

AVAILABLE FOR LEASE

14,461 TOTAL SF

LONE PEAK BUSINESS PARK

PRICE ANNAPURNA

12094 S. LIFE SCIENCE CT.
DRAPER, UT 84020



ANOTHER INNOVATIVE DEVELOPMENT BY PRICE REAL ESTATE



PROPERTY FEATURES

14,461 Total SF

3,516 Office SF

10,945 Warehouse SF

32' Clear height

Rear loading configuration

Building depth 166'

4 dock high doors

2 equipped with hydraulic 40,000# levelers
with dock high seals and lights

1 Ground Level Door

400 amps, 277/480V, 3 phase, 4 wire

55'x50' Column Spacing

Loading area with 60' deep speed bays

60 mil Firestone TPO roof

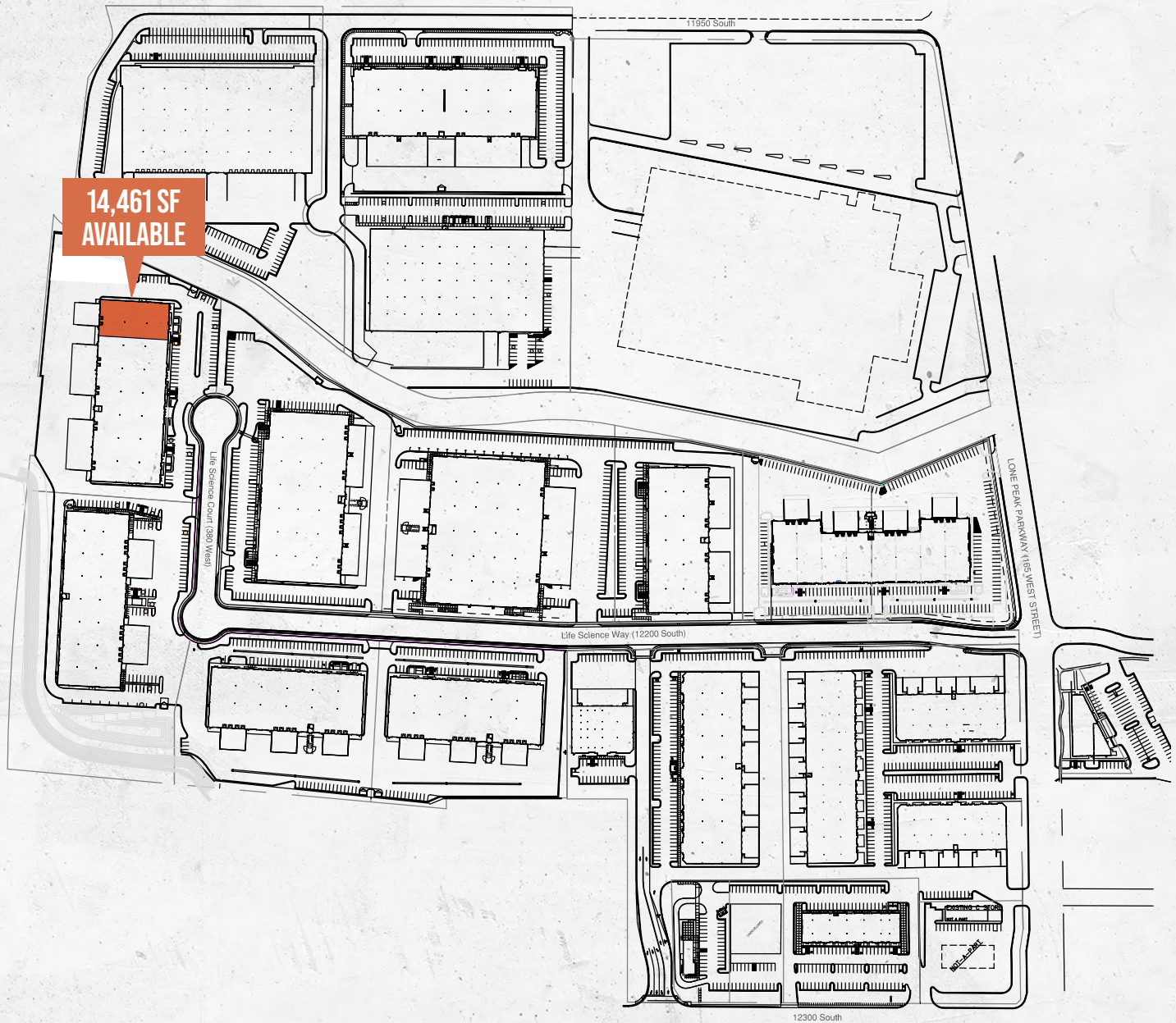
ESFR sprinklered

Clerestory windows throughout

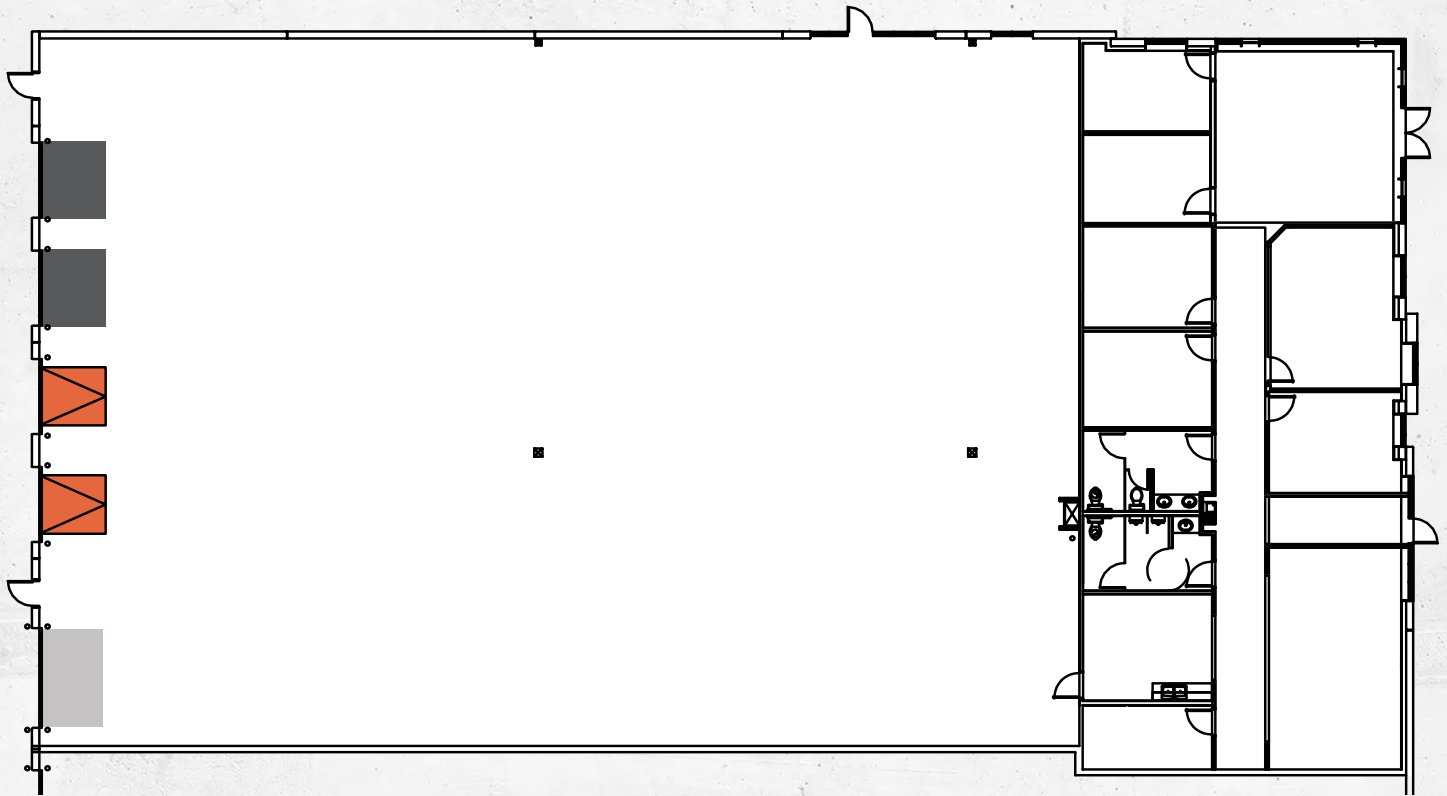
Easy access to I-15 and S.R. 71

SITE PLAN

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FLOOR PLAN



- ONE (1) GROUND LEVEL DOORS
- TWO (2) EQUIPPED DOCK HIGH DOORS WITH BUMBERS, SEALS, & HYDRAULIC LEVELERS
- TWO (2) DOCK HIGH DOORS WITH BUMBERS ONLY

PRICE ANNAPURNA



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