



Freeport West Industrial Center

Freeport West Bldg, E-5, Clearfield, UT 84016



FOR SUBLEASE

Through Lifetime Products Inc.

**Industrial Warehouse Units
Available through January 2028**

SQUARE FOOTAGE
16,000 - 104,000 SF

SUBLEASE RENT RATE
Upon Request

CALL OR TEXT TODAY

Derek Howe

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Site Plan/Lease Information

Freeport West Bldg, E-5, Clearfield, UT 84016



Warehouse Units For Sublease:

- Unit 1: 32,000 SF
- Unit 2: 28,000 SF
- Unit 3: 28,000 SF
- Unit 4A: 16,000 SF (no bathroom)
- Total combined: 104,000 SF

Sublease Terms:

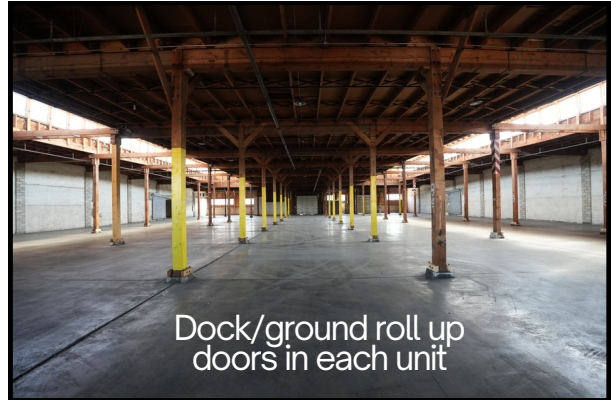
- Through Lifetime Products, Inc.
- Lease active through **January 2028**
- Potential for a longer lease term subject to landlord approval.

Interior Photos

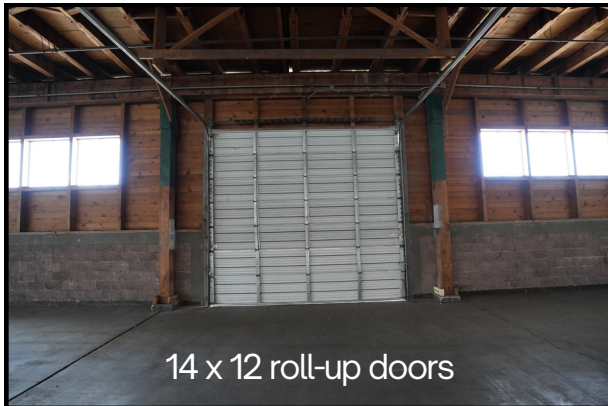
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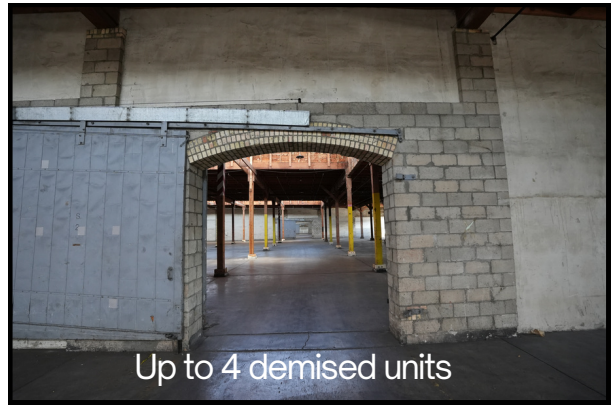
20' wide beams



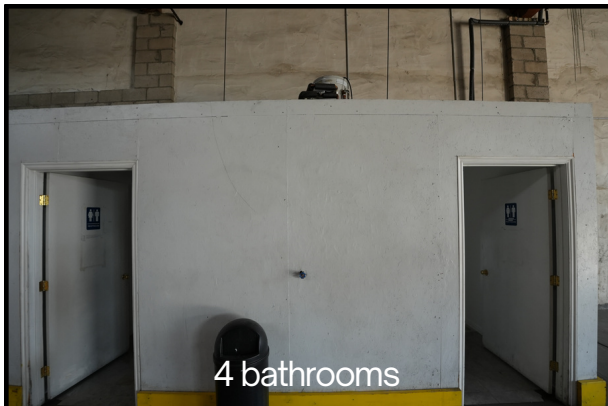
Dock/ground roll up doors in each unit



14 x 12 roll-up doors



Up to 4 demised units



4 bathrooms



250 SF office + bathroom

- **Ceiling Height:** 16' clear height, up to 26' at peak
- **Loading Doors:** 21 total roll-up doors (10 dock-high, 11 grade-level), including 7 dock levelers
- **Roll-Up Door Size:** Approximately 14' W × 12' H (10' × 11' clear opening at dock levelers)
- **Personnel Access:** 8 exterior man doors and 6 interior connecting doors
- **Building Amenities:** 4 restrooms and ~250 SF of office space

Property Information

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Available to sublease through January 2028
(longer term may be available subject to
landlord approval)

- Flexible subleasing options from 16,000 SF to 104,000 SF
- Through Lifetime Products, Inc.
- Freeport Center industrial park in Clearfield - Built in 1943
- 10 Dock-high and 11 ground level roll-up doors
- Zoned for heavy industrial/manufacturing
- 30 parking stalls
- Suitable for warehousing, distribution, manufacturing
- Opportunity to lease one or multiple sections



Business Map

Freeport West Bldg, E-5, Clearfield, UT 84016

