

### **PROPERTY HIGHLIGHTS:**

- 90,000 SF (demisable to 45,000 SF)
- Active Rail
- 20 min to Salt Lake International Airport with easy access to I-80
   (a major East-West distribution corridor)
- Shorter travel times to/from southern Utah via SR-36 (45+ minutes savings vs. I-15)
- Located near Tooele Army Depot, Lakeview Business Park, and Utah Motorsports Campus
- Lot size: 4.97 Acres

- Dry Fire Suppression
- Lighting: LED
- Loading: 22 Drive-in Doors (12'x12' and 12'x14')
- Clear Height: 12' 16'
- Power: 300 amp/ 3 Phase/ 120-208 Volt
- Zoning: M-1
- Parking Stalls: 146
- New Unit Heaters
- Call agent for lease rate

Josh Wangsgard, MBA
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#### Contact

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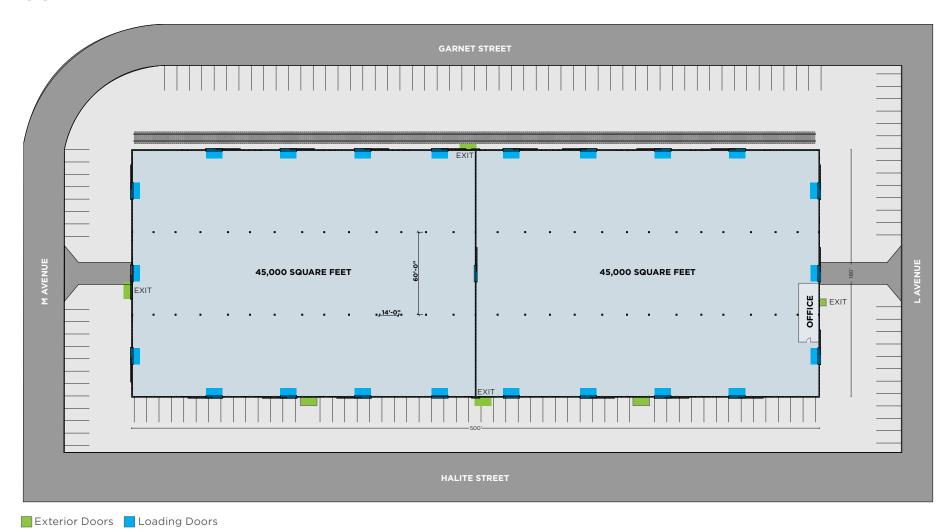


170 South Main, Suite 1600 Salt Lake City, UT 84101 cushmanwakefield.com

# **Tooele Industrial Depot**

1398 L Avenue, Bldg. 699 Tooele, Utah 84074

### **FLOOR PLAN**



#### Contact

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### **REGIONAL MAP**



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## **REGIONAL TRAVEL TIMES**

#### SEATTLE, WA Ground Distance: 830 Miles Travel Time: 13 hrs WASHINGTON MONTANA PORTLAND, OR Ground Distance: 770 Miles BILLINGS, MT Travel Time: 11.5 hrs Ground Distance: 550 Miles Travel Time: 8.5 hrs BOISE, ID Ground Distance: 340 Miles Travel Time: 5 hrs **OREGON** POCATELLO, ID IDAHO Ground Distance: 165 Miles Travel Time: 2.25 hrs **WYOMING** RENO. NV CHEYENNE, WY Ground Distance: 450 Miles Ground Distance: 515 Miles Travel Time: 7 hrs 1398 L Avenue Travel Time: 6.5 hrs SAN FRANCISCO. CA Ground Distance: 731 Miles Travel Time: 11 hrs Salt Lake City **NEVADA** CALIFORNIA **DENVER, CO**Ground Distance: 525 Miles SAN JOSE, CA LAS VEGAS, NV Ground Distance: 760 Miles UTAH Fravel Time: 8 hrs Ground Distance: 370 Miles Travel Time: 12 hrs ravel Time: 6 hrs **COLORADO ARIZONA NEW MEXICO** LOS ANGELES. CA Ground Distance: 700 Miles ravel Time: 11.25 hrs ALBUQUERQUE, NM SAN DIEGO, CA **TEXAS** Ground Distance: 602 Miles Ground Distance: 750 Miles Travel Time: 10 hrs Travel Time: 12 hrs PHOENIX, AZ Ground Distance: 725 Miles Travel Time: 11 hrs

#### **LOCAL AREA**



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