



7800 LOGISTICS
— INDUSTRIAL BUSINESS PARK —



4555 WEST 7800 SOUTH | WEST JORDAN, UTAH 84008



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01 Project Summary





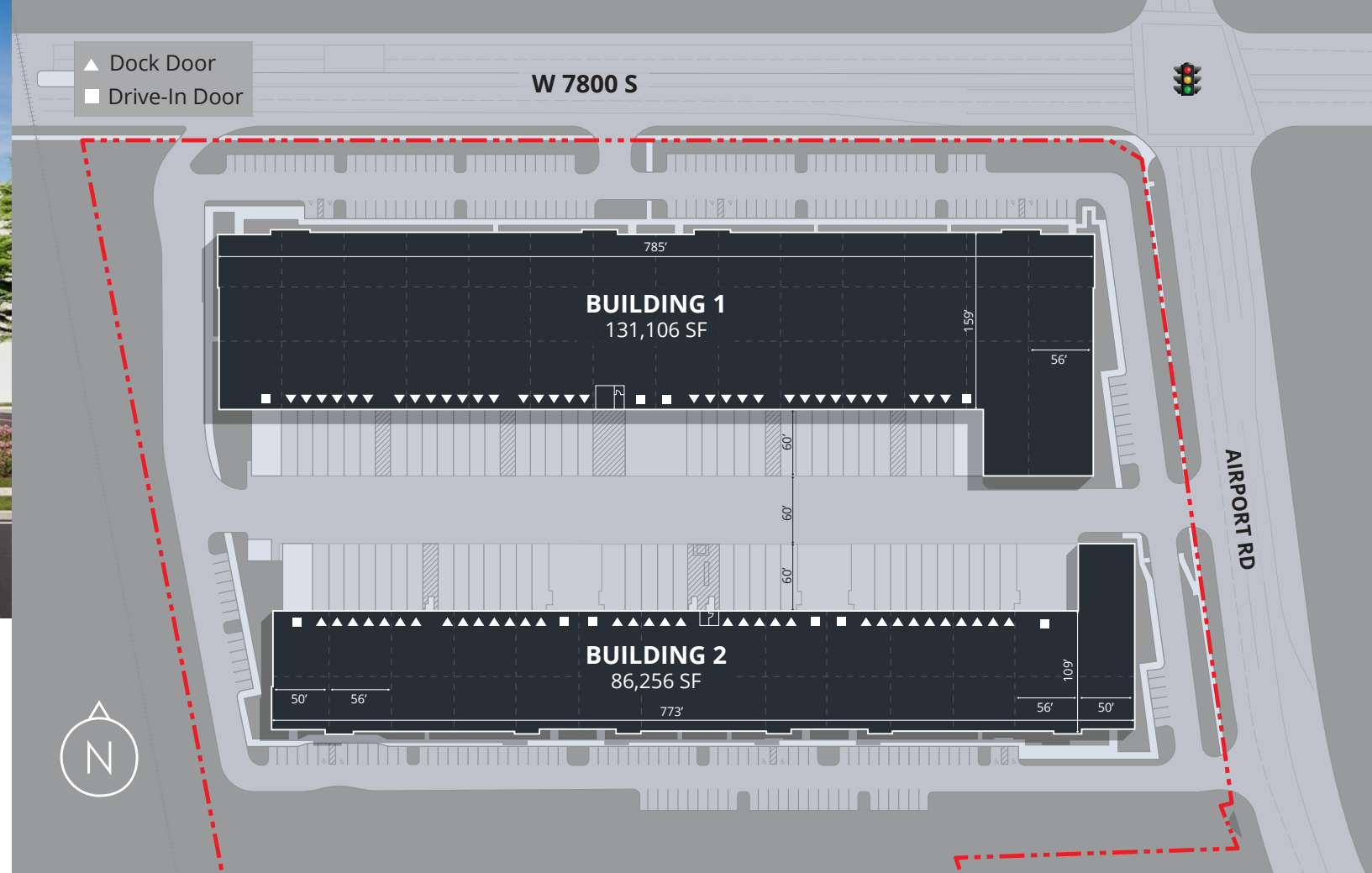
Property Summary

- 14.43 Acres
- Two building industrial park for lease
- 217,362 total square feet available
- Class A buildings
- Expected Delivery Q1 2027
- ESFR suppression system
- M-1 industrial zoning (Light Industrial zone)
- Polished and sealed warehouse floor

Zoning

M-1 Light Manufacturing

- Permitted Uses: Light manufacturing, processing, packaging, research and development facilities, and small-to-medium-scale warehousing



Executive Summary

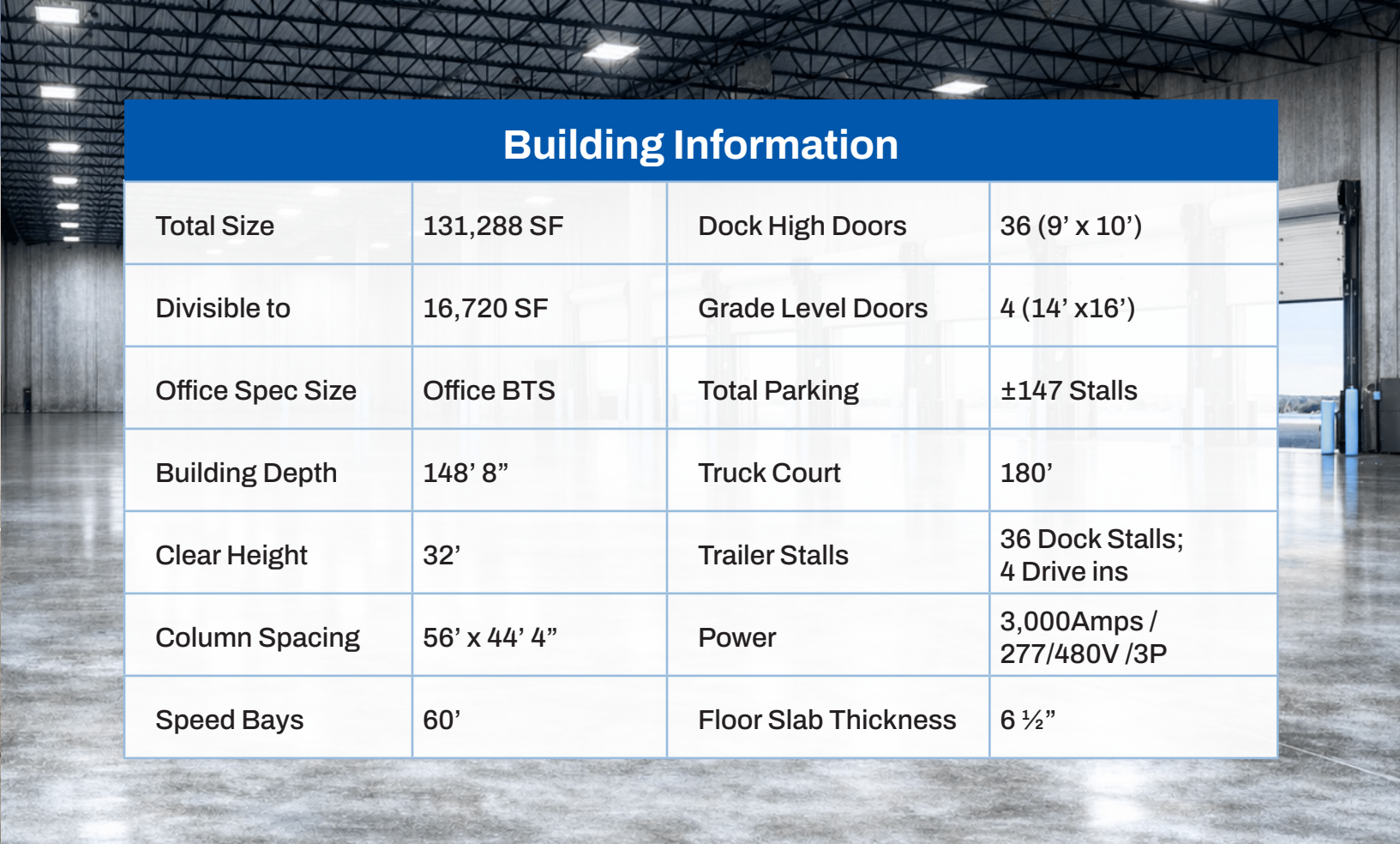
Located at 4555 W 7800 South and 7888 Airport Road in West Jordan, Utah, 7800 Logistics Center presents a premier infill opportunity within one of the fastest-growing corridors in the Salt Lake Valley. Positioned along the highly trafficked 7800 South arterial, the site benefits from traffic counts exceeding 33,000 vehicles per day, offering strong visibility and efficient access for logistics and distribution users. Ongoing infrastructure improvements, including the widening of 7800 South, are expected to further enhance traffic flow and accessibility, strengthening the property's long-term functionality.

The location provides seamless connectivity to major regional transportation routes including Bangerter Highway, Mountain View Corridor, and I-15, allowing for efficient distribution throughout the Salt Lake MSA and the broader Intermountain West. Surrounded by continued residential and commercial growth, the area offers a robust and expanding labor pool, with West Jordan's population exceeding 117,000 and a strong concentration of workers in manufacturing, logistics, and trade-related industries.

7800 Logistics is supported by a growing base of nearby retail, dining, and service amenities, enhancing convenience for employees and tenant appeal. As the southwest valley continues to emerge as a key industrial hub—driven by population growth, infrastructure investment, and sustained demand for last-mile and service industrial space—this site is well-positioned to meet the needs of modern industrial users seeking a strategic, high-access location within the Salt Lake region.

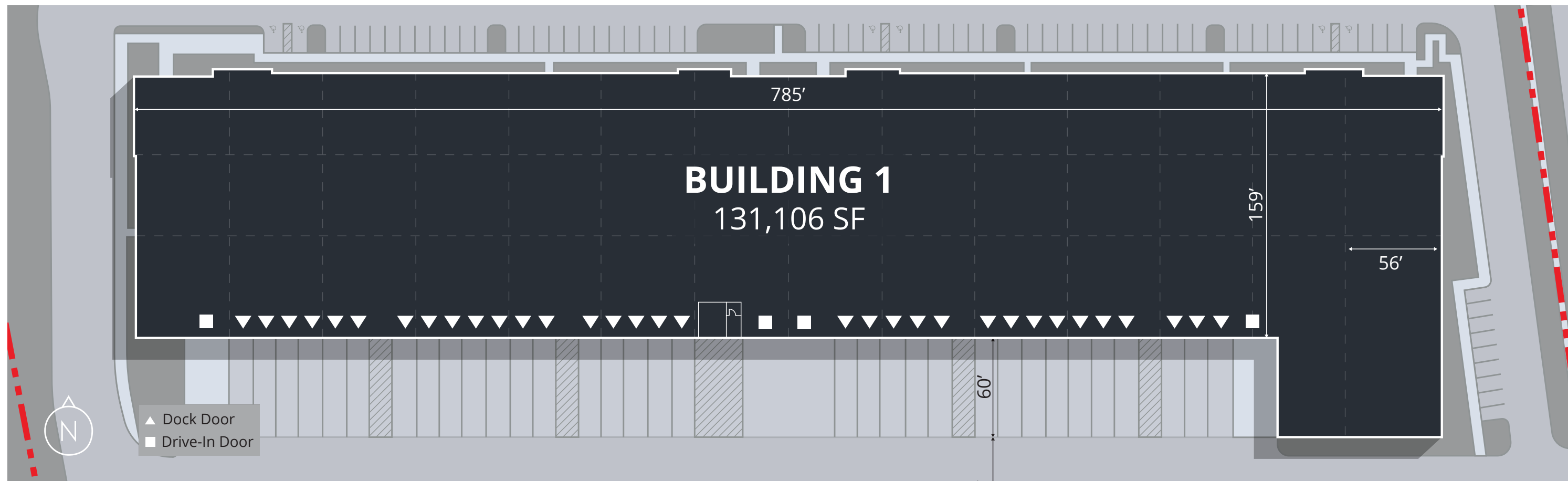
02 Building Overview





Building Information			
Total Size	131,288 SF	Dock High Doors	36 (9' x 10')
Divisible to	16,720 SF	Grade Level Doors	4 (14' x 16')
Office Spec Size	Office BTS	Total Parking	±147 Stalls
Building Depth	148' 8"	Truck Court	180'
Clear Height	32'	Trailer Stalls	36 Dock Stalls; 4 Drive ins
Column Spacing	56' x 44' 4"	Power	3,000Amps / 277/480V /3P
Speed Bays	60'	Floor Slab Thickness	6 ½"

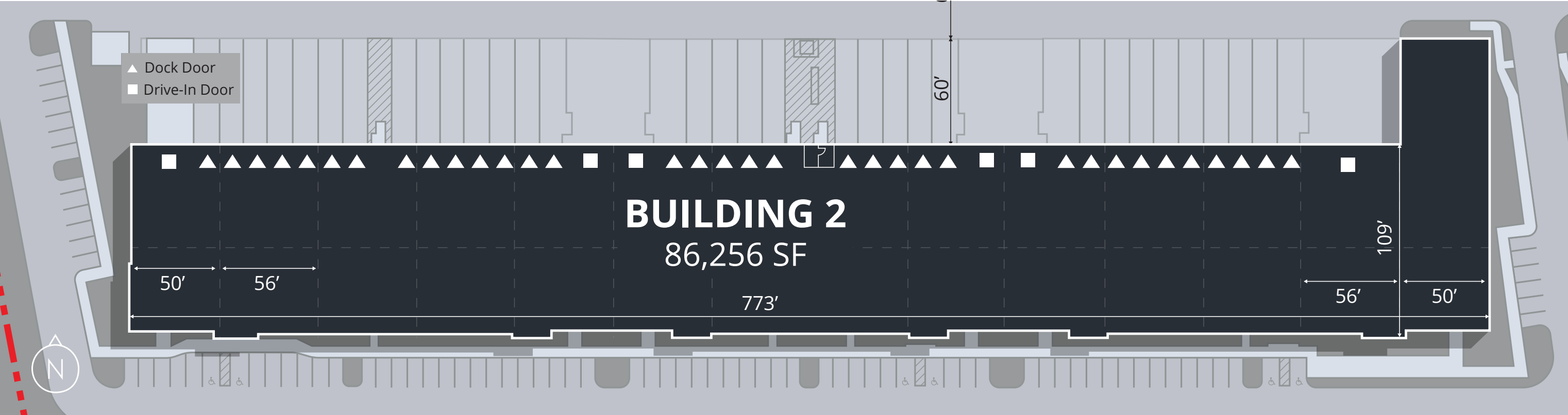
Building 1





Building Information			
Total Size	87,743 SF	Dock High Doors	35 (9' x 10')
Divisible to	16,720 SF	Grade Level Doors	6 (14' x 16')
Office Spec Size	Office BTS	Total Parking	92 Stalls
Building Depth	148' 8"	Truck Court	180'
Clear Height	30'	Trailer Stalls	35 Dock Stalls; 6 Drive ins
Column Spacing	56' x 44' 4"	Power	3,000Amps / 277/480V /3P
Speed Bays	60'	Floor Slab Thickness	6 ½"

Building 2

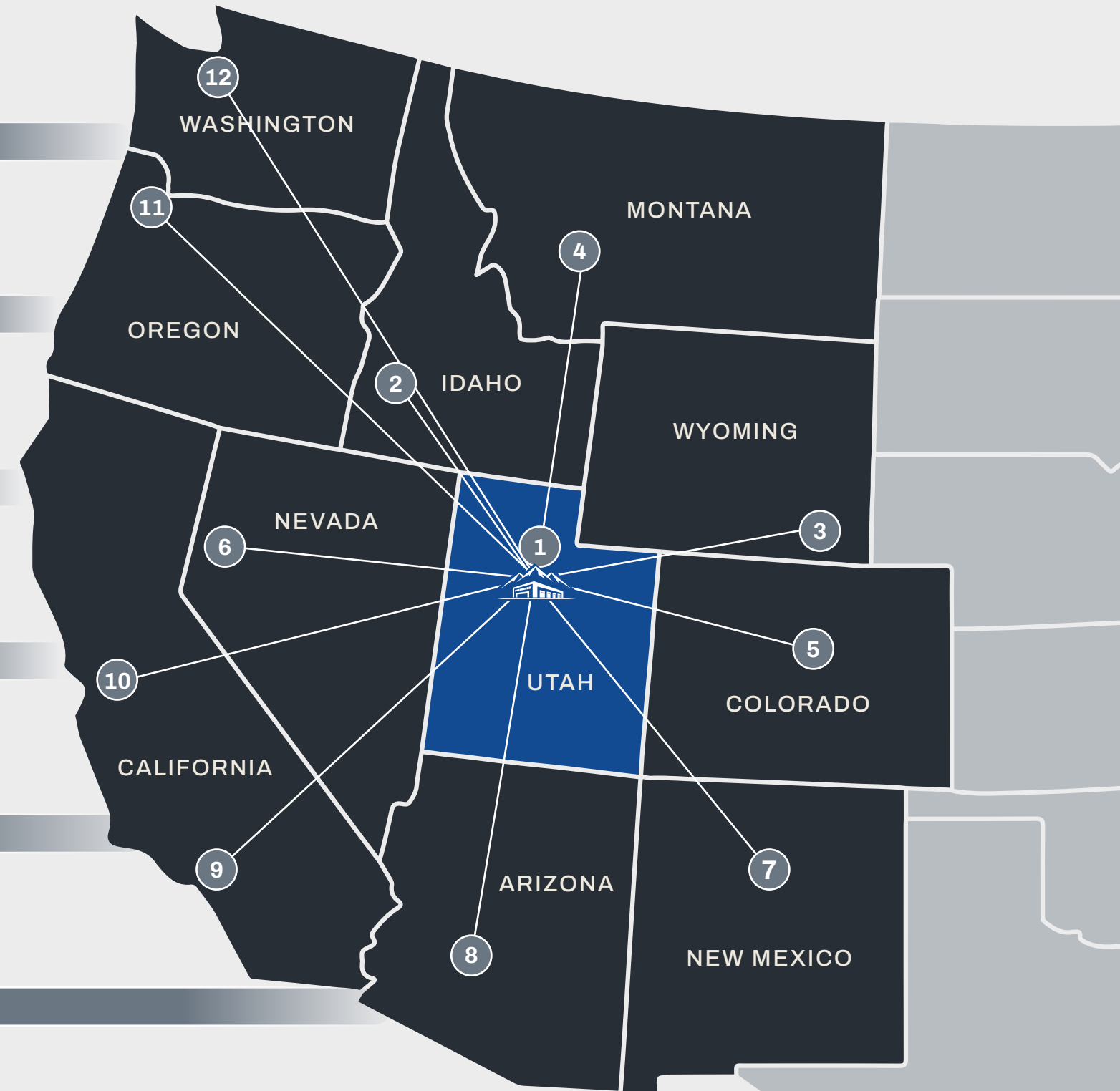




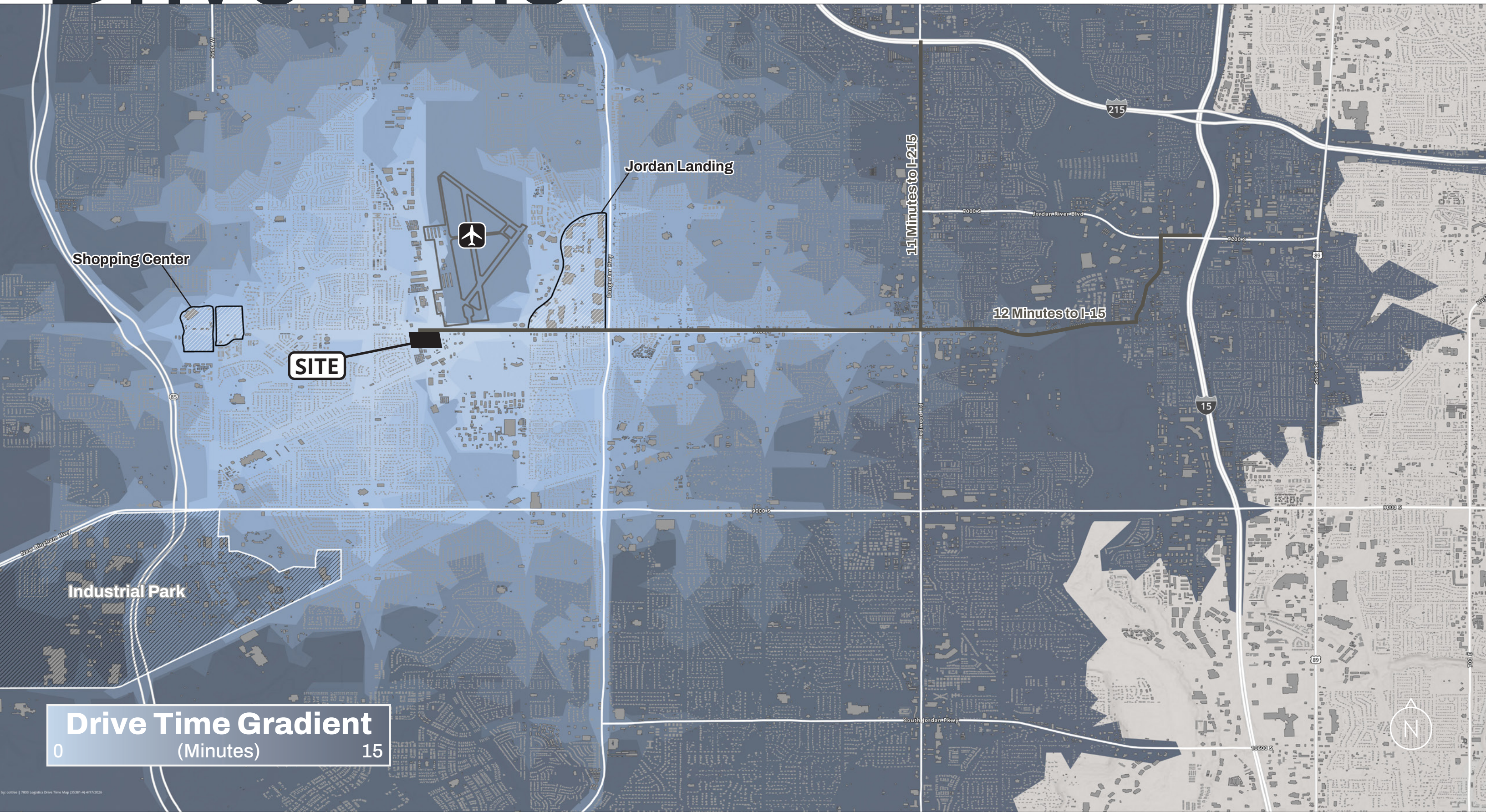
03 Area Maps

Trucking Routes

1 SALT LAKE CITY 19 Miles 30 Minutes	7 SANTA FE 586 Miles 10 Hours 15 Minutes
2 BOISE 354 Miles 5 Hours 10 Minutes	8 PHOENIX 647 Miles 10 Hours 15 Minutes
3 CHEYENNE 456 Miles 6 Hours 45 Minutes	9 LOS ANGELES 673 Miles 10 Hours 30 Minutes
4 HELENA 507 Miles 7 Hours 45 Minutes	10 SAN FRANCISCO 746 Miles 12 Hours 15 Minutes
5 DENVER 509 Miles 7 Hours 45 Minutes	11 PORTLAND 789 Miles 11 Hours 45 Minutes
6 RENO 528 Miles 7 Hours 30 Minutes	12 SEATTLE 853 Miles 12 Hours 45 Minutes



Drive Time



Drive Time Gradient
(Minutes) 0 15

Oblique Aerial



RETAIL TENANTS



INDUSTRIAL TENANTS



Building extrusion is used to denote commercial properties;
residential properties are shown without elevation

POPULATION



8,701	133,603	313,247
1 Mile	3 Mile	5 Mile

ANNUAL GROWTH



-0.02%	0.75%	0.65%
1 Mile	3 Mile	5 Mile

TOTAL BUSINESSES



336	1,754	5,485
1 Mile	3 Mile	5 Mile

TOTAL EMPLOYEES



5,284	26,560	74,791
1 Mile	3 Mile	5 Mile

04 Market Overview



West Jordan

West Jordan is a suburb in the heart of the Salt Lake Valley, located approximately 15 miles southwest from Salt Lake City. It is home to many families who own their own homes, and a well-educated workforce. It also has a large, diverse business community, the largest industries are Professional and Business Services, Trade Transportation and Utilities and Construction, with operations facilities of notable companies like Boeing, Oracle and Dannon Yogurt.

West Jordan has an estimated population of over 118,000 people with a median age of 32.9, and a median household income of \$108,633. Between 2010-2020, the rate of change was 1.28 percent annually. The median property value in West Jordan is \$569,861 with a homeownership rate of 71 percent.

The city reports over 6,000 acres of developable land, approximately 25 percent of the city's total area, and designated infill and redevelopment areas. The city's intention for these areas is to continue sensible and balanced residential and commercial growth.



Population

118,965



Daytime Population

96,502



Businesses

2,387



Median Age

32.9

Why Utah?

Utah regularly ranks among the best states for business, careers, living, health & quality of life.

With an array of employment opportunities in various industries, the state offers residents abundant lifestyle options ranging from quiet rural settings to thriving urban centers.

Utah is a geographically diverse state, world-renowned for its public lands and recreational opportunities, from mountain wilderness to desert landscapes. Utah has five national parks, six national forests and over a dozen ski resorts, some of which will host the 2034 Winter Olympics.



Population

3.5M



Workforce

1.4M



Median Age

32.5



Unemployment Rate

3.2%

(June 2025)

Utah Ranks

#1

- Best Overall State
- Best Economic Outlook
- Most Affordable State
- Best State to Start a Business
- Best Environment for Social Mobility

Logistics & Distribution

Moving Consumer Goods is Vital to Utah

From Logan in the north to St. George in the south, Utah's unmatched transportation infrastructure has earned it a reputation for building mutually beneficial relationships with companies in the logistics and distribution sectors. Utah's network of rails, roads and airports provide the backbone of Utah's freight network.

- Utah exports \$12 billion in goods and services annually.
- United Parcel Service currently has more than 4,000 Utah workers and recently added more than 1,700 employees to its Salt Lake City location. The company recently opened its doors to a new 840,000 SF distribution center.
- Amazon selected Salt Lake City for a new regional fulfillment center. The company's 855,000-square-foot distribution center in the city's northwest quadrant has more than 1,500 employees.
- In 2007 AmerSports relocated its North American headquarters to Ogden, Utah and recently announced it will expand its distribution operations, adding up to 155 jobs, \$6.5 million in state revenue, and \$32 million in capital investment over the next 10 years.
- Charlotte Pipe and Foundry Company, the nation's top maker of cast iron and plastic pipe and fittings, recently expanded its Cedar City, Utah facility. The expansion added more than 157,000 square feet to the plant and 30 new jobs.

Utah's Freight Industry has an
Employment Base of Over

36k

(Utah Department of Transportation)

Utah Exports

\$12B

in Goods & Services Annually

(Utah Department of Transportation)

Utah is Home to Over

15k

Trucking Companies

(Utah Department of Transportation)

Utah Workforce

Utah's job market is robust & diversified. The economy booms thanks to a combination of strong employment growth, the vibrant & diverse industries present, & strategic collaboration between business, labor & government.

Utah's non-farm payroll employment for May 2025 increased an estimated 2.5 percent across the past 12 months, with the state's economy adding a cumulative 42,900 jobs since May 2024.

Utah is ranked as the 3rd best state for low tuition costs by The College Board and 2nd for best state overall for higher education by U.S. News & World Report.

Specialized Industries

Utah has emerged as an economic powerhouse in the past couple of decades. A strong economy and business-friendly environment drove the boom in the business landscape, attracting new businesses from various industries.

Multiple sectors are seeing significant growth, and the success bolsters the state's reputation for innovation and economic development. Utah continues to become more specialized through aggressive support from state lawmakers to grow targeted industries through innovative programs to expand access to talent and capital, improve supply chains, share industry expertise, drive research, and promote international trade.

Estimated Total Employees

1.4M



Services

57.4%



Infrastructure

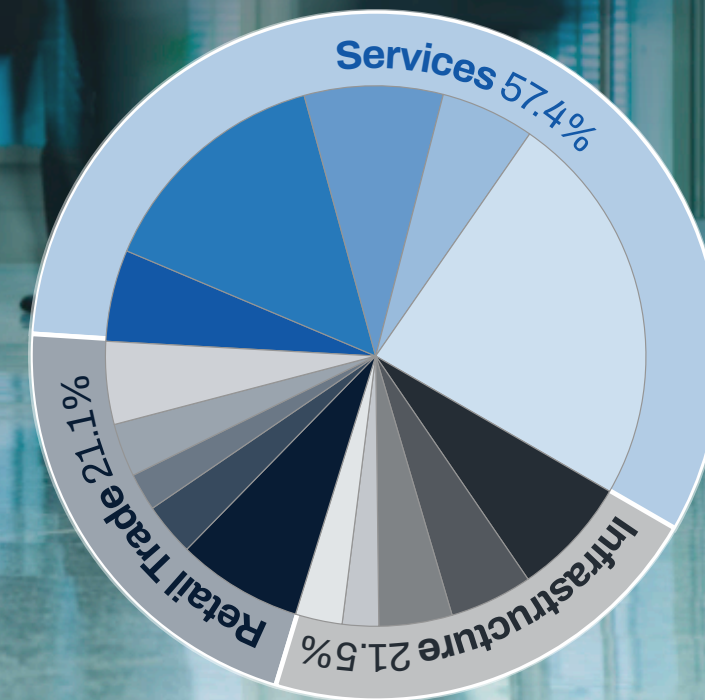
21.5%



Retail Trade

21.1%

Workforce by Industry



Industry Classification	% of Workforce
Finance, Insurance, Real Estate	5.5%
Health Services	14.4%
Education Services	8.3%
Government	5.6%
All Other Services	23.7%
Manufacturing	7.1%
Construction	5.0%
Wholesale Trade	4.4%
Transportation	2.2%
All Other Infrastructure	2.8%
Eating & Drinking Places	7.5%
Miscellaneous Retail	3.2%
Food Stores	2.3%
Auto Dealers/Retail, Gas Stations	3.2%
All Other Retail Trade	4.9%

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