

FOR LEASE

Antelope Business Park Syracuse Phase I & II

1100 West 350 South / Syracuse, Utah



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Aerial



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Property Highlights

• 220,002 Total SF Phase I:

- Building 1: 32,206 SF - Building 2: 48,600 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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Phase II:

- Building 3: 39,000 SF

- Building 4: 104,140 SF

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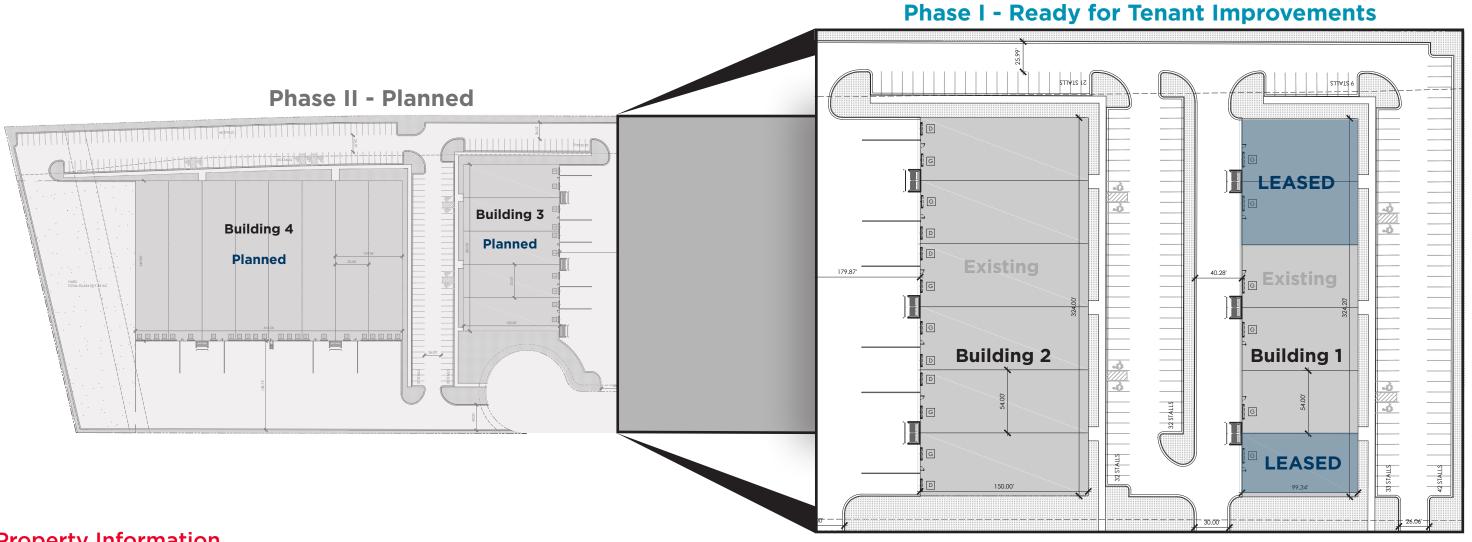
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1100 West 350 South / Syracuse, Utah



Property Information

Building 4

· Total size: 104,140 SF

104,140 SF Available:

• Divisible to: 26,000 SF units

Office: Finish to suit

• Clear height: 32'

· Car parking: 158 stalls allocated to building

• Power: 600A, 208/480V, 3 phase

(19) DH doors · Loading: (4) GL doors

Building 3

 Total size: 39,000 SF

39,000 SF Available:

7,800 SF units • Divisible to:

Office: Finish to suit

• Clear height: 28'

55 stalls allocated to building Car parking:

Power: 600A, 208/480V, 3 phase

• Loading: (5) DH doors

(5) GL doors

Building 2

• Total size: 48,600 SF

• Available: 48,600 SF

8,100 SF units Divisible to:

Office: Finish to suit

• Clear height: 28'

85 stalls allocated to building • Car parking:

• Power: 600A, 208/480V, 3 phase

(6) DH doors Loading:

(6) GL doors

Building 1

• Total size: 32,206 SF

 Available: 16,200 SF

• Divisible to: 5,400 SF units

• Office: Finish to suit

• Clear height: 22'

84 stalls allocated to building Car parking:

Power: 1,200A, 208/480 volt, 3 phase

(0) DH doors Loading: (6) GL doors