FOR SALE
FREEZER, COOLER, & DRY STORAGE BUILDING
+/-102,200 Square Feet on +/-5.89 Acres
5787 W. Harold Gatty Dr., Salt Lake City, Utah

BUILDING SUMMARY
- Total Building: +/-102,200 Square Feet (SF)
- Frozen Storage: +/-46,756SF
- Refrigerated Storage: +/-12,229 SF
- Refrigerated Dock: +/-2,670 SF
- Dry Storage: +/-31,838 SF
- 24'-28' Ceiling
- 18 Dock Doors
- Formerly Rail-Served
- Near I-80
- Fenced Trailer Parking with Truck Plug-In's
- 4.5 Additional Acres Available Under Separate Negotiation

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SQUARE FOOTAGE ITEMIZATION
• Total Building: +/-102,200 Square Feet (SF)
• Frozen Storage: +/-46,756SF
• Refrigerated Storage: +/-12,229 SF
• Refrigerated Dock: +/-2,670 SF
• Dry Storage: +/-31,838 SF
• Two floors of office/welfare areas
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CONSTRUCTION
• Concrete tilt-up walls
• Fully-sprinklered
• Combination of ammonia and Freon refrigeration systems
• Combination of glycol and electric heat-tape underneath freezer floors
• Separate electrical meters service each half of the building, allowing easy multiple tenanting
• T-5 lighting

OTHER
• Former Salt Lake Garfield Rail-served
• 4.5 additional contiguous acres available under separate negotiation. Appears can double facility size with the excess acreage.
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UTAH PROFILE
• Voted #1 state in the country to do business in by both CNBC and Forbes (2016)
• Recognized by Forbes as “The Best State for Businesses & Careers” six of the past seven years
• Right-to-work state, has the third lowest rate of union membership in the country at 3.9%
• In 2015, the Tax Foundation ranked Utah’s Total Tax Climate as the 9th best in the nation
• Since 2011, Utah has eliminated or modified nearly 400 business regulations to ease the burdens placed on business
• According to the Economic Development Corporation of Utah’s 50x50 project, an analysis of 50 business and economic metrics across all 50 states, Utah ranks according to the following categories,
  • 1st in Economic Factors
  • 5th in Labor Costs
  • 2nd in Operational Costs
  • 6th in Taxes
  • 2nd Overall Nationally
• Eligible incentive credits,
  • EDTIF Tax Credit - This is a post-performance, refundable tax credit which rebates up to 30% of new state revenues, including sales, corporate, and withholding taxes, over the life of the project. This applies to relocation and expansion projects. A company must create at least 50 jobs and pay 110% of county wages with significant capital investment
  • Industrial Assistance Fund - This is a post-performance grant for the creation of high-paying jobs. A company must create at least 50 jobs and pay 110% of county wage and operate in one of Utah’s targeted industry clusters.
• Major food manufacturers in Utah include ConAgra Foods, Nestle Prepared Foods, Schreiber Foods, Swire Coca-Cola, and West Liberty Foods.
• Major food distribution centers in Utah for Albertson’s, Costco, and Walmart.