

NORTHPOINT COMMERCE CENTER



175,383 SF industrial available for lease



2760 North 2200 West | Salt Lake City, UT

HAMILTON
PARTNERS

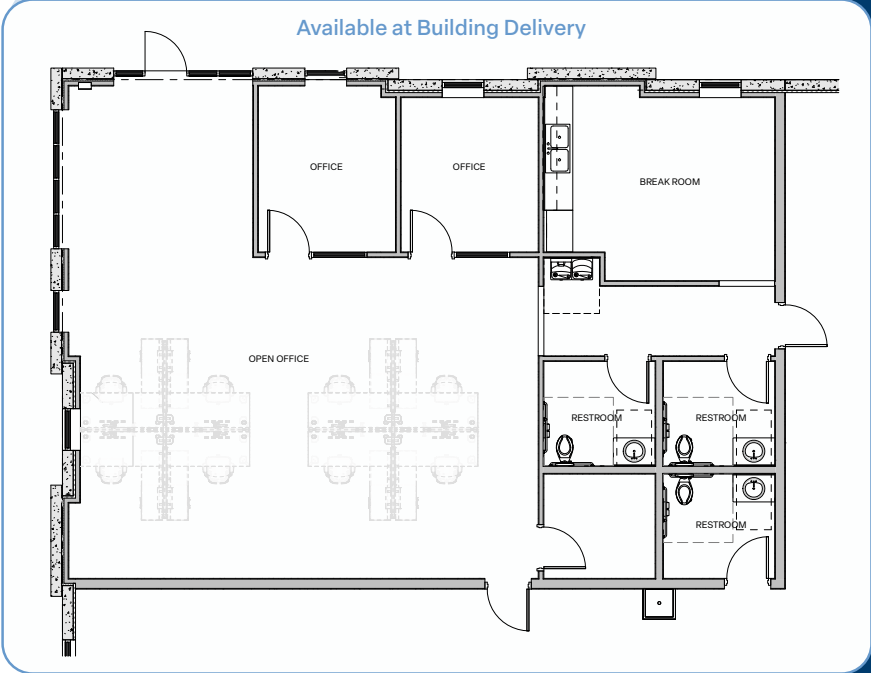
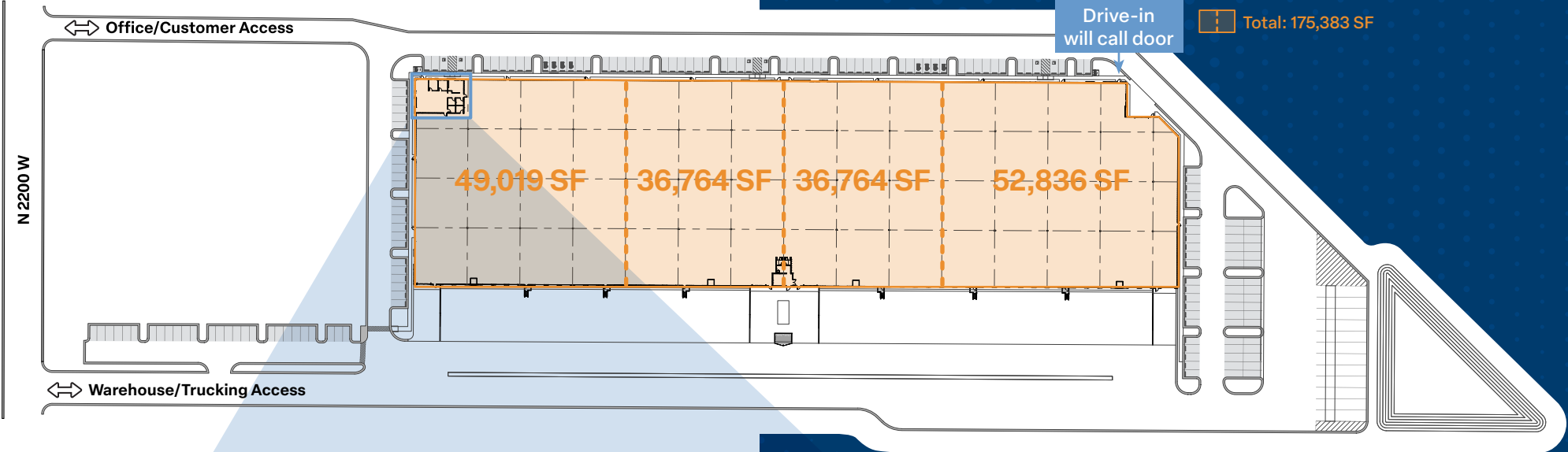


Construction as of November 15th, 2025

PROPERTY FEATURES

Available	175,383 SF	Ground Level Loading Doors	5 (12'x14')
Divisibility	36,764 SF and 52,836 SF	Power	4,000A / 480/277V / 3P
Acres	12.15	Sprinklers	ESFR
Zoning	M1 (Light Industrial)	Truck Court	130' to 152'
Building Dimensions	218' -9¼ x 810'	Trailer Parking	12 spaces
Clear Height	32'	Auto Parking	172 spaces
Column Spacing	56' x 52' -8¼	Loads	Rear Load Configuration
Dock High Doors	42 (9'x10') equipped with bumpers	Delivery	June 2026
	Four (4) dock high doors equipped with 35,000 lb. mechanical hydraulic pit levelers	Access	Separate access for employees and truck traffic • Office/Customer Access • Warehouse/Trucking Access

SITE PLAN



SPEC OFFICE FLOORPLAN

Total: 1,836 sf

- Available at delivery
- Expandable Floorplan
- Open office, two private offices, breakroom
- Two office restrooms, one warehouse accessible restroom





LOCAL DRIVE TIMES



SLC Airport
Freight Terminal
3 miles / 5 minutes



Intermodal Hub
8.2 miles / 15 minutes



Downtown Salt Lake City
8.7 miles / 12 minutes



Silicon Slopes
30 miles / 28 minutes



Park City
43 miles / 38 minutes



Hill Air Force Base
25 miles / 26 minutes

HAMILTON PARTNERS

FOR LEASING INFORMATION, PLEASE CONTACT:

Wick Udy

+1(801) 456 9523
wick.udy@jll.com

Culum J. Mills

+1 (801) 456 9526
culum.mills@jll.com

Rhett Rasmussen

+1 (480) 828 1528
rhett.rasmussen@jll.com



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