FREEPORT COLD STORAGE

440 South Main Street, Clearfield, Utah 84015

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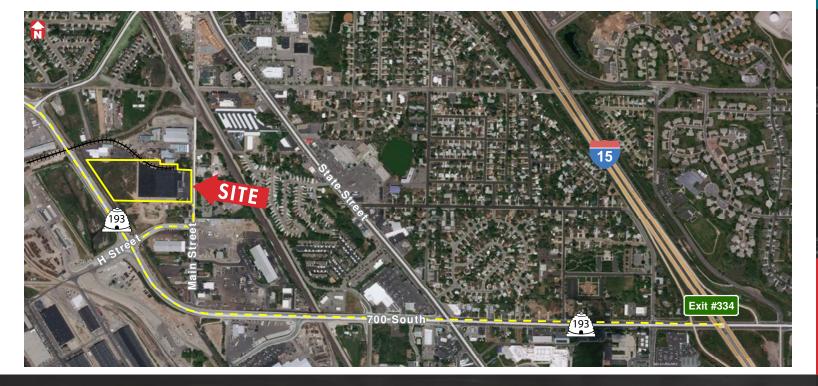


DIRECTIONS:

- Take I-15 North
- Exit 334 West
- Turn Right on H Street
- Turn Left on Main Street
- Freeport Storage Facility will be on the Left at 440 South Main Street



FREEZER EQUIPMENT CAN BE REMOVED FOR A GREAT MANUFACTURING OR DISTRIBUTION FACILITY





INFORMATION CONTACT

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Newmark Knight Frank

376 East 400 South, Suite 120 | Salt Lake City, Utah 84111 | 801.578.5555 | www.ngacres.com

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PROPERTY FEATURES

Year built: 1977 and Additions made in 1981

- Power: 3 Phase/480 Volt/900 Amp
- Construction Type: Tilt-up Concrete
- 30 Year Old Business, Call Brokers for Financial

SITE FEATURES

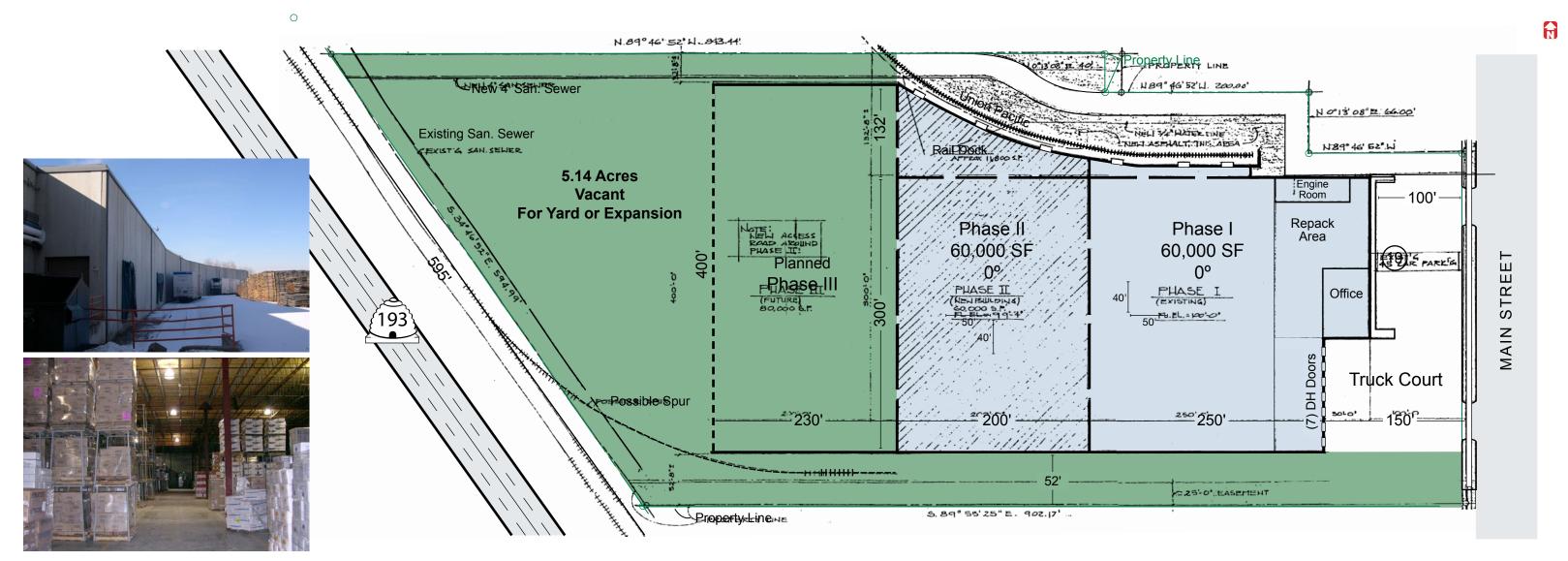
- 12.34 Total Acres
 - 5.14 Vacant Acres for Expansion / Storage
 - 52.8' Easement on the south side of the building
 - 13' Easement on the north side of the building
- 36 Parking Stalls •
- 6 Trailer Stalls

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CAPACITIES	BUILDING SQUARE FOOTAGE:	
52" Pallets (4 high) 17,800 Pallet Position	Office:	3,250 SF
88" Pallets (3 high) 13,350 Pallet Position	Truck Dock:	6,250 SF
	Repack Area:	12,100 SF
	Engine Room	2,150 SF
	Rail Dock:	14,000 SF
	Phase 1 Freezer:	60,000 SF
	Phase 2 Freezer:	60,000 SF
	Total Square Feet:	157,750 SF







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