

AVAILABLE FOR LEASE

28,653 TOTAL SF

ANOTHER INNOVATIVE DEVELOPMENT BY PRICE REAL ESTATE

LONE PEAK BUSINESS

PARK

PRICE ANNAPURNA

12094 S. LIFE SCIENCE CT., SUITES 400 & 500
DRAPER, UT 84020





PROPERTY FEATURES

28,653 total SF available

- 6,882 office SF
- 21,771 warehouse SF

32' clear height

Demising wall separating spaces

Rear loading configuration

Building depth 166'

60 mil Firestone TPO Roof

Clerestory windows

55'x50' column spacing

Fiber meshed reinforced concrete floor

Loading area with 60' deep speed bays

Easy access to I-15 and 12600 South

SUITE 400

14,192 total SF

- 3,366 office SF
- 10,826 warehouse SF

Four (4) dock high doors

- Two (2) equipped with hydraulic levelers, seals, bumpers and swing arm lights
- Two (2) equipped with bumpers and swing arm lights

One (1) ground level door

400 amps / 480 / 277 volt 3-phase, 4-wire

LED lighting with motion sensor

Gas forced air heat in warehouse

Angle iron around docks and bollards on ground level door

ESFR fire suppression system

Suite 500

14,461 total SF

- 3,516 office SF
- 10,945 warehouse SF

Four (4) dock high doors

- Two (2) equipped with hydraulic levelers, seals, bumpers and swing arm lights
- Two (2) equipped with bumpers and swing arm lights

One (1) ground level door

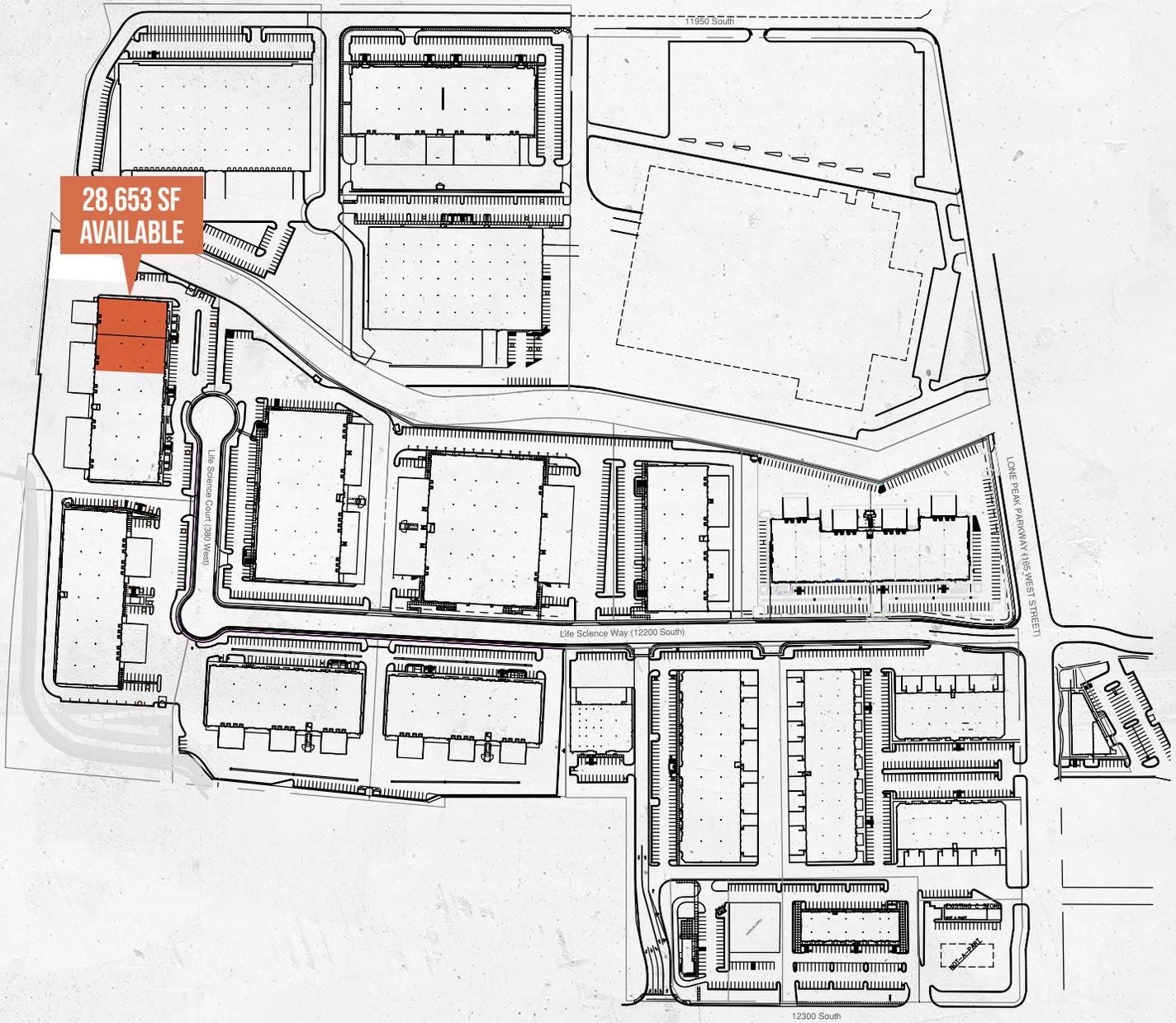
400 amps / 480/277 volt 3-phase, 4-wire

LED lighting with motion sensor

Gas forced air heat in warehouse

ESFR fire suppression system

SITE PLAN



TWO (2) GROUND LEVEL DOORS

FOUR (4) EQUIPPED DOCK HIGH DOORS WITH BUMBERS, SEALS, & HYDRAULIC LEVELERS

FOUR (4) DOCK HIGH DOORS WITH BUMBERS ONLY

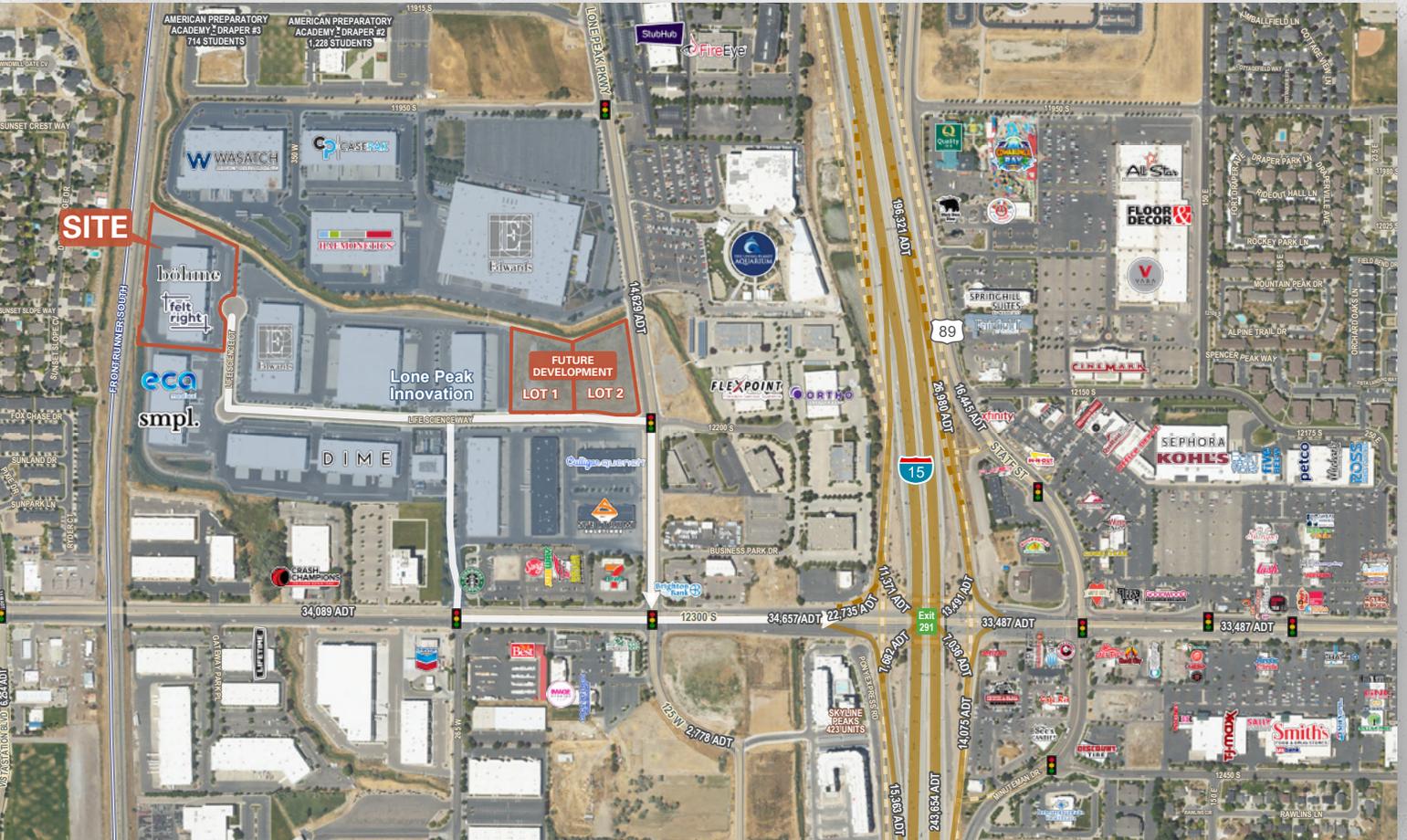
14,461 SF

14,192 SF

LEASED

LIFESCIENCE CT

PRICE ANNAPURNA



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