

# AVAILABLE FOR LEASE

**SALT LAKE CITY AREA**

**TURNKEY REFRIGERATED FRESH CUT PRODUCE FACILITY**

📍 4850 S 5300 W, KEARNS, UT 84118

**NAIPremier**



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Healthy real estate alternatives for food users everywhere.

**Douglas R. Cole**  
Associate Broker  
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# AREA MAP

SALT LAKE CITY AREA  
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# PROPERTY SPECIFICATIONS

## SALT LAKE CITY AREA TURNKEY REFRIGERATED FRESH CUT PRODUCE FACILITY

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|                                            |                                                                                                                                                                                                                                                            |                                  |                                                                                                                |
|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|----------------------------------------------------------------------------------------------------------------|
| <b>APN:</b>                                | 20-12-127-002 etal                                                                                                                                                                                                                                         | <b>ROOF:</b>                     | Built up, three-ply roof / TPO / modified bituminous roof / metal                                              |
| <b>SF:</b>                                 | 71,593                                                                                                                                                                                                                                                     | <b>UNDERFLOOR HEATING:</b>       | N/A                                                                                                            |
| <b>SITE ACREAGE:</b>                       | 10.68 acres                                                                                                                                                                                                                                                | <b>LIGHTS:</b>                   | LED throughout                                                                                                 |
| <b>YEAR BUILT / RENOVATED / ADDITIONS:</b> | 1942 through 2005                                                                                                                                                                                                                                          | <b>REFRIGERANT:</b>              | (2) ammonia systems, (1) freon / 34°-39° less than 10K lbs. ammonia                                            |
| <b>BUILDING COVERAGE:</b>                  | 15.39%                                                                                                                                                                                                                                                     | <b>TRUCK COURT DEPTH:</b>        | N/A                                                                                                            |
| <b>USE:</b>                                | Refrigerated / food processing                                                                                                                                                                                                                             | <b>RAIL ACCESS:</b>              | N/A                                                                                                            |
| <b>CONSTRUCTION TYPE:</b>                  | CMU/metal                                                                                                                                                                                                                                                  | <b>EMPLOYEE PARKING:</b>         | 127 stalls including ADA stalls                                                                                |
| <b>ZONING:</b>                             | M-1                                                                                                                                                                                                                                                        | <b>TRUCK PARKING:</b>            | Adjacent gravel parking lot                                                                                    |
| <b>FLOOD ZONE:</b>                         | Zone X                                                                                                                                                                                                                                                     | <b>DOCK DOORS:</b>               | 12 loading docks                                                                                               |
| <b>SEISMIC ZONE:</b>                       | Zone 3                                                                                                                                                                                                                                                     | <b>UTILITY PROVIDERS:</b>        | Electric: Rock Mountain Power<br>Gas: Dominion                                                                 |
| <b>CLEAR HEIGHT (to low beam):</b>         | 11'-20"                                                                                                                                                                                                                                                    | <b>POWER SERVICE / CAPACITY:</b> | One main is 1200 amp, three phase, four wire, 277/480V; other main is 600 amp three phase, four wire, 120/240V |
| <b>SPRINKLERS:</b>                         | Six, 6" lines which are fed through backflow preventers in four separate locations throughout. Water distribution via steel fire rated piping system throughout building(s). Dry sprinklers serve the cooler areas. Wet pipe sprinklers serve the offices. | <b>SEWAGE / WATER:</b>           | Kearns Improvement                                                                                             |
|                                            |                                                                                                                                                                                                                                                            | <b>SECURITY:</b>                 | Rolling gates                                                                                                  |

### EQUIPMENT:

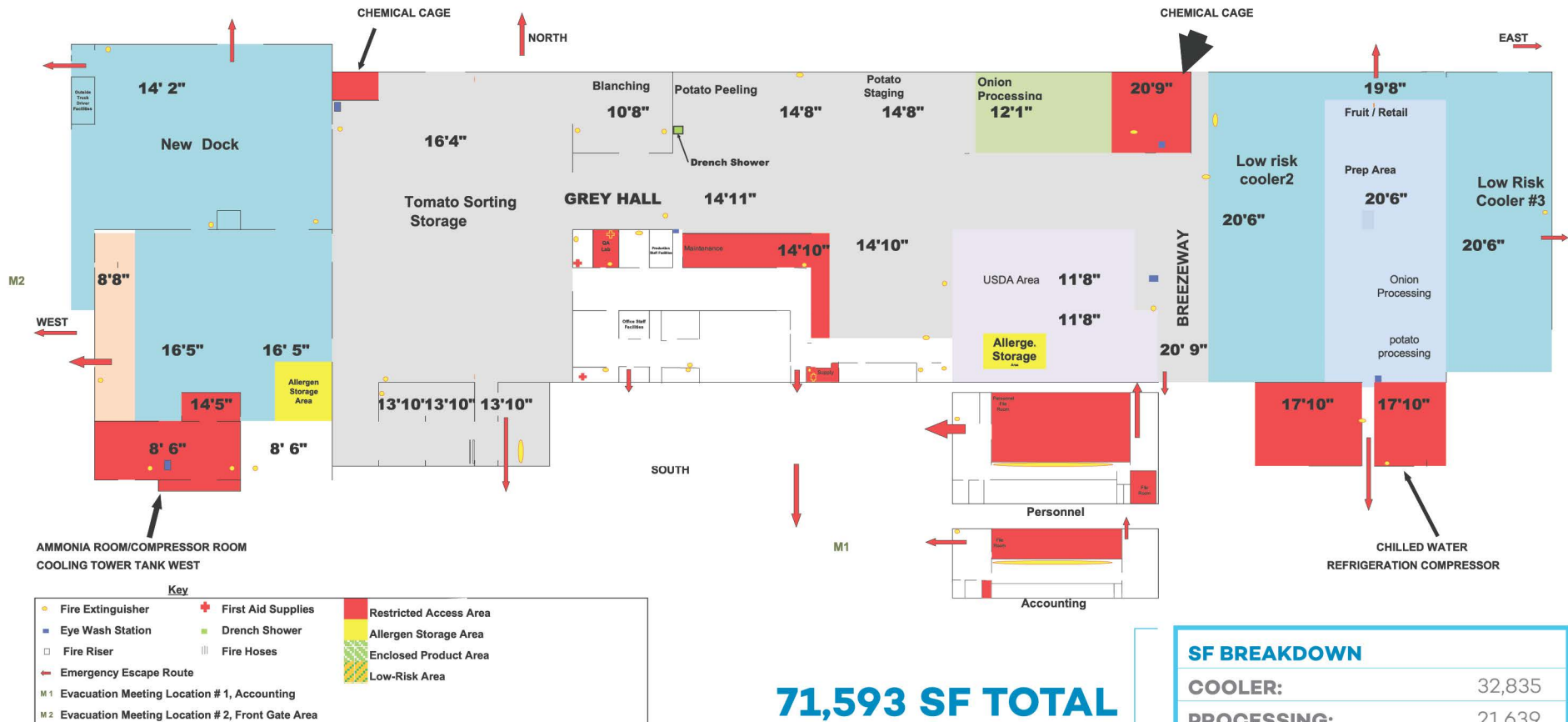
Significant production equipment in place to include vegetable dryers, slicers, peelers, dicers, augers, grinders, racking systems and conveyor systems. Full equipment list available upon request.

# BUILDING PLAN

## SALT LAKE CITY AREA TURNKEY REFRIGERATED FRESH CUT PRODUCE FACILITY

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**71,593 SF TOTAL  
BUILDING AREA  
ON 10.68 ACRES**

### SF BREAKDOWN

|                               |        |
|-------------------------------|--------|
| <b>COOLER:</b>                | 32,835 |
| <b>PROCESSING:</b>            | 21,639 |
| <b>REFRIGERATED DOCK:</b>     | 4,580  |
| <b>SERVICE / MAINTENANCE:</b> | 7,668  |
| <b>OFFICE / WELFARE:</b>      | 4,872  |
| <b>TOTAL:</b>                 | 71,593 |

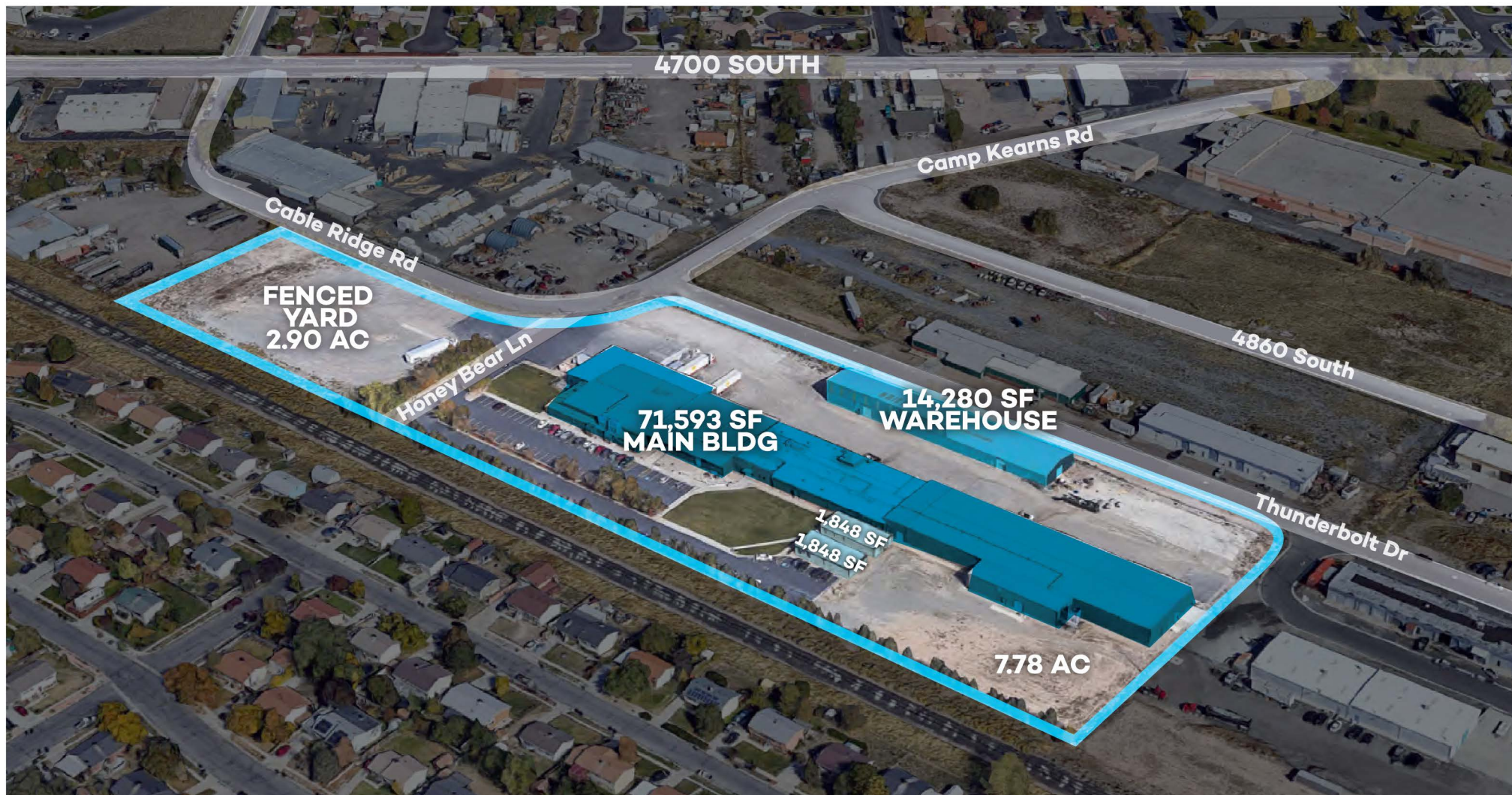


# AERIAL SITE VIEW

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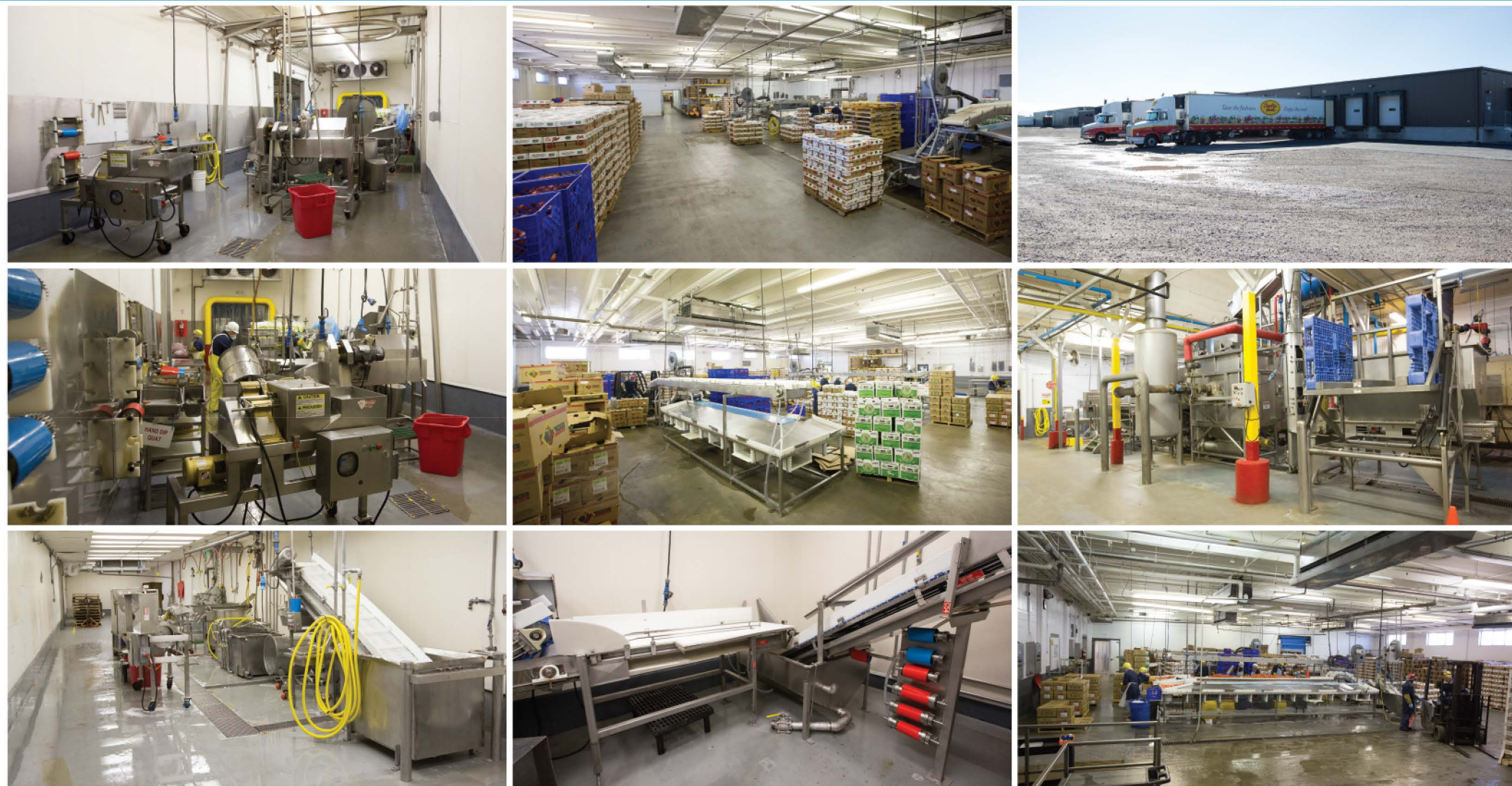
# BUILDING & EQUIPMENT

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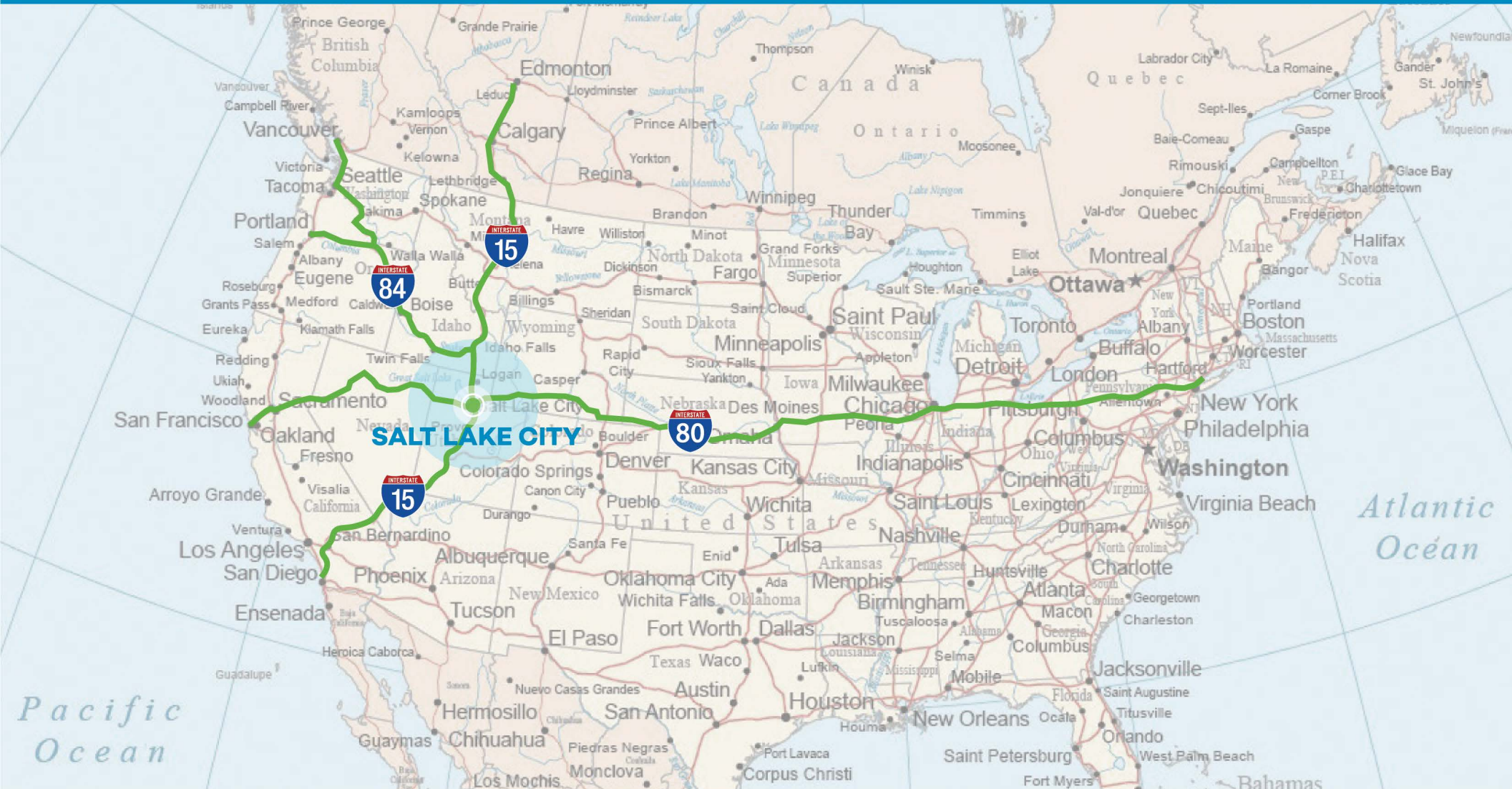


# POPULATION WITHIN REACH

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