### 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











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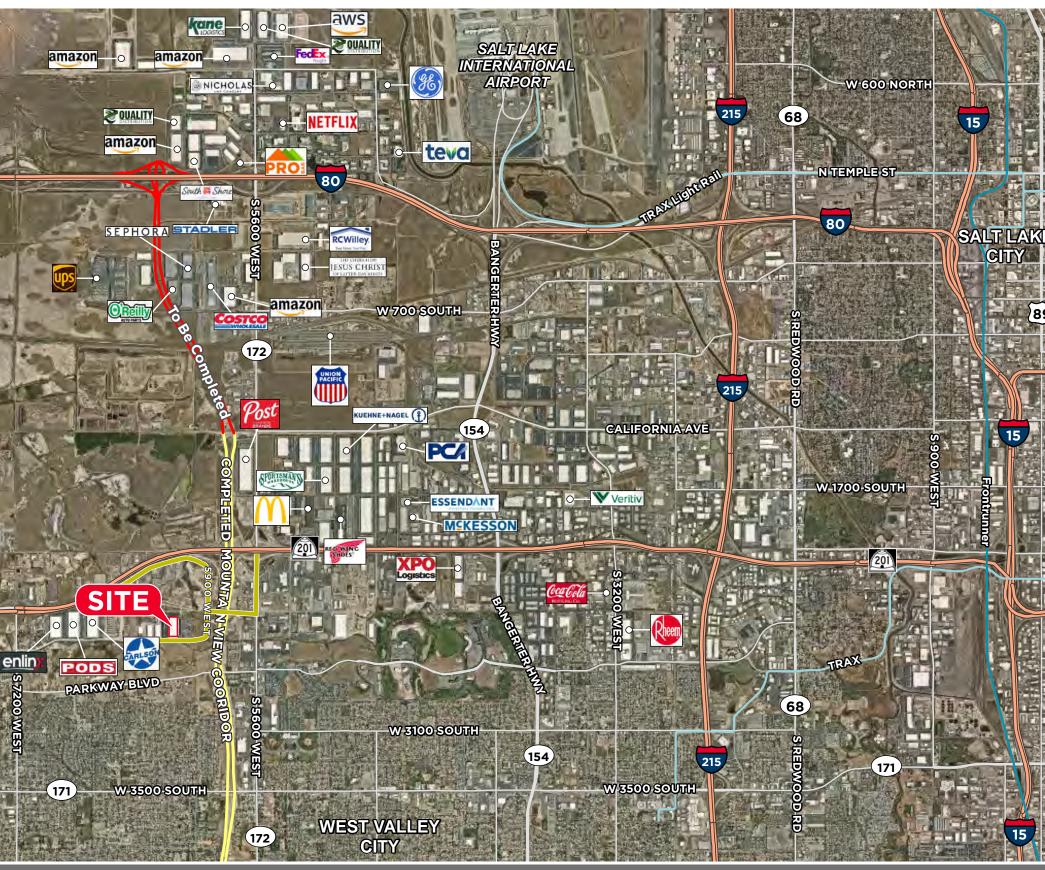
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# SITE PLAN



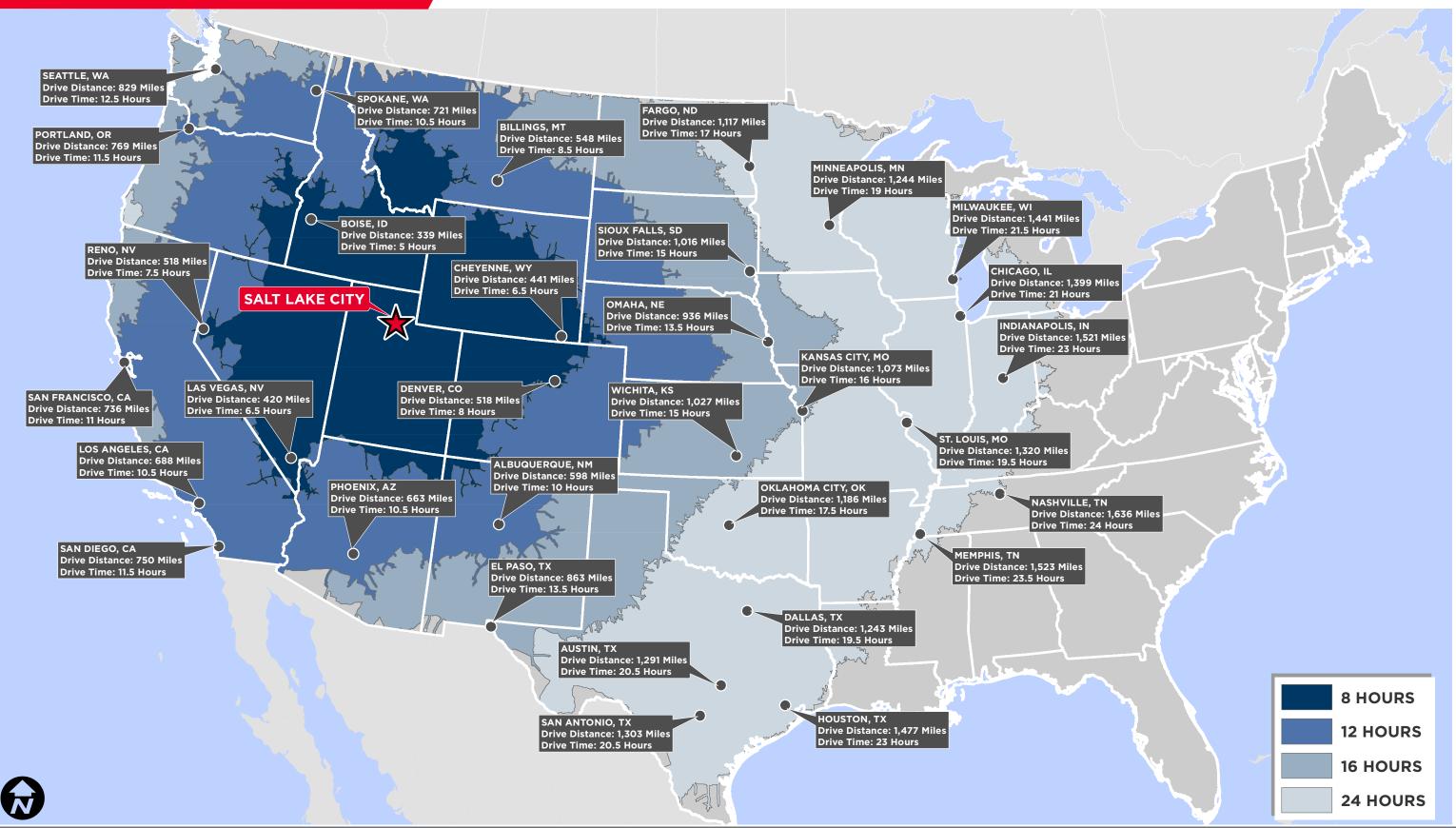


FOR LEASE // 6162 WEST BEAGLEY ROAD, SUITE 200, WEST VALLEY CITY, UT 84128

# LOCATION AERIAL

#### **201 MOUNTAIN VIEW PARK**

6162 West Beagley Road West Valley City, UT 84128



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# TRUCKING TRAVEL DISTANCES

**CUSHMAN & WAKEFIELD** 

# FOR SUBLEASE 201 MOUNTAIN VIEW PARK

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6162 West Beagley Road West Valley City, UT 84128



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

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