

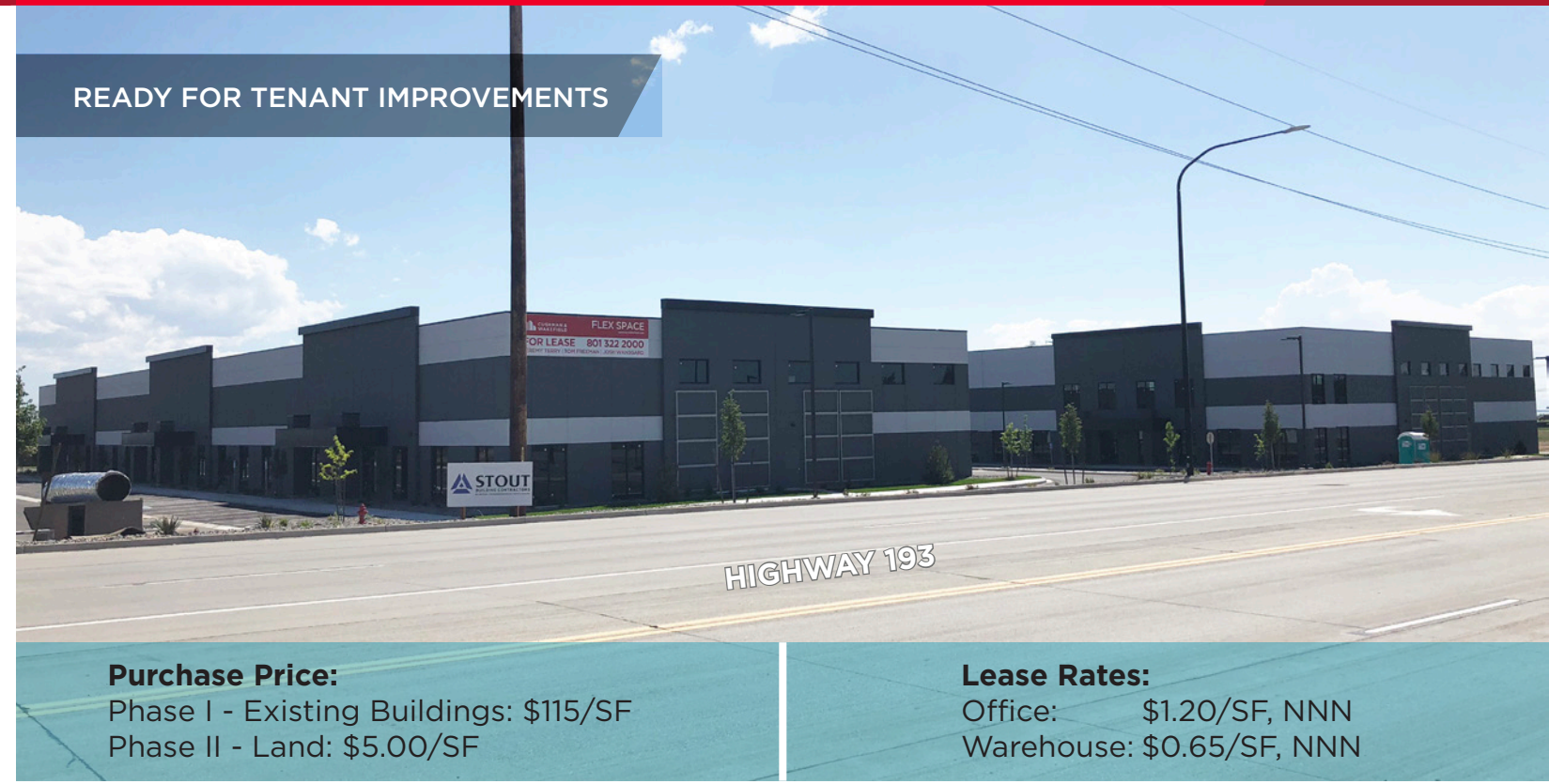


FOR SALE OR LEASE
**Antelope Business Park
 Syracuse Phase I & II**
 1100 West 350 South / Syracuse, Utah



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Aerial



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

Lease Rates:
 Office: \$1.20/SF, NNN
 Warehouse: \$0.65/SF, NNN

Property Highlights

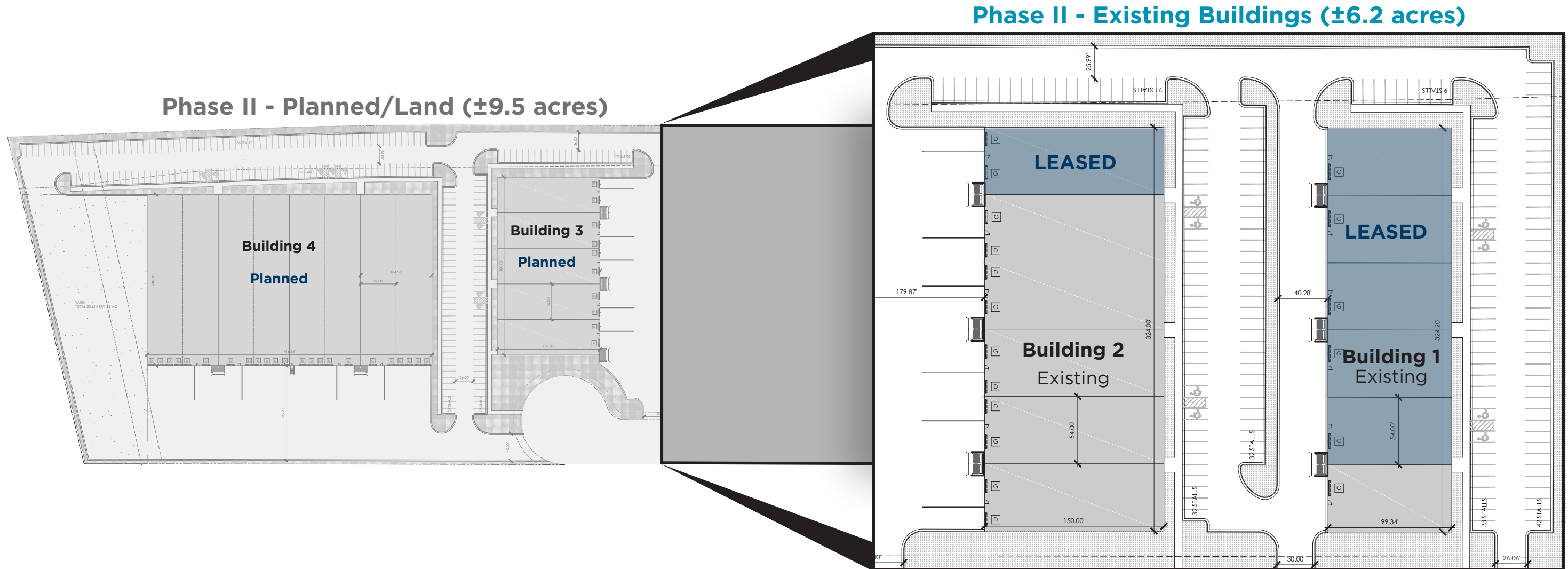
- 220,002 Total Overall Square Feet
- **Phase I: (existing)**
 - Building 1: 32,206 SF
 - Building 2: 48,600 SF
- **Phase II: (planned)**
 - Building 3: 39,000 SF
 - Building 4: 104,140 SF
- 12' x 14' grade level doors
- 9' x 10' dock high doors
- ESFR fire suppression
- Fiber optics to buildings
- Divisible bay sizes from 5,400 - 45,000 SF
- Fronts Highway 193, less than 2 miles from I-15



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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: 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: 40,500 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: (5) DH doors
(5) GL doors

Building 1

- Total size: 32,206 SF
- Available: 5,400 SF
- Office: Finish to suit
- Clear height: 22'
- Car parking: 84 stalls allocated to building
- Power: 1,200A, 208/480 volt, 3 phase
- Loading: (1) GL door

