



FOR LEASE  
**Antelope Business Park  
Syracuse Phase I & II**  
1100 West 350 South / Syracuse, Utah



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**Aerial**



**Property Highlights**

- 220,002 Total SF
- **Phase I:**
  - Building 1: 32,206 SF
  - Building 2: 46,656 SF
- **Phase II:**
  - Building 3: 39,000 SF
  - Building 4: 104,140 SF
- 12' x 14' grade level doors
- 9' x 10' dock high doors
- ESFR fire suppression
- Divisible bay sizes from 2,680 - 45,000 SF
- Fronts Highway 193, less than 2 miles from I-15
- Lease Rates:
  - \$0.65 PSF, NNN Warehouse
  - \$1.10 PSF, NNN Office



**Jeremy Terry**  
Industrial Specialist  
+1 801 303 5561  
jeremy.terry@cushwake.com

**Tom Freeman, SIOR**  
Executive Director  
+1 801 303 5449  
tom.freeman@cushwake.com

**Travis Healey, SIOR**  
Senior Director  
+1 801 303 5565  
travis.healey@cushwake.com

**Josh Wangsgard**  
Industrial/Investment Specialist  
+1 801 525 3000  
josh.wangsgard@cushwake.com

170 South Main Street Suite 1600  
Salt Lake City, UT 84101  
Main +1 801 322 2000  
Fax +1 801 322 2040  
**cushmanwakefield.com**

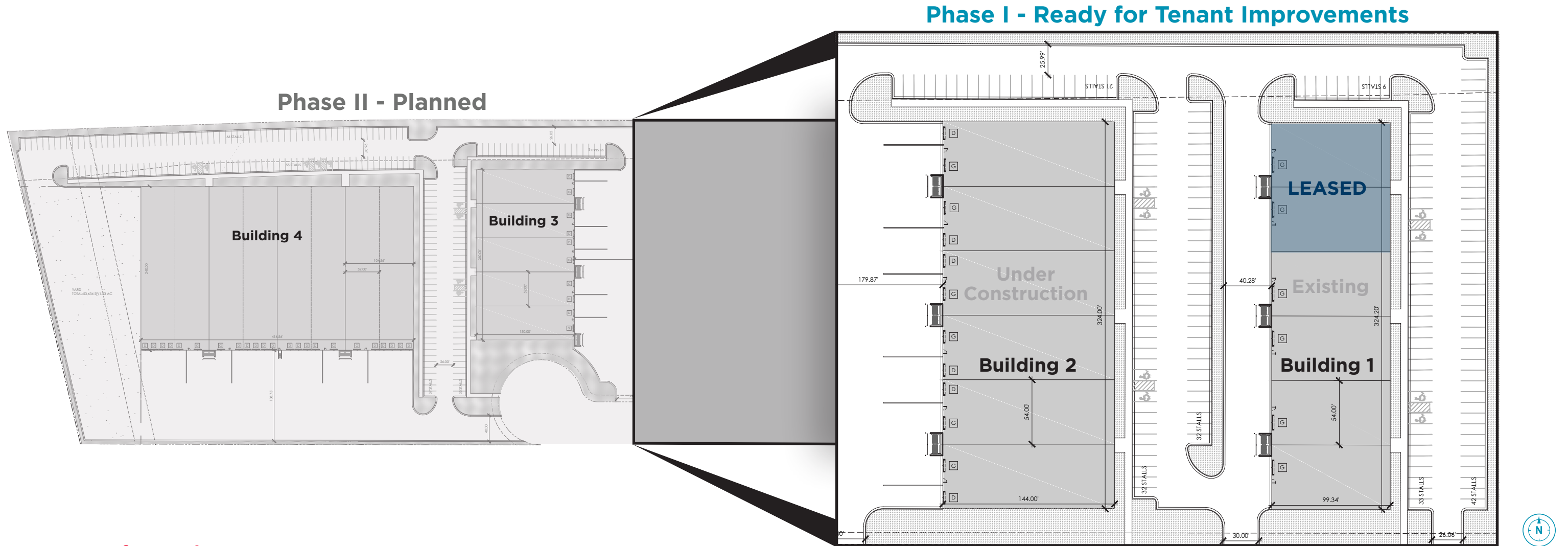
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## Property Information

### Building 4

- Total size: 104,140 SF
- Available: 104,140 SF
- Divisible to: 26,000 SF units
- Office: Finish to suit
- Clear height: 32'
- Car parking: 94 stalls
- Power: 600A, 208/480V, 3 phase
- Loading: (19) DH doors  
(4) GL doors

### Building 3

- Total size: 39,000 SF
- Available: 39,000 SF
- Divisible to: 7,800 SF units
- Office: Finish to suit
- Clear height: 28'
- Car parking: 94 stalls
- Power: 600A, 208/480V, 3 phase
- Loading: (5) DH doors  
(5) GL doors

### Building 2

- Total size: 46,656 SF
- Available: 46,656 SF
- Divisible to: 3,900 SF units
- Office: Finish to suit
- Clear height: 28'
- Car parking: 85 stalls
- Power: 600A, 208/480V, 3 phase
- Loading: (6) DH doors  
(6) GL doors

### Building 1

- Total size: 32,206 SF
- Available: 24,084 SF
- Divisible to: 2,650 SF units
- Office: Finish to suit
- Clear height: 22'
- Car parking: 84 stalls
- Power: 400A, 208/480V, 3 phase
- Loading: (0) DH doors  
(6) GL doors