



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



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Aerial



UP TO 2,400 AMPS OF POWER
ALLOCATED TO BUILDING 1

HIGHWAY 193

Purchase Price:
Phase I - Existing Buildings: \$115/SF
Phase II - Land: \$5.00/SF

Lease Rates:
Office: \$1.10/SF, NNN
Warehouse: \$0.65/SF, NNN

Property Highlights

- 220,002 Total SF
 - Phase I: (existing)**
 - Building 1: 32,206 SF
 - Building 2: 48,600 SF
 - Phase II: (planned)**
 - 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
- An additional 1 acre to the east also available for sale



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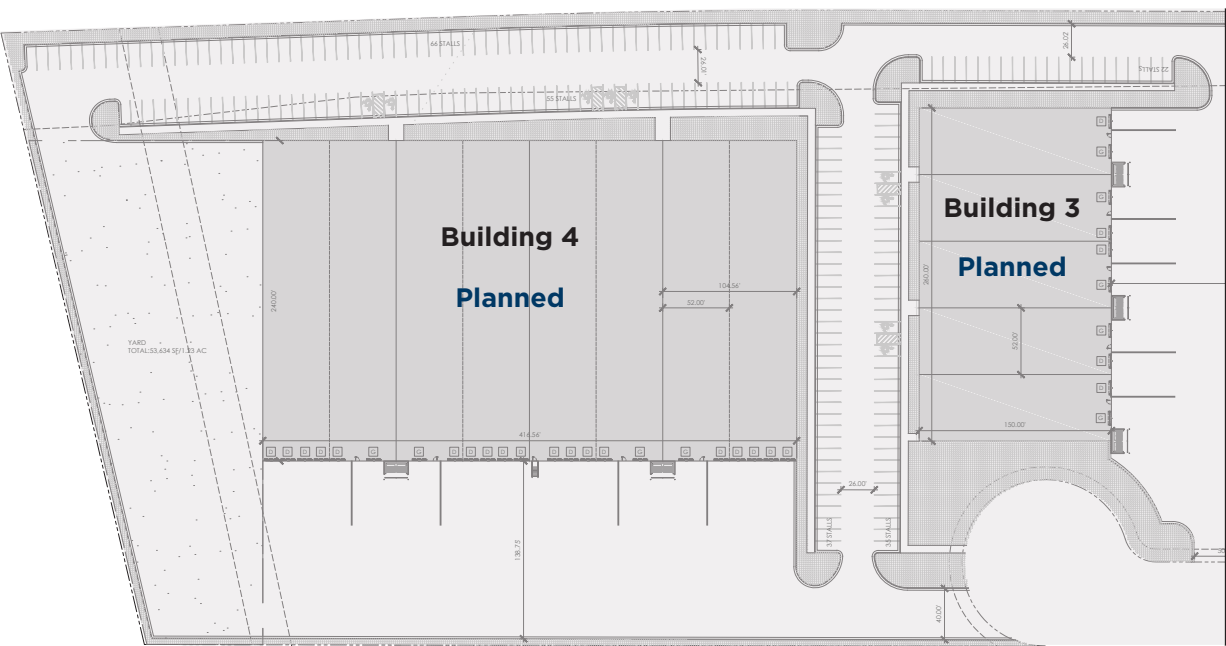
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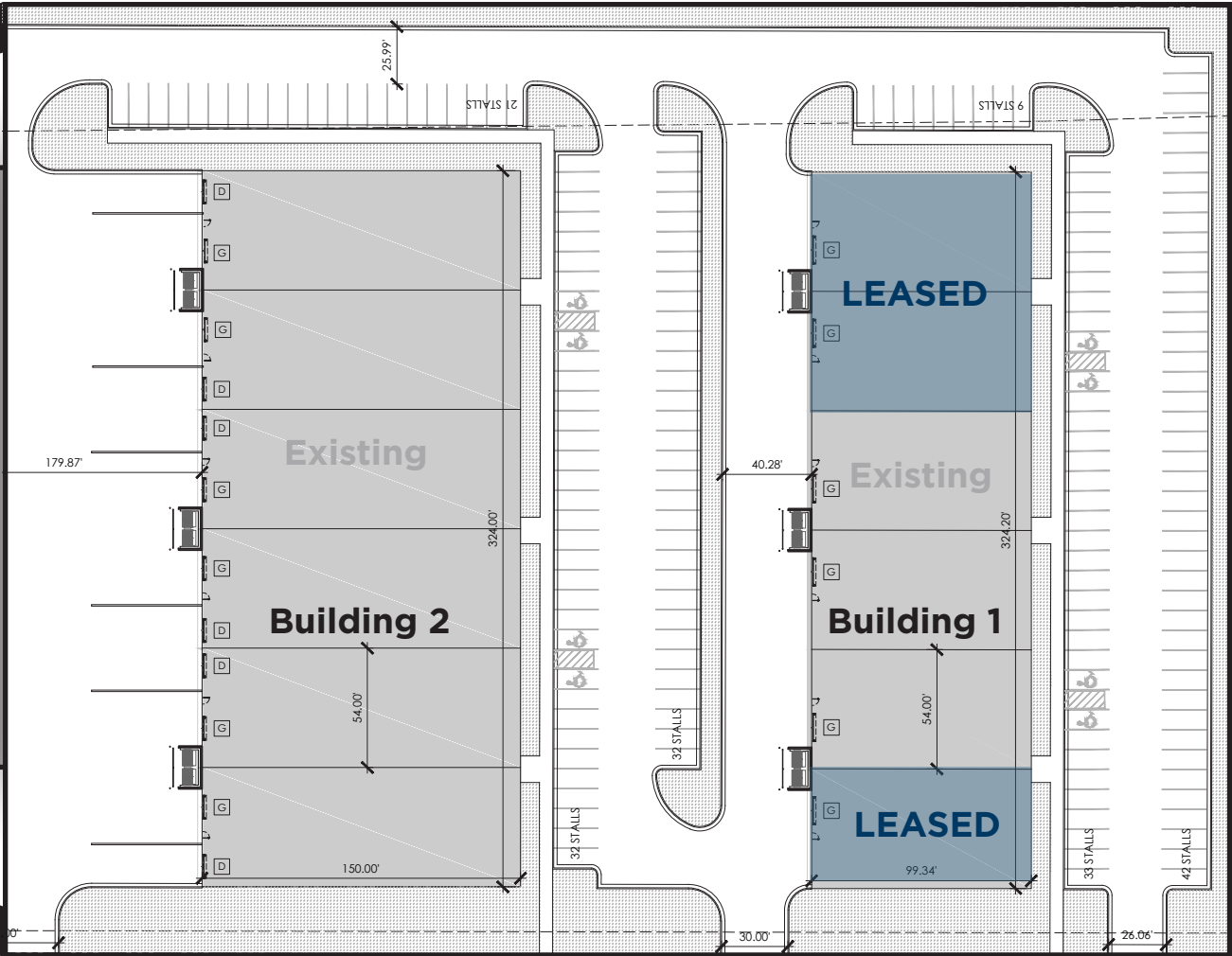
Josh Wangsgard
Industrial/Investment Specialist
+1 801 525 3000
josh.wangsgard@cushwake.com

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

Phase II - Planned/Land (±9.5 acres)



Phase II - Existing Buildings (±6.2 acres)



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: 158 stalls allocated to building
- 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: 55 stalls allocated to building
- Power: 600A, 208/480V, 3 phase
- Loading: (5) DH doors
(5) GL doors

Building 2

- Total size: 48,600 SF
- Available: 48,600 SF
- Divisible to: 8,100 SF units
- Office: Finish to suit
- Clear height: 28'
- Car parking: 85 stalls allocated to building
- Power: 600A, 208/480V, 3 phase
- Loading: (6) DH doors
(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'
- Car parking: 84 stalls allocated to building
- Power: 1,200A, 208/480 volt, 3 phase
- Loading: (0) DH doors
(6) GL doors