FOR SUBLEASE

COPPER CROSSING @ I-80

BUILDING 2

455 South 6400 West, Suite 400 Salt Lake City, UT

±31,301 SF AVAILABLE



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COPPER CROSSING @ I-80 BUILDING 2

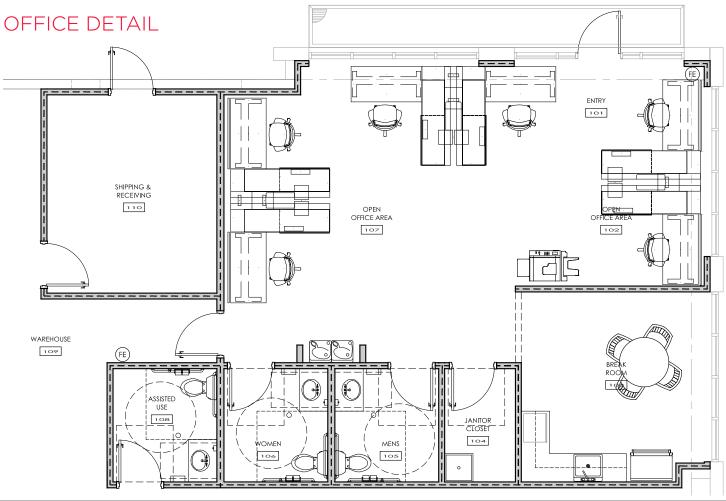
PROPERTY HIGHLIGHTS

- ±31,301 SF
- ±1,360 SF office
- 36' Clear height
- 56'x61.5' column spacing with 60' speed bay
- High efficiency LED warehouse lighting (20' candles at 36"AFF)
- 5 Dock doors, fit with levelers & seals
- 1 Drive-In door
- 200 Amps 277/480 volt, 3-phase power
- ESFR sprinkler system
- Skylights & Clerestory windows
- 36 Auto parking stalls
- 6 Trailer stalls
- Immediate Occupancy
- Master LED: November 30, 2025



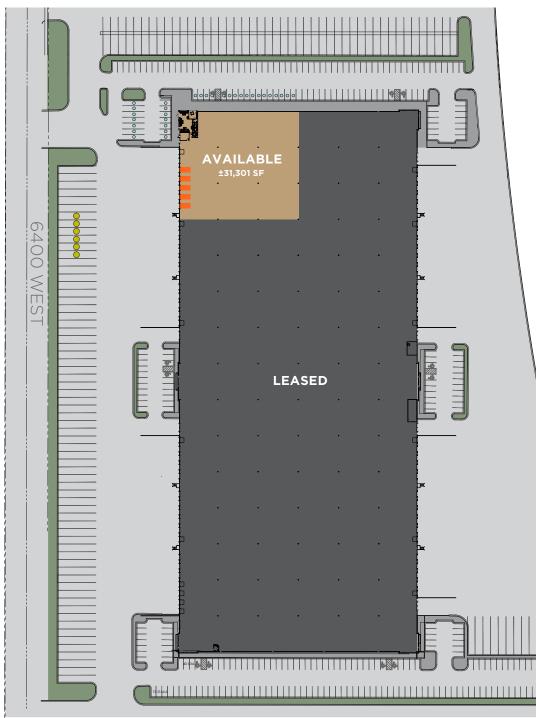






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SITE PLAN

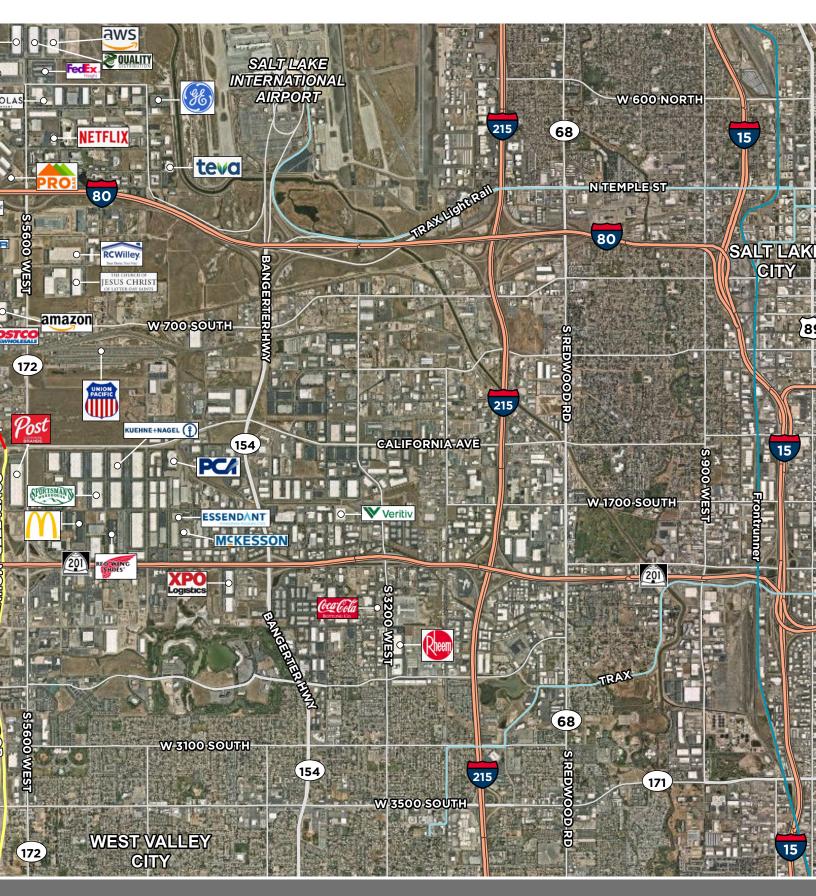




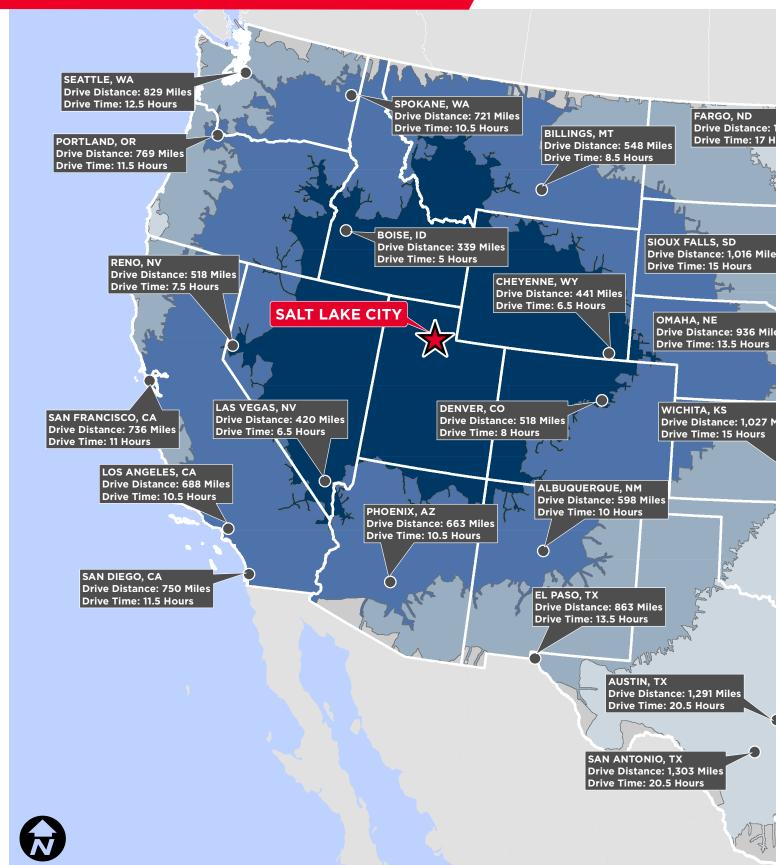


- **TRUCK PARKING**
- EMPLOYEE PARKING

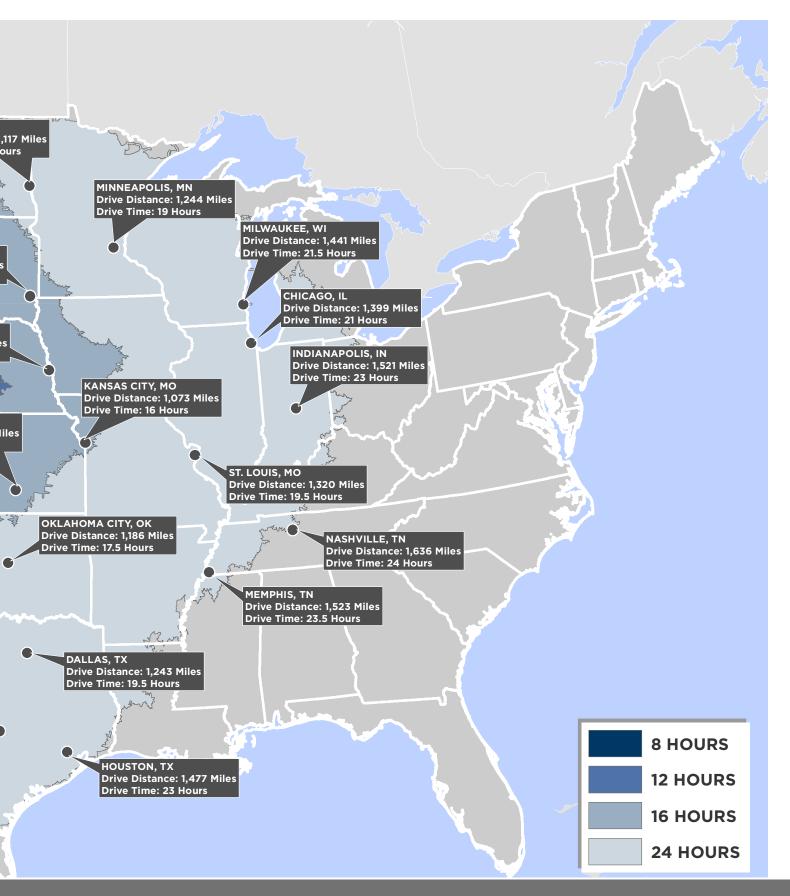
LOCATION AERIAL



COPPER CROSSING @ I-80 BUILDING 2



TRUCKING TRAVEL DISTANCES



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