

AVAILABLE FOR LEASE: 36,831 TOTAL SF

ANOTHER INNOVATIVE DEVELOPMENT BY PRICE REAL ESTATE

LONE PEAK INNOVATION

SIERRA

294 WEST LIFESCIENCE WAY
(12170 SOUTH), DRAPER, UTAH



NEWMARK



PROPERTY FEATURES

±36,831 Total SF Available

Divisible to ±18,415 SF

Office BTS

Cross Dock Configuration

Building Depth: 270'

Loading:

Two (2) Ground Level Doors

Ten (10) Dock High Doors

Four (4) Equipped with hydraulic 40,000#
levelers with dock seals

Clear Height: 32'

Column Spacing: 50' x 58' 4"

Loading Area with 60' Deep Speed Bays

Power: up to 400 Amps, 277/480 V, 3 Phase, 4
Wire

ESFR Sprinklered

High Efficiency LED Highbay Fixtures

Fiber Meshed Reinforced Concrete Floor

- Slab Thickness: 8"; PSI: 4,000

- Avg Flatness: 95.5; Avg Levelness: 61.87

Clerestory Windows

2 Store Fronts

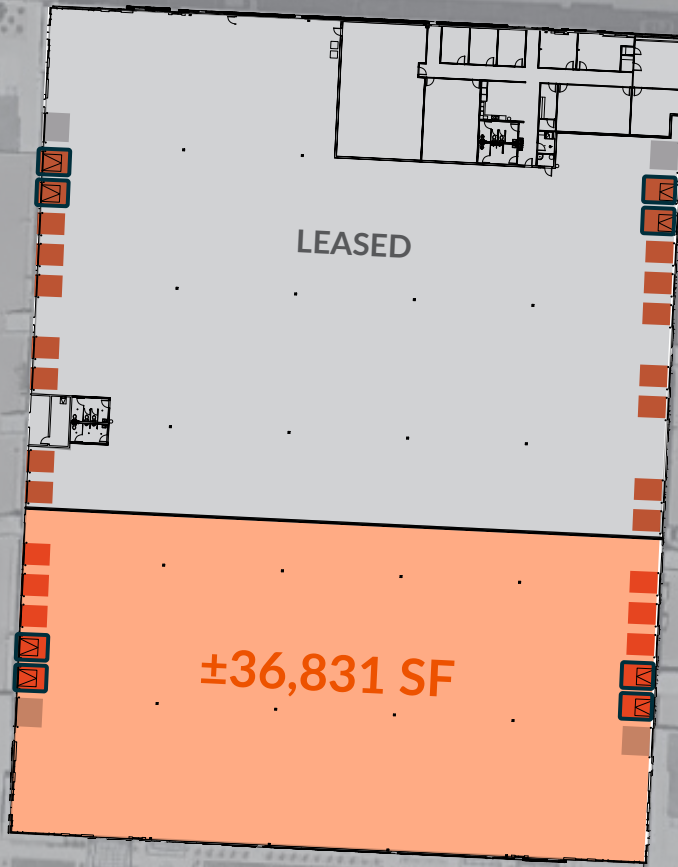
140'5" & 156'4" Truck Court Depth

Parking Ratio: 1.16/1,000 SF

Potential Trailer Parking

Outdoor Picnic / Gathering Areas With Canopies

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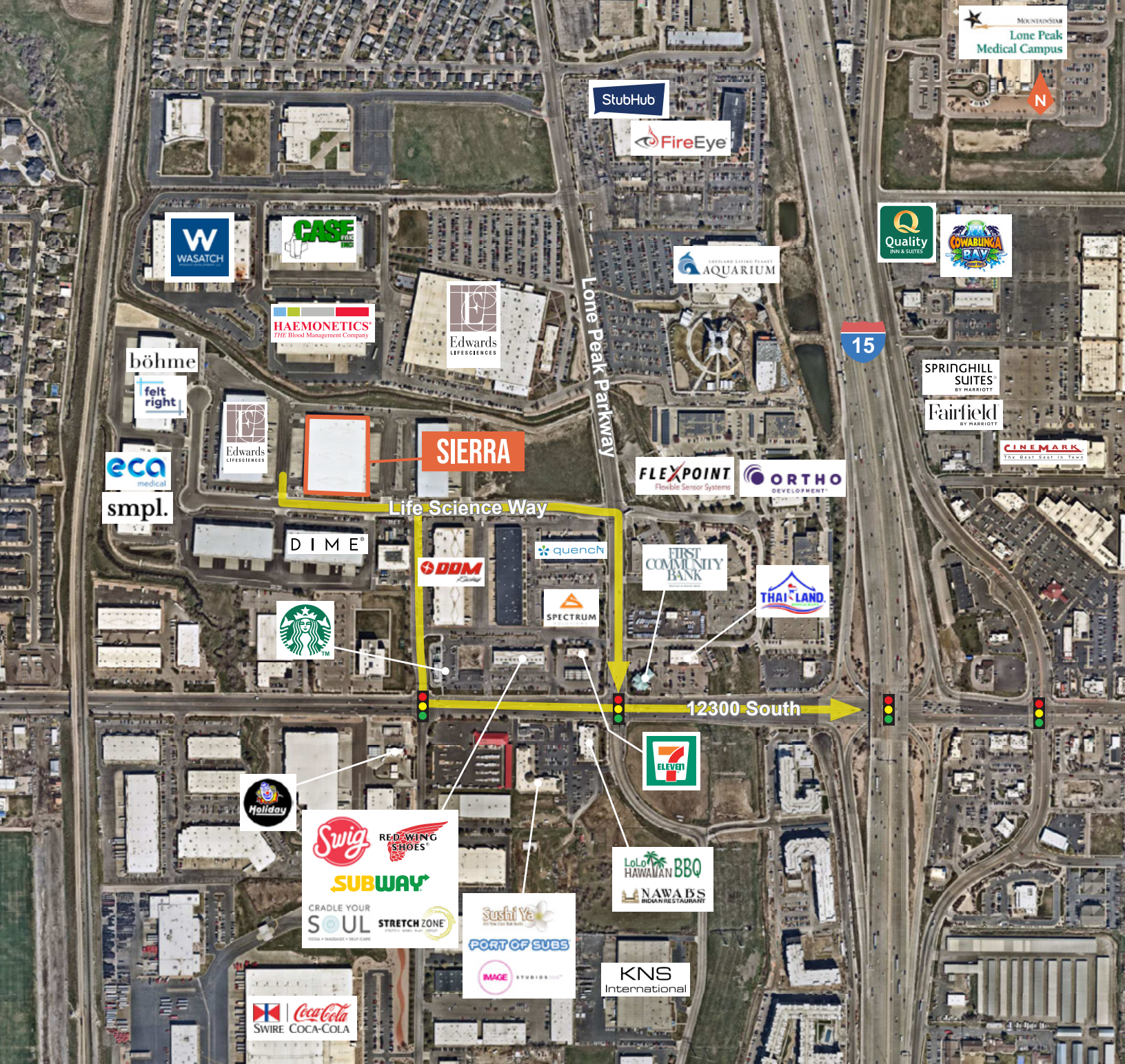


LEASED

±36,831 SF

Life Science Way

- TWO (2) GROUND LEVEL DOORS
- TEN (10) DOCK HIGH DOORS
- FOUR (4) EQUIPPED DOCK DOORS



LISTED BY:

Kyle Roberts, CCIM, SIOR, CSCMP
t 801-578-5525
kyle.roberts@nrmrk.com

Ben Richardson
t 801-746-4733
ben.richardson@nrmrk.com

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