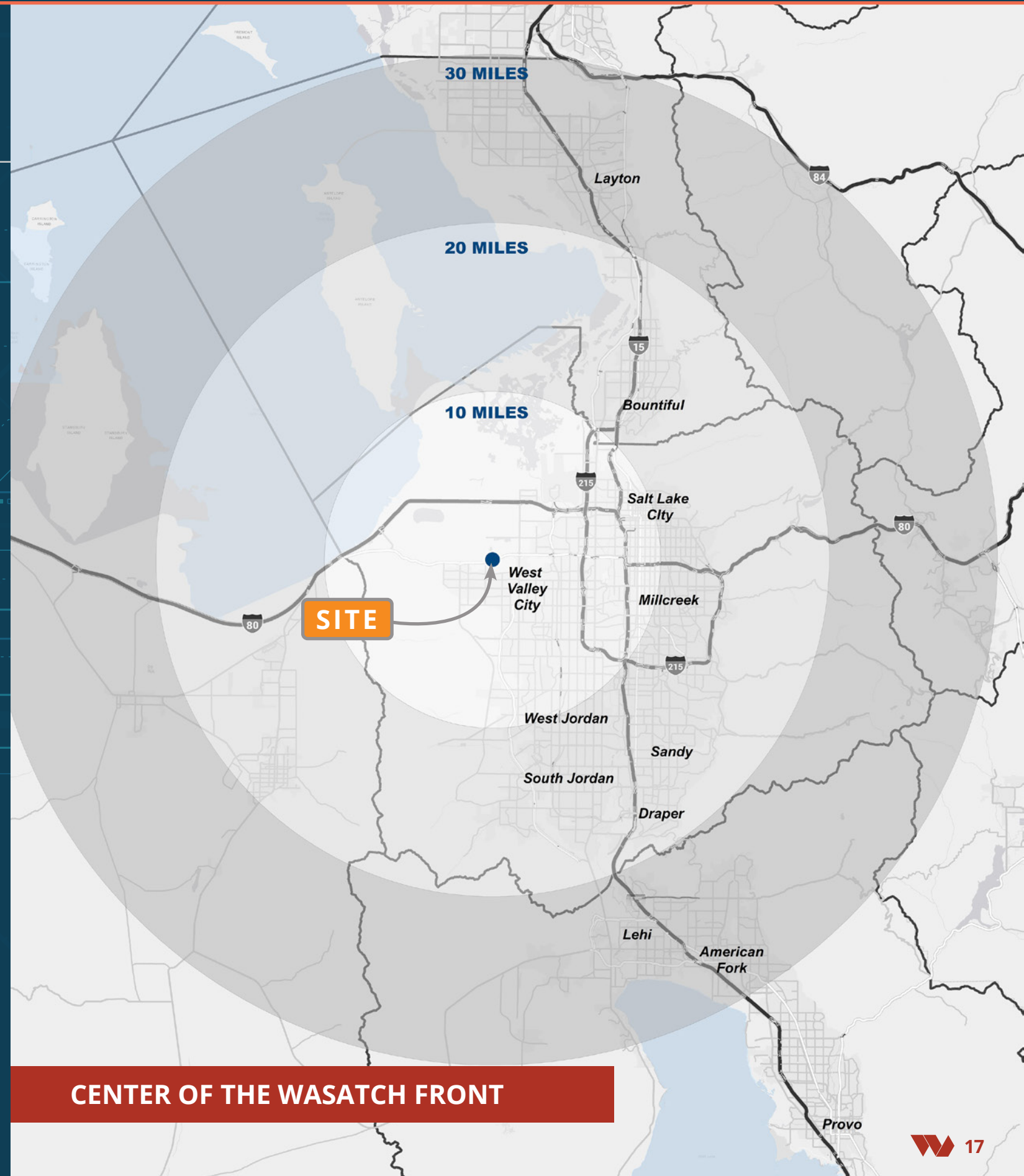
Drive-In Doors

The facility includes insulated drive-in doors, measuring 12 feet by 20 feet, with weather stripping at the jambs, head, and sill. Each overhead door is equipped with heavy-duty tracks and wheels for reliable operation.



WEST VALLEY LOGISTICS CENTER 4

Location Overview



CENTER OF THE WASATCH FRONT



FUTURE
MOUNTAIN VIEW
CORRIDOR
EXPANSION

California Ave

154

Reddaway	Core-Mark	KOMATSU
YESCO	Union Pacific	KÜHL
ARUP LABORATORIES	FedEx SmartPost	Honey Bucket
HONNEN EQUIPMENT	MaFields	Overstock
Shred-it	PCA	Black Diamond
LAND AIR EXPRESS	BIMBO	Malt-O-Meal
		ASPEN LOGISTICS

WEST VALLEY
LOGISTICS CENTER 1 & 2

enlinx SKF VISIBLE
SealMaster Mountain West Truck Center
PULL-N-SAVE AMERICAN EAGLE KILGORE

201

WEST VALLEY
LOGISTICS CENTER 3 & 4

Godfrey
Trucking

C.R. England

XPO
Logistics

amazon

201

7200 W

SITE
2550 S Mountain View Corridor

5600 W

Johnson
Controls

Parkway Blvd

MOUNTAIN VIEW
CORRIDOR
UNDER
CONSTRUCTION



WEST VALLEY

LOGISTICS CENTER **4**

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