

# PROPERTY SUMMARY

340 W ANTELOPE DR. CLEARFIELD, UT 84087

INDUSTRIAL WAREHOUSE SPACE FOR LEASE

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



PRESENTED BY



**ANDY  
GUNTHER**

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**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



EASY ACCESS



## SITE MAP



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



## WHAT'S NEARBY

### AMENITIES

72 RESTAURANTS

68 RETAILERS

7 GYMS

22 ENTERTAINMENT VENUES

ROBINWOOD

W Antelope Dr

MEADOWBROOK  
HOLLOW

W Antelope Dr

E Antelope Dr

N Fort Ln

N Church St  
N Fairfield Rd

W 1000 N

Gordon Ave

ASPEN EAST  
ASPEN HEIGHTS

## 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



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# CLEARFIELD FLEX INDUSTRIAL

## PROPERTY FEATURES

- AFFORDABLE 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.



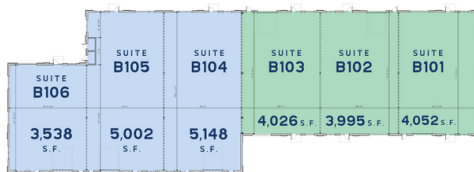


AVAILABILITY

# 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



## CFI AMENITIES

MINS FROM AIRPORTS  
& MAJOR INTERSTATE  
HIGHWAYS

UNIT 101  
AVAILABLE

BLDG  
B



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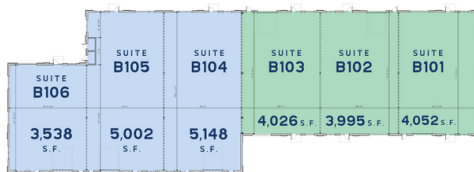


AVAILABILITY

# 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



## CFI AMENITIES

MINS FROM AIRPORTS  
& MAJOR INTERSTATE  
HIGHWAYS

UNIT 102  
AVAILABLE

BLDG  
B



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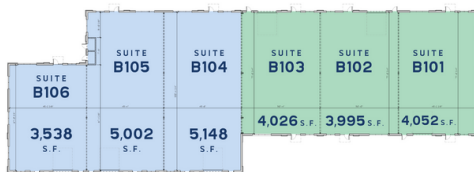


AVAILABILITY

# 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

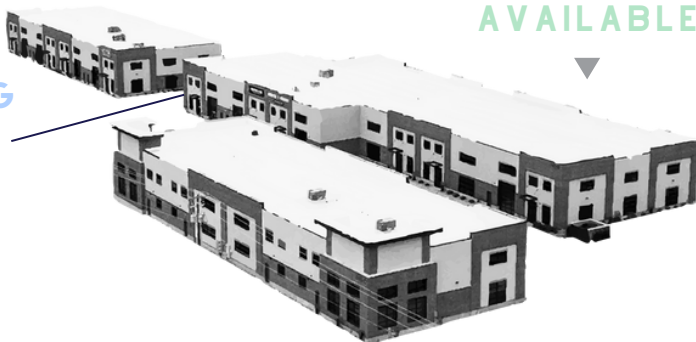


## CFI AMENITIES

MINS FROM AIRPORTS  
& MAJOR INTERSTATE  
HIGHWAYS

UNIT 103  
AVAILABLE

BLDG  
B



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