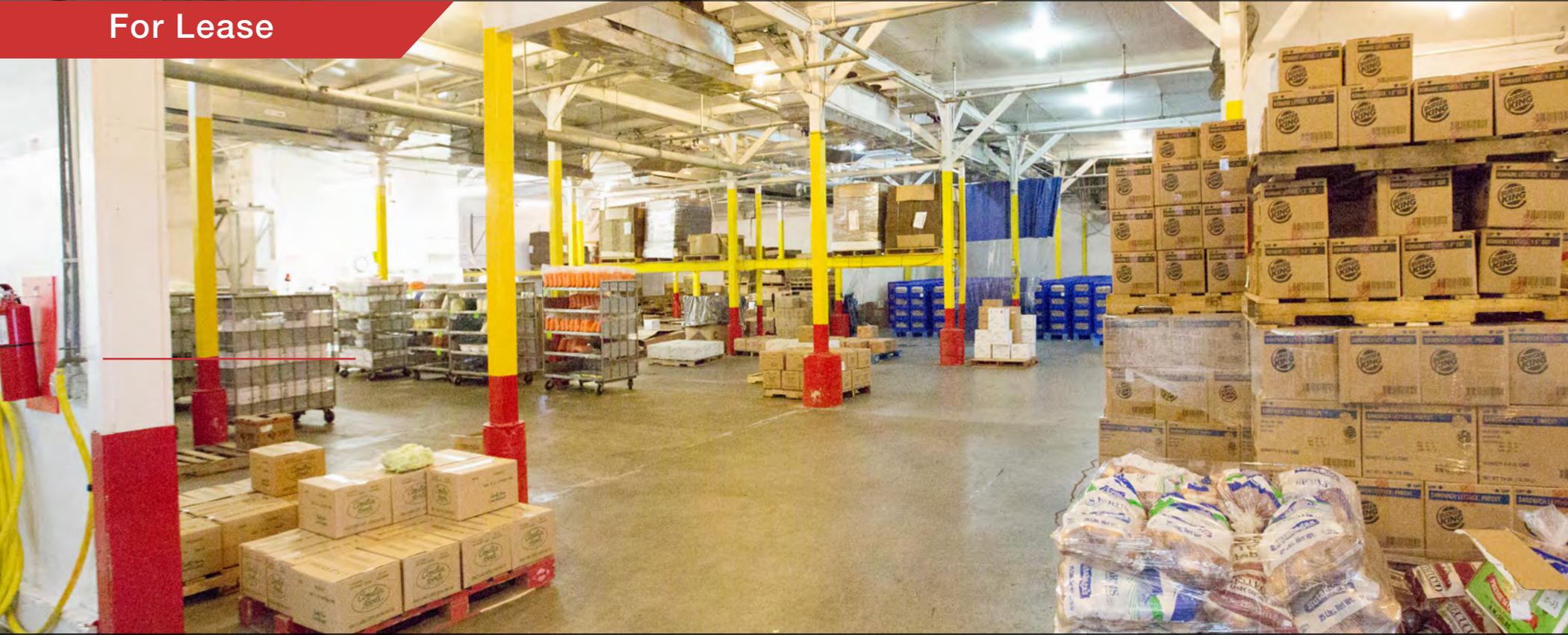


Turnkey Refrigerated Fresh Cut Produce Facility

4850 South 5300 West
Kearns, UT 84118

For Lease



NAIPremier
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Doug Cole
801 680 8688 | dcole@naipremier.com

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Property Specifications

APN	20-12-127-002
Building Size	71,593 SF
Site Acreage	10.68 AC
Year Built	1942/2005
Building Coverage	15.39%
Construction Type	Refrigerated / Food Processing
Property Type	CMU / Metal
Zoning	M-1
Flood Zone	Zone X
Seismic Zone	Zone 3
Clear Height (to low beam)	11' - 20'
Roof	Built up, three-ply roof / TPO /modified bituminous roof / metal
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 cooler areas. Wet pipe sprinklers serve the offices.

Lights	LED throughout
Refrigerant	(2) ammonia systems, (1) freon / 34°-39° / less than 10K lbs. ammonia
Employee Parking	127 stalls including ADA stalls
Truck Parking	Adjacent gravel parking lot
Dock Doors	12 Loading Docks
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

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Aerial View

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2.90 AC FENCED YARD

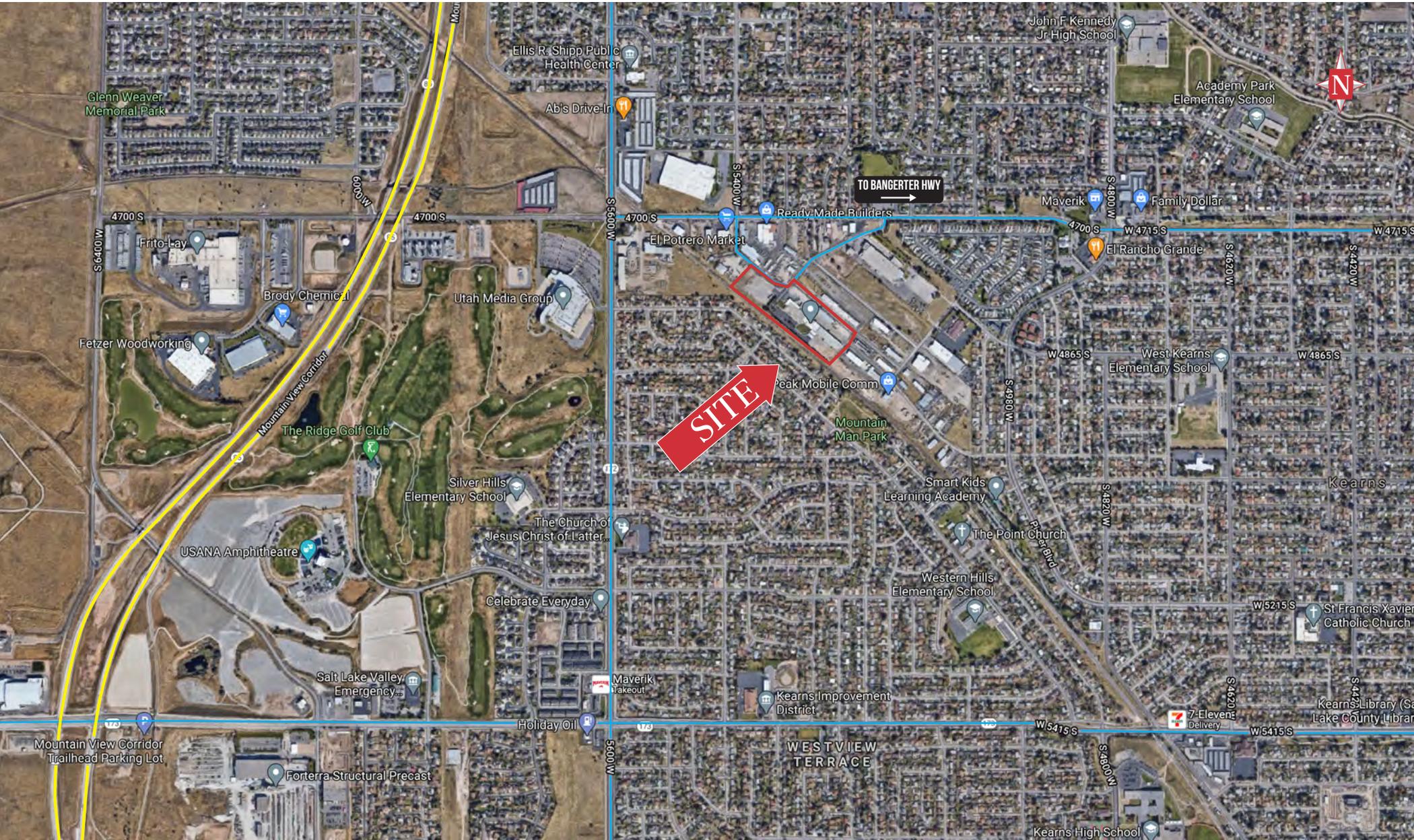
14,280 SF WAREHOUSE

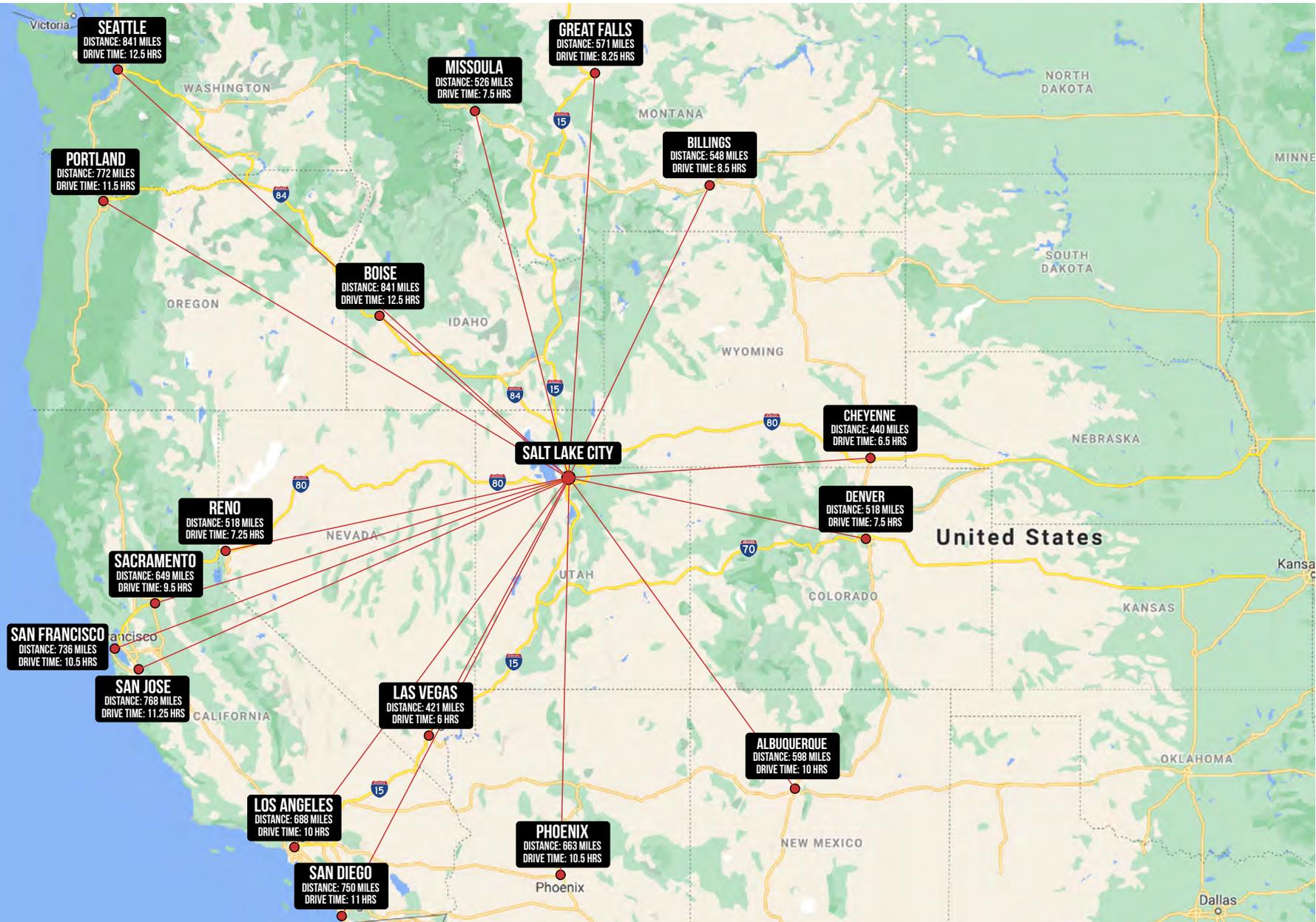
71,593 SF MAIN BUILDING

1,848 SF

1,848 SF

7.78 AC





For more information, please contact

Doug Cole

Associate Broker

Industrial & Land Specialist

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