FOR SUBLEASE 201 MOUNTAIN VIEW PARK

6162 West Beagley Road West Valley City, UT 84128

±83,221 SF AVAILABLE

Gina Moore Director +1 801 303 5510 gina.moore@cushwake.com **Tyson Fowler** Senior Associate +1 801 303 5413 tyson.fowler@cushwake.com

Anton Mart House

CUSHMAN & WAKEFIELD

170 South Main Street Suite 1600 Salt Lake City, UT 84101 Main +1 801 322 2000 cushmanwakefield.com

201 MOUNTAIN VIEW PARK

6162 West Beagley Road West Valley City, UT 84128

PROPERTY HIGHLIGHTS

- ±83,221 SF
- ±1700 SF office
- 36' clear height
- 52'x56' column spacing with 60' speed bay
- High efficiency LED warehouse lighting (30' candles at 36"AFF) with motion sensors
- 16 dock doors, all equipped with 40,000 lb pit levelers, 5 mechanical & 11 hydraulic
- 1 (14'x16') ground level door
- 200 Amps 277/480 volt, 3-phase power
- Slab Thickness: 7" with 4500 PSI
- Sprinklers: ESFR
- 10 Trailer stalls
- 100 Auto parking stalls
- Available April 1, 2024
- Master LED: January 31, 2028











CUSHMAN & WAKEFIELD

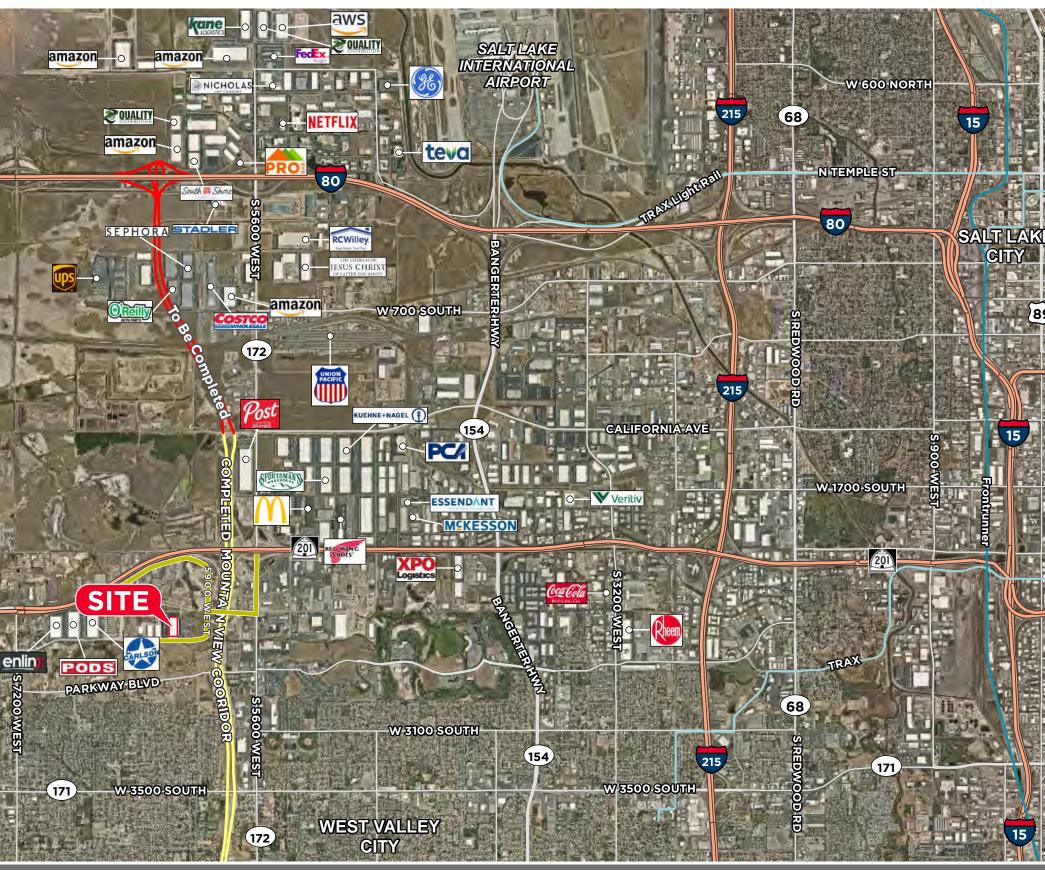
FOR SUBLEASE

201 MOUNTAIN VIEW PARK

6162 West Beagley Road West Valley City, UT 84128

SITE PLAN



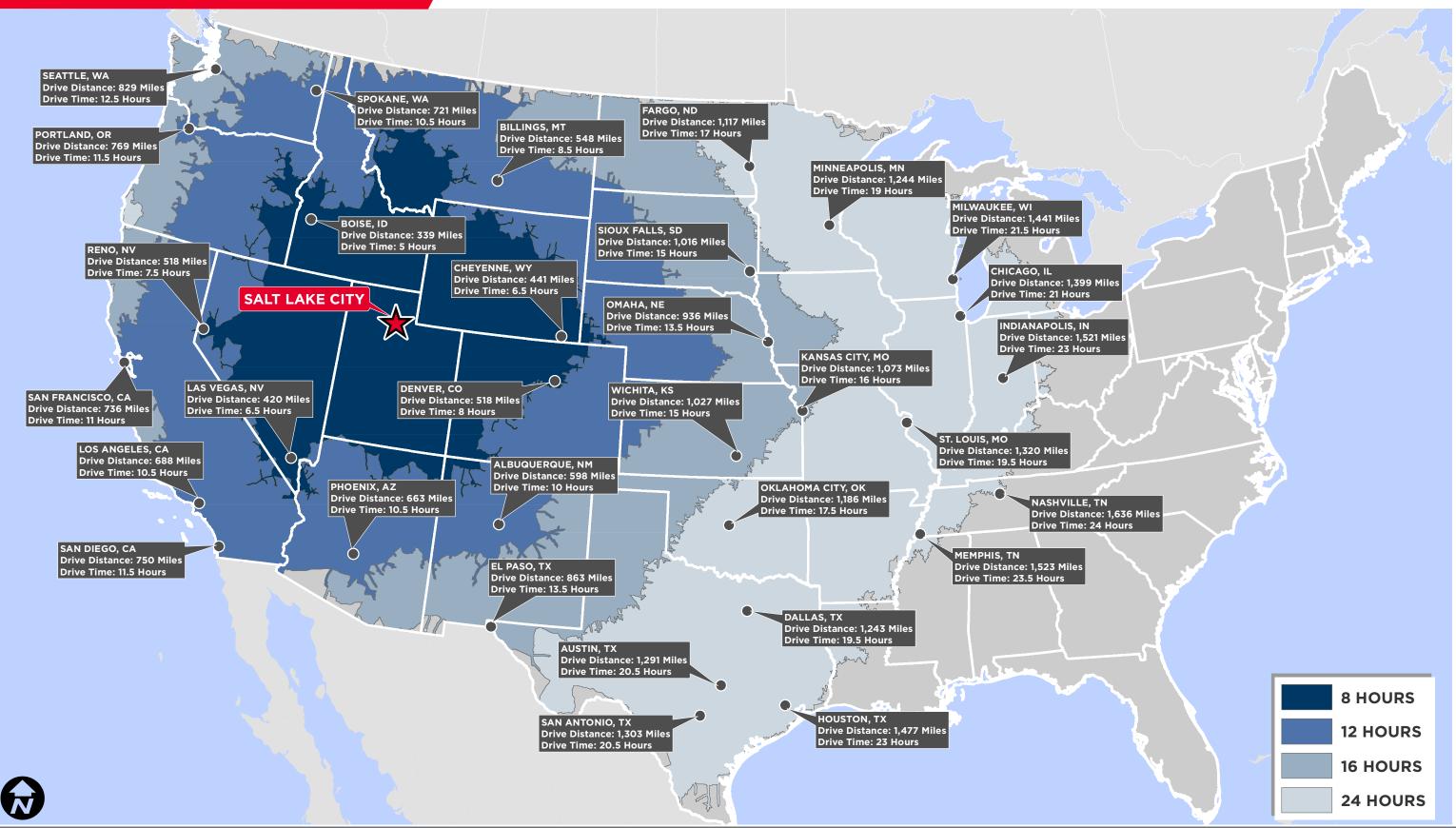


FOR LEASE // 6162 WEST BEAGLEY ROAD, SUITE 200, WEST VALLEY CITY, UT 84128

LOCATION AERIAL

201 MOUNTAIN VIEW PARK

6162 West Beagley Road West Valley City, UT 84128



FOR LEASE // 6162 WEST BEAGLEY ROAD, SUITE 200, WEST VALLEY CITY, UT 84128

TRUCKING TRAVEL DISTANCES

CUSHMAN & WAKEFIELD

FOR SUBLEASE 201 MOUNTAIN VIEW PARK

200

A ASIA

6162 West Beagley Road West Valley City, UT 84128



Gina Moore Director +1 801 303 5510 gina.moore@cushwake.com

Tyson Fowler

Senior Associate +1 801 303 5413 tyson.fowler@cushwake.com

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. G:\UT\SL1\Shared\Apps\Gigas\1 - Projects\Moore, G\1 - Flyers\6162WestBeagleyRoad