

FOR SUBLEASE  
**NORTHWEST COMMERCE CENTER  
BUILDING C**

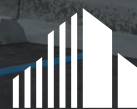
954 South 4400 West  
Salt Lake City, UT 84104

**±59,750 SF AVAILABLE**



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FOR SUBLEASE

# NORTHWEST COMMERCE CENTER BUILDING 3

## PROPERTY HIGHLIGHTS

- ±59,750 SF
- Dead storage space
- 32' clear height
- 52'x60' column spacing (typical)
- 60' speed bay
- High efficiency LED warehouse lighting
- 10 (9'x10') dock doors, all fit with seals
- 3 (12'x14') drive-in doors
- ESFR sprinkler system
- Skylights & Clerestory windows
- M-1 (light industrial) zoning
- Immediate Occupancy
- Convenient access to all major freeways
- Less than 3-miles to Salt Lake City International Airport



SAMPLE LOADING AREA

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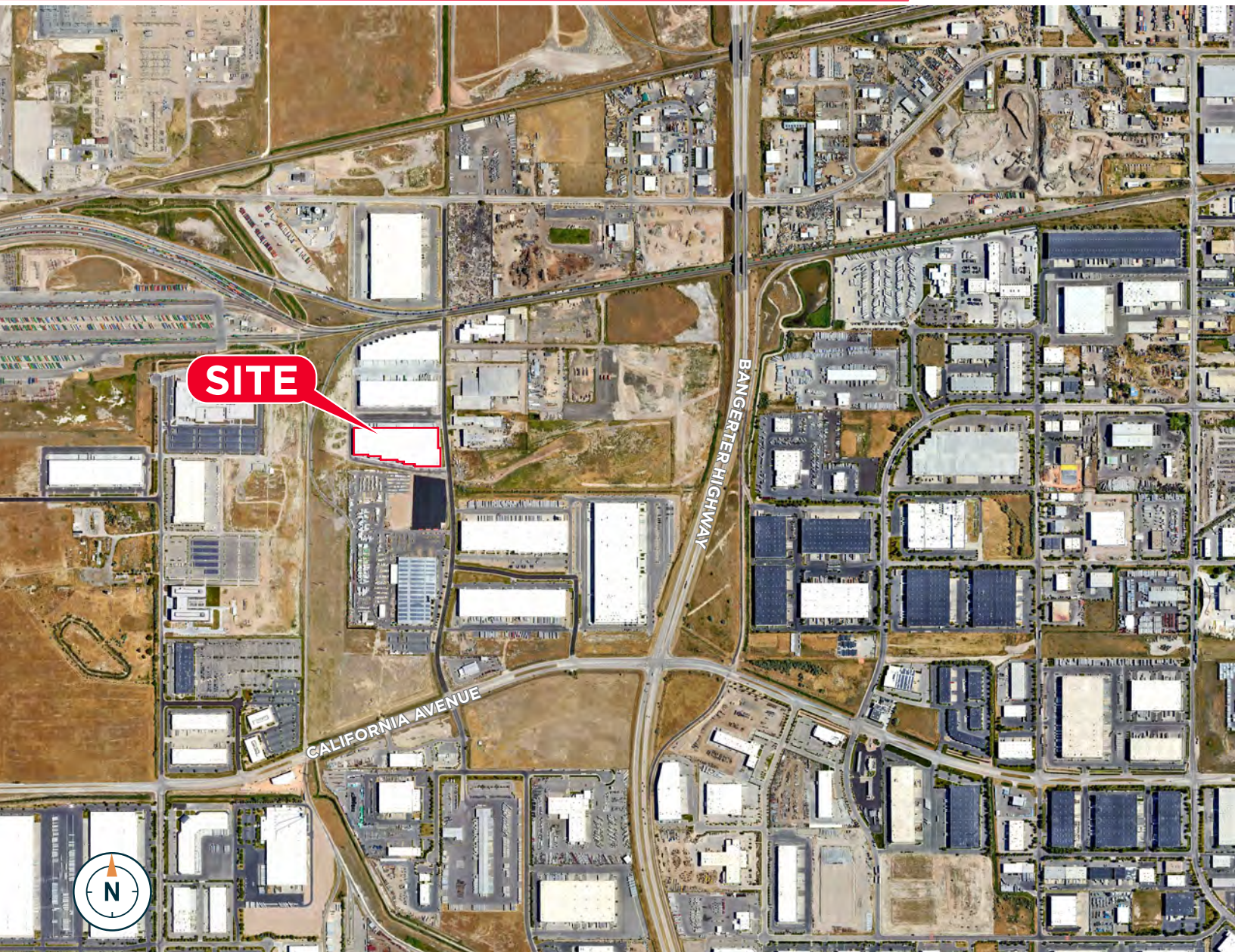
## BUILDING C





FOR SUBLEASE

# NORTHWEST COMMERCE CENTER BUILDING C



## NorthWest Commerce Center

954 South 4400 West | Salt Lake City, Utah

### Location Highlights

- Located in the heart of the northwest quadrant
- 2.5 miles to the Union Pacific Intermodal Hub
- 2 miles to/from I-80 via Bangeter Highway
- 2 miles to/from Hwy 201 via Bangeter Highway
- 3 miles to the Salt Lake International Airport
- 3 miles to/from I-80 via I-215
- 4 miles to/from I-80 via 5600 West

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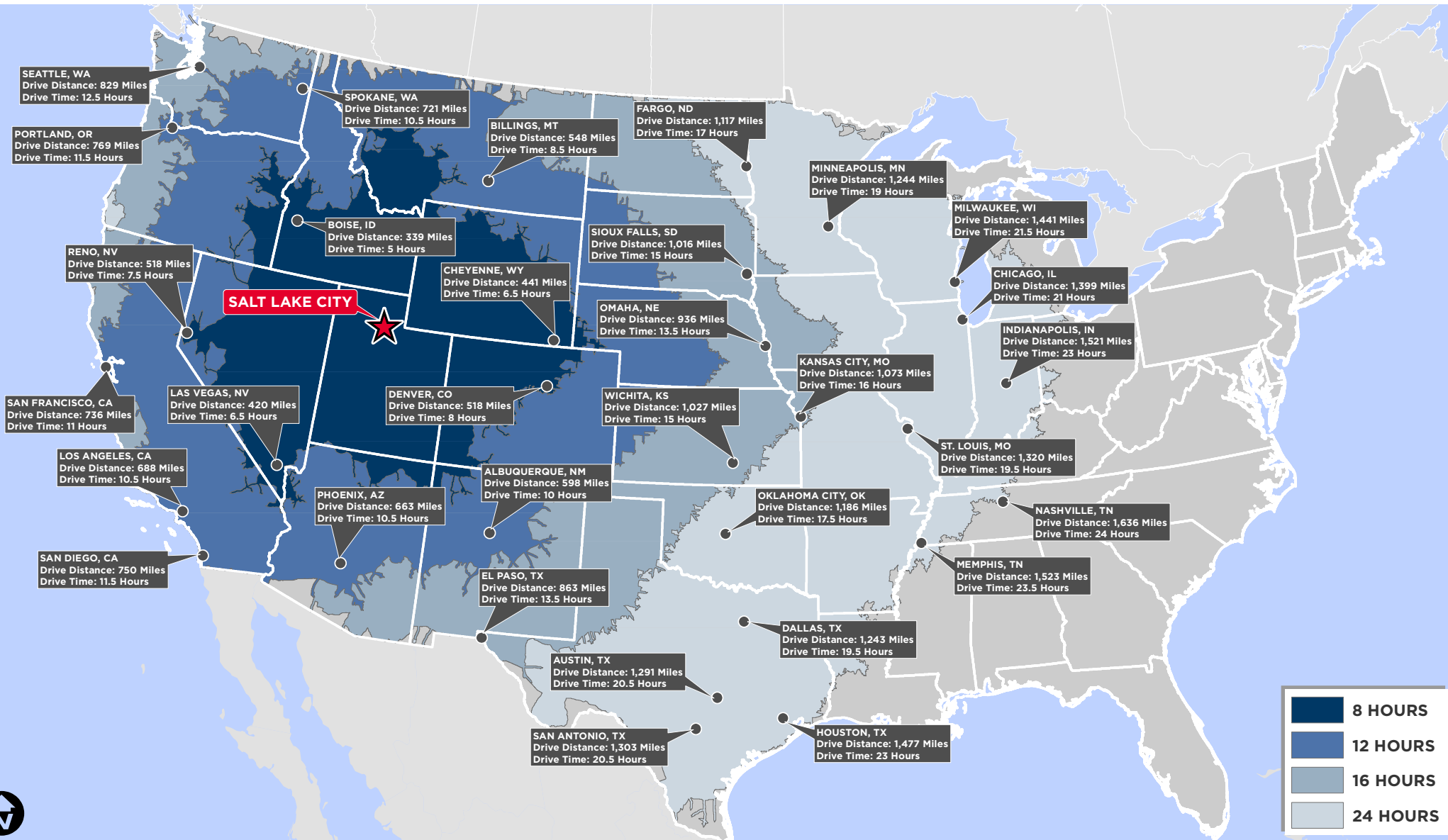
LOCATION AERIAL





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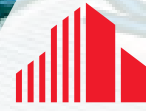
## TRUCKING TRAVEL DISTANCES



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