



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
- Fiber optics to buildings
- Divisible bay sizes from 5,400 - 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



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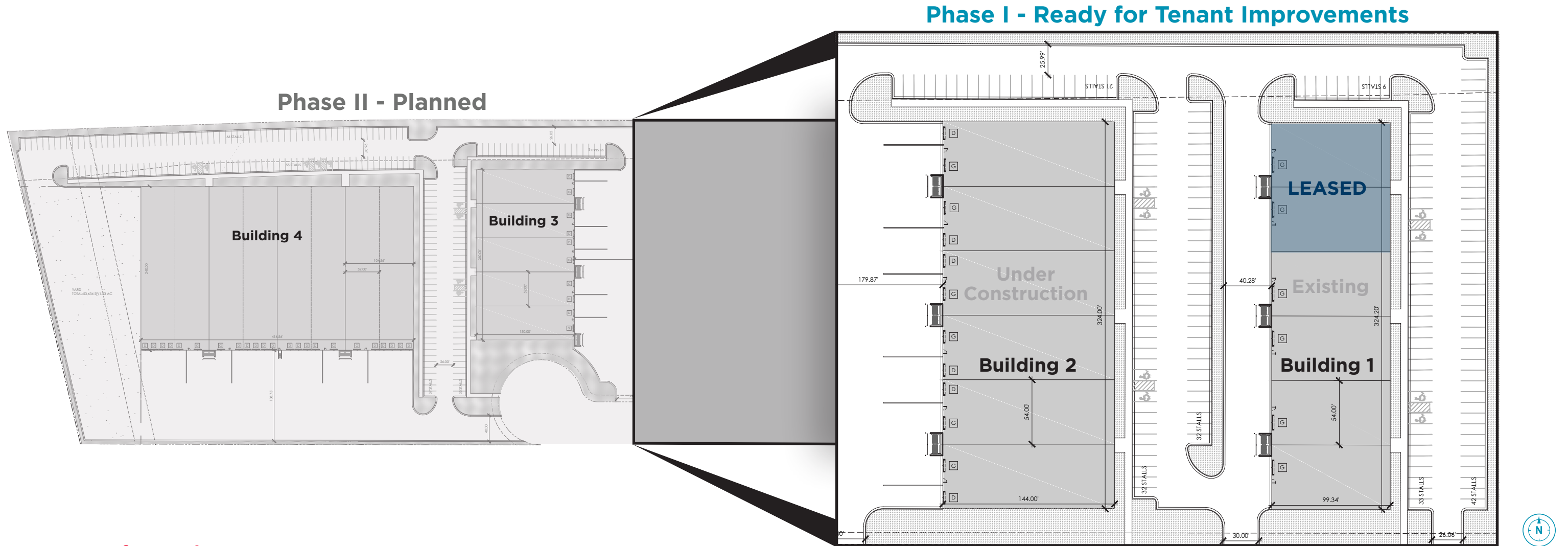
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Property Information

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: 7,800 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: 5,400 SF units
- Office: Finish to suit
- Clear height: 22'
- Car parking: 84 stalls
- Power: 2,400A, 208/480 volt, 3 phase
- Loading: (0) DH doors
(6) GL doors