



# 4850

## South 5300 West

Kearns, UT 84118

**+/- 71,593 s.f on 10.68 acres**

**Production & Distribution Facility  
Located in Opportunity Zone**

## For Lease

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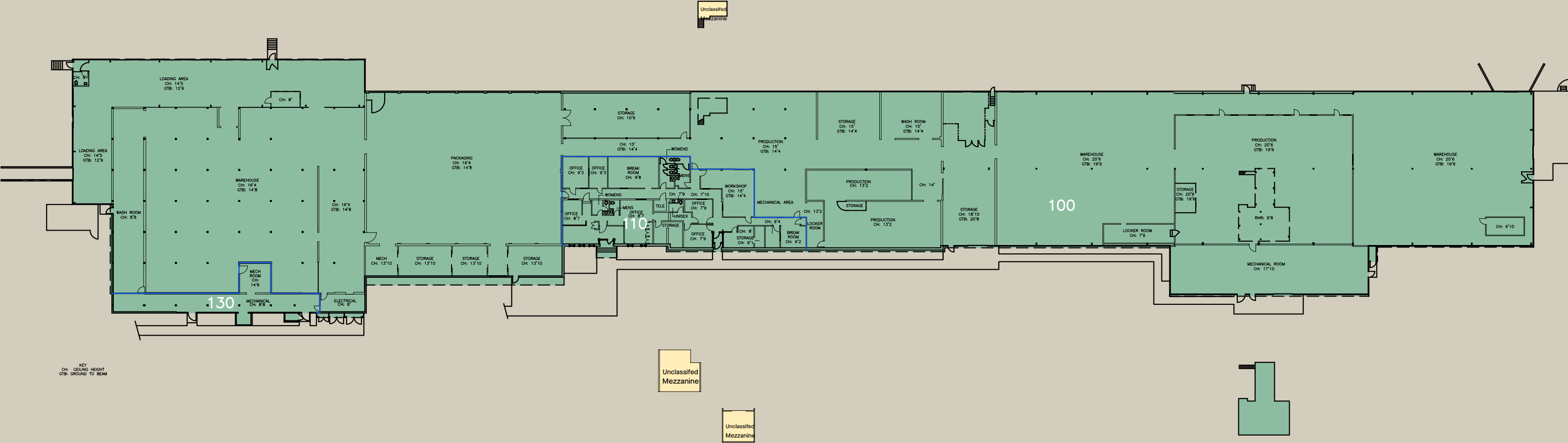
# Property Specifications

APN:	20-12-127-002
TOTAL AVAILABLE:	71,593 s.f. (+/- 5,000 s.f. office)
AVAILABILITY:	Short term
SITE ACREAGE:	10.68 acres
YEAR BUILT:	1993
BUILDING COVERAGE:	15.39%
CONSTRUCTION TYPE:	CMU/metal
ZONING:	M-1
FLOOD ZONE:	Zone X
SEISMIC ZONE:	Zone 3
CLEAR HEIGHT:	11'-20"
SPRINKLERS:	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.
ROOF:	Built up, three-ply roof/TPO/modified bituminous roof/metal
LIGHTS:	LED throughout
EMPLOYEE PARKING:	127 stalls including ADA stalls
TRUCK PARKING:	Adjacent gravel parking lot
DOCK DOORS:	15 fully equipped dock doors
DRIVE IN DOORS:	3 drive-in doors, Two (2) 8'x10' and One (1) 4'x8'
UTILITY PROVIDERS:	Electric: Rock Mountain Power / Gas: Dominion
POWER SERVICE/ CAPACITY:	One main is 1200 amp, three phase, four wire, 277/480V; other main is 600 amp three phase, four wire, 120/240V
SEWAGE/ WATER:	Kearns Improvement
SECURITY:	Rolling gates
EQUIPMENT:	All equipment has been removed





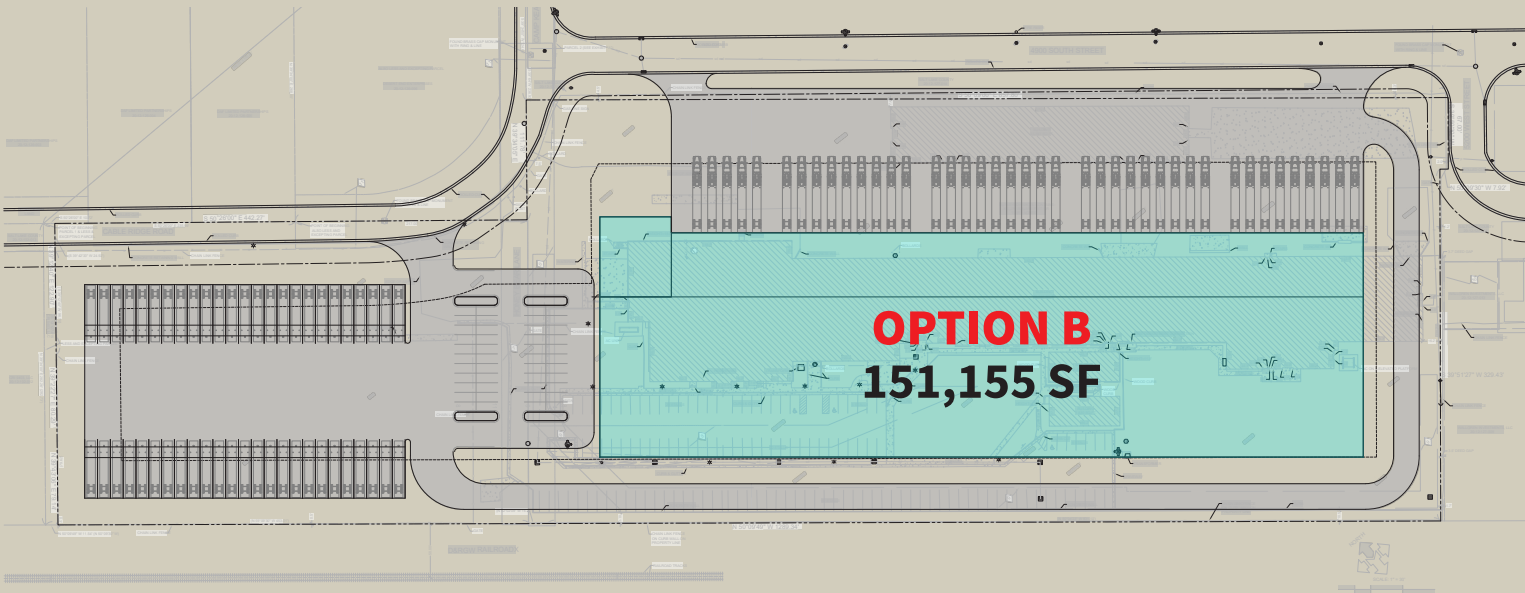
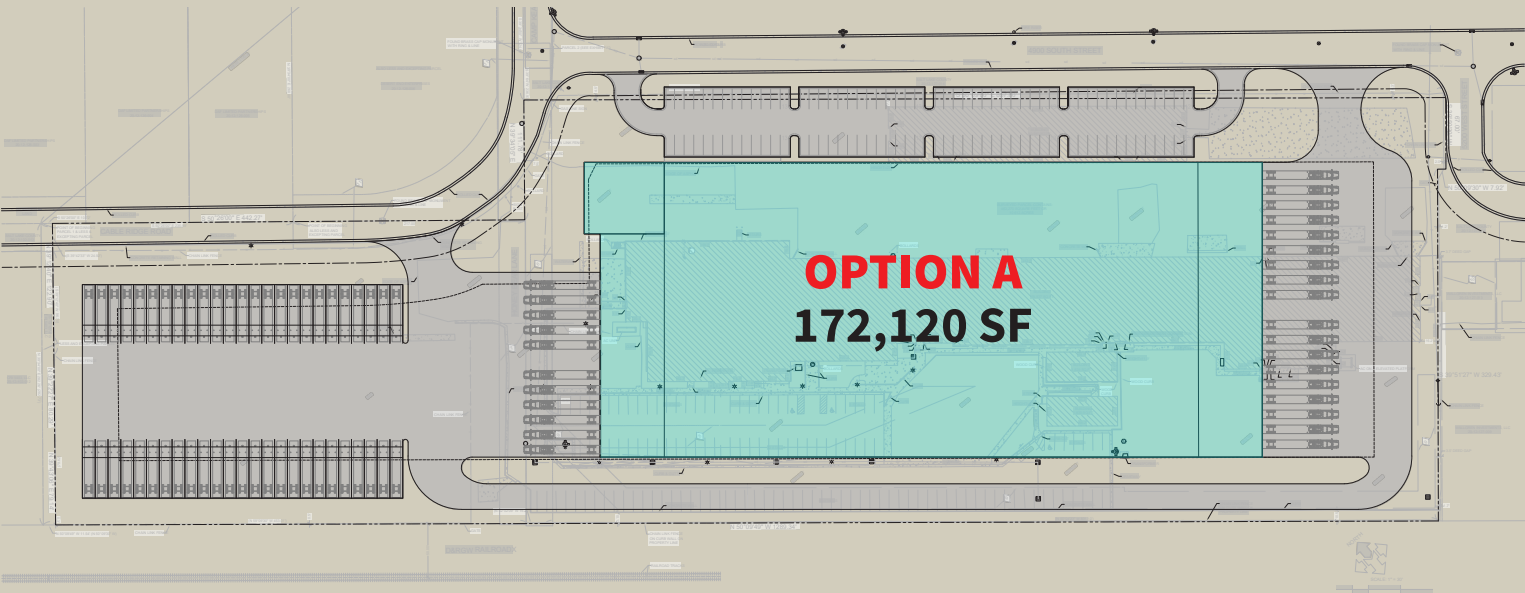
# Existing Floor Plan





# Build to Suit Opportunity

**Opportunity Zone**  
The Property is located within an Opportunity Zone, providing potential tenants significant tax advantages.







**For more information, please contact:**

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