

PROPERTY SUMMARY

340 W ANTELOPE DR. CLEARFIELD, UT 84087

INDUSTRIAL WAREHOUSE SPACE FOR LEASE

BUILDING B. UNITS #101, #102, #103



P R E S E N T E D B Y



**ANDY
GUNTHER**

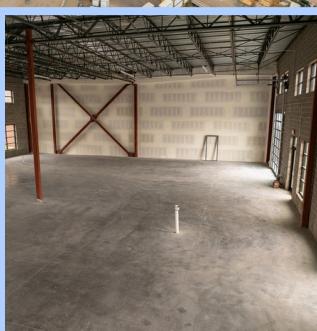
andy@futrcommercial.com

www.futrcommercial.com | 801.541.6820





**CLEARFIELD FLEX INDUSTRIAL:
THE OPTIMAL LOCATION FOR
YOUR INDUSTRIAL NEEDS**



CLEARFIELD FLEX INDUSTRIAL COMBINES MODERN FEATURES WITH A PRIME LOCATION TO BOOST YOUR BUSINESS OPERATIONS. TAILORED TO IMPROVE LOGISTICS AND INCREASE EFFICIENCY. THIS PROPERTY OFFERS ADAPTABLE LEASE TERMS AND IS READY FOR IMMEDIATE OCCUPANCY. CAPITALIZE ON THIS UNIQUE PROSPECT TO DRIVE YOUR BUSINESS FORWARD.

GALLERY

PROXIMITY MAP

35
MINS
SLC INT. AIRPORT



4
MINS
I-15 INTERSTATE



50
MINS
SILICONE SLOPES - LEHI



27
MINS
DOWNTOWN
SALT LAKE CITY



39
MINS
BIG COTTONWOOD
CANYON



EASY ACCESS

71
MINS
PARK CITY





SITE MAP



BUILDING	- A	LEASED
BUILDING	- B	12,073 SF
BUILDING	- C	LEASED



**ANDY
GUNTHER**

andy@futrcommercial.com

www.futrcommercial.com | 801.541.6820

WHAT'S NEARBY

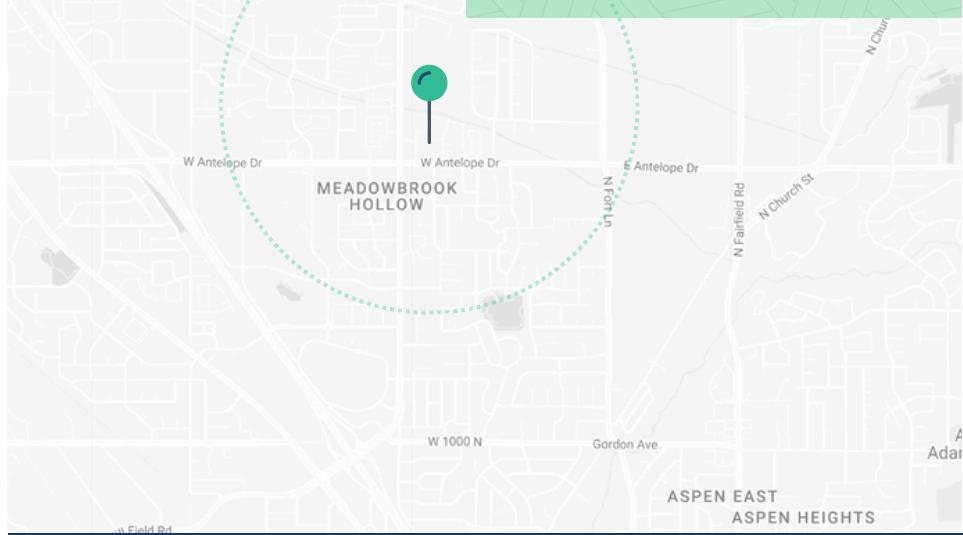
AMENITIES

72 RESTAURANTS

68 RETAILERS

7 GYMS

22 ENTERTAINMENT VENUES



CLEARFIELD FLEX INDUSTRIAL LOCAL FAVORITES

- THE PIZZA FACTORY
- REAM'S FOOD STORE
- IMPERIAL DRAGON
- TARGET
- ROOSTERS
- WINCO FOODS
- RAMEN GARDEN
- BOMAN'S MARKET
- MO' BETTAS
- SMITH'S
- SILI'S CAFE
- WALMART
- CAFE SABOR
- WINEGARS
- WARRENS
- GOOD EARTH MARKET
- HOOK & REEL
- SAM'S CLUB



ANDY
GUNTHER

andy@futrcommercial.com

www.futrcommercial.com | 801.541.6820



CLEARFIELD FLEX INDUSTRIAL

PROPERTY FEATURES

- AFFORABLE RATES
- 1/4 MILE TO I-15
- NEAR OGDEN-HINCKLEY AIRPORT
- GENEROUS TI ALLOWANCE AVAILABLE
- CLOSE TO US-89
- BY MAJOR RETAIL, DINING, & LODGING
- MULTIPLE ENTRY POINTS
- CUSTOM SPACE PLANNING AVAILABLE
- MINS FROM HILL AIR FORCE BASE
- MINS FROM SR-193

UNLOCK OPPORTUNITIES
AT CLEARFIELD FLEX
INDUSTRIAL, WHICH
OFFERS UNPARALLELED
LOCATION BENEFITS AND
HIGH-QUALITY FACILITIES.
POSITIONING YOUR
ENTERPRISE FOR MARKET
SUCCESS.

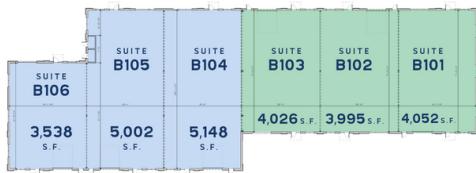


AVAILABILITY

CLEARFIELD FLEX INDUSTRIAL

LOCATION	BUILDING B 340 W ANTELOPE DR. CLEARFIELD, UT 84087 SUITE 101
SF / COST	RATES AVAILABLE UPON REQUEST. CONTACT ANDY GUNTHER
STATUS	4.052 S.F. AVAILABLE
AMENITY	MINS FROM AIRPORT & MAJOR INTERSTATE HIGHWAYS

SPACE PLAN



ANDY
GUNTHER

andy@futrcommercial.com

www.futrcommercial.com | 801.541.6820

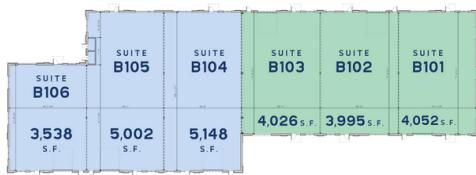


AVAILABILITY

CLEARFIELD FLEX INDUSTRIAL

LOCATION	BUILDING B 340 W ANTELOPE DR. CLEARFIELD, UT 84087 SUITE 102
SF / COST	RATES AVAILABLE UPON REQUEST. CONTACT ANDY GUNTHER
STATUS	3,995 S.F. AVAILABLE
AMENITY	MINS FROM AIRPORT & MAJOR INTERSTATE HIGHWAYS

SPACE PLAN



ANDY
GUNTHER

andy@futrcommercial.com

www.futrcommercial.com | 801.541.6820

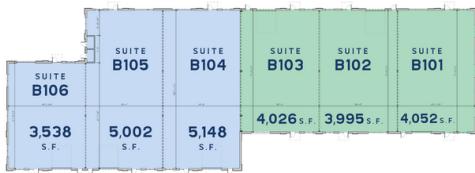


AVAILABILITY

CLEARFIELD FLEX INDUSTRIAL

LOCATION	BUILDING B 340 W ANTELOPE DR. CLEARFIELD, UT 84087 SUITE 103
SF / COST	RATES AVAILABLE UPON REQUEST. CONTACT ANDY GUNTHER
STATUS	4,026 S.F. AVAILABLE
AMENITY	MINS FROM AIRPORT & MAJOR INTERSTATE HIGHWAYS

SPACE PLAN



UNIT 103
AVAILABLE

BLDG B

An architectural rendering of Building B, showing a long, multi-unit industrial building with a grey and white facade. A blue line with arrows points from the text "BLDG B" to the building. A small grey arrow points from the "UNIT 103 AVAILABLE" text towards the building.

ANDY
GUNTHER

andy@futrcommercial.com

www.futrcommercial.com | 801.541.6820





www.futrcommercial.com | 801.541.6820



ANDY GUNTHER | andy@futrcommercial.com