

NOW LEASING
RACEWAY COMMERCE CENTER



**Two Building Class A Warehouse on
201 Freeway and Mountain View Corridor**



**CUSHMAN &
WAKEFIELD**



WESTCORE

NOW LEASING RACEWAY COMMERCE CENTER

PROPERTY OVERVIEW

- Two Buildings Totaling 397,894 SF
- Lot Size: ± 32.57 acres
- Rear Load Configuration
- Zoned M-1 (light industrial)
- Immediate access to 201 Freeway and Mountain View Corridor
- 26 Trailer Parking Stalls



BUILDING A: SUITE 400

6075 W SR-201 FRONTAGE ROAD
WEST VALLEY CITY, UT

Building SF: 211,294 RSF
Available SF: 117,622 RSF

Office:	2,304 SF Spec Suite
Clear Height:	32'
Column Spacing:	56'0"x52'6"
Dock High Doors:	23 (9'x10')
Dock Equipment:	Four (4) 35,000 lb mechanical levelers + Dock Seals
Ground Level Doors:	2 (14'x16')
Fire Suppression:	ESFR
Power:	1,200 Amps; 480 Volts; 3 Phase
Lighting:	LED
Sprinkler Heads:	ESFR (25.2K Sprinkler Heads)
Zoning:	M-1 (light industrial)
Car Parking:	208 Allocated to Building
Floor Slab:	6' Reinforced
Length & Depth:	840'x262'6"
Truck Court:	220'
Construction Type:	Concrete Tilt-Up
Building Configuration:	Rear Load

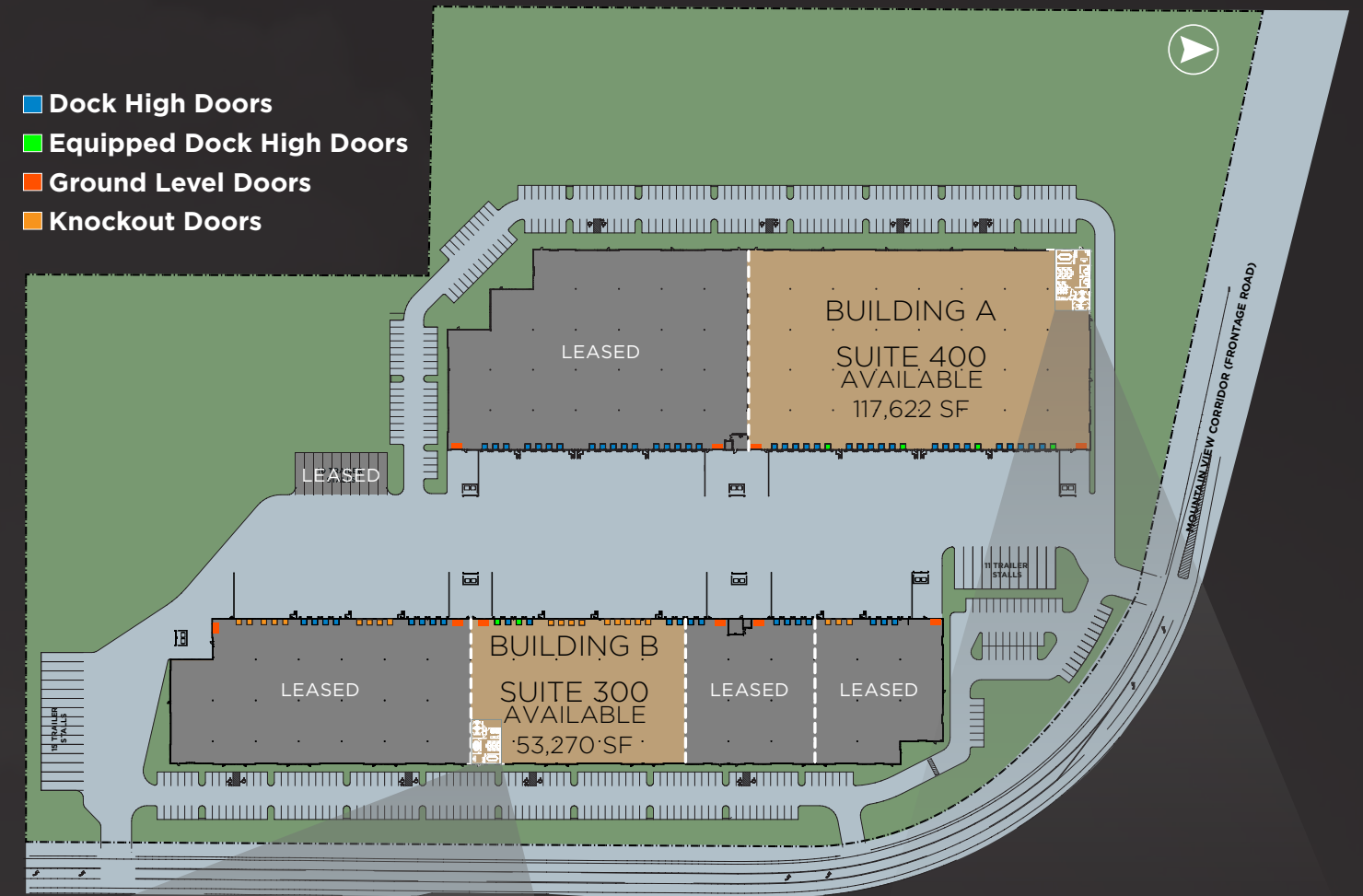
BUILDING B: SUITE 300

2234 SOUTH 5900 WEST • WEST VALLEY CITY, UT

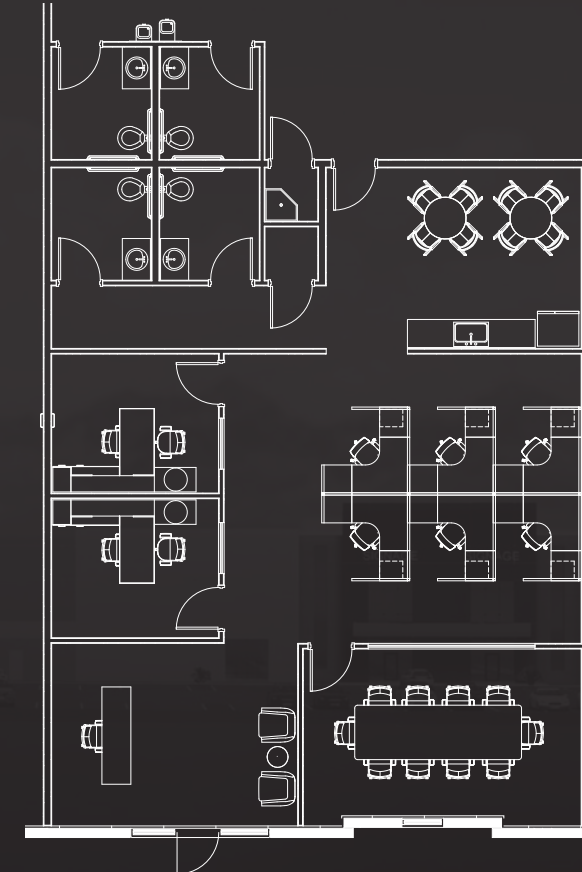
Building SF: 186,600 RSF
Available SF: 53,270 RSF

Office:	1,968 SF Spec Suite
Clear Height:	28'
Column Spacing:	56'0"x53'4"
Dock High Doors:	6 (9'x10') Expandable by 9
Dock Equipment:	Two (2) 35,000 lb mechanical levelers + Dock Seals
Ground Level Doors:	1 (14'x16')
Fire Suppression:	ESFR
Power:	400 Amps (expandable to 800Amps); 480 Volts; 3 Phase
Lighting:	LED
Sprinkler Heads:	ESFR (25.2K Sprinkler Heads)
Zoning:	M-1 (light industrial)
Car Parking:	226 Allocated to Building
Floor Slab:	6' Reinforced
Length & Depth:	952'x190' of Building
Truck Court:	220'
Construction Type:	Concrete Tilt-Up
Building Configuration:	Rear Load

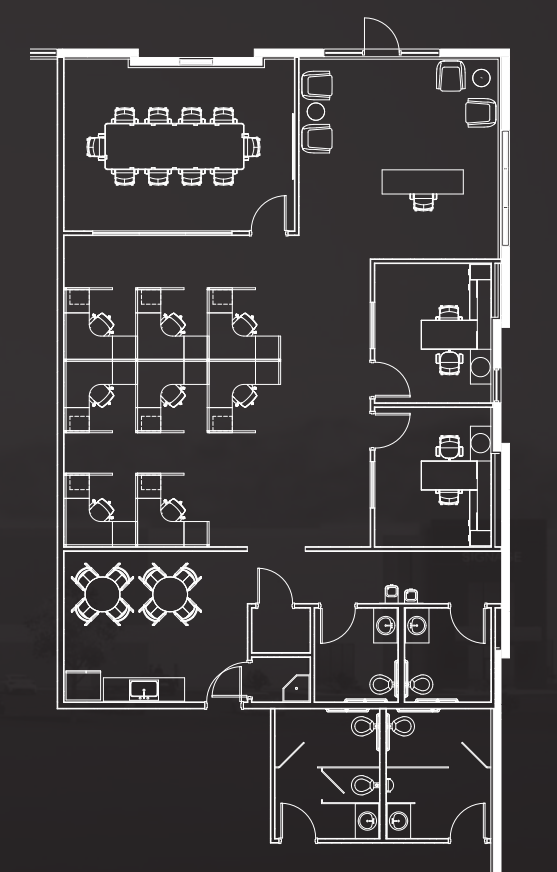
- Dock High Doors
- Equipped Dock High Doors
- Ground Level Doors
- Knockout Doors



BUILDING B SPEC OFFICE



BUILDING A CONCEPTUAL OFFICE



NOW LEASING RACEWAY COMMERCE CENTER

FREEWAY ACCESS



NOW LEASING RACEWAY COMMERCE CENTER



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