

FOR LEASE  
52,308 TOTAL SF

smpl.

# LONE PEAK BUSINESS

## PARK

## PRICE FUJI

301 W. LIFESCIENCE WAY (12170 S.)  
DRAPER, UT 84020

ANOTHER INNOVATIVE DEVELOPMENT BY PRICE REAL ESTATE





## PROPERTY FEATURES

52,308 Total SF

6,105 Office SF

46,203 Warehouse SF

Divisible to 8,661 SF

Available For Occupancy 10/1/2026

Clear Height 28'

Twelve (12) Dock High Doors equipped with Bumpers, Seals, Lights, and Hydraulic 40,000# Levelers

Six (6) Ground Level Doors

Up to 1,200 Amps, 277/480 V, 3 Phase, 4 Wire

Building Depth: 144'

Column Spacing: 42' x 60' 8"

Rear Loading Configuration

Loading Area with 60' Deep Speed Bays

ESFR Sprinklered

Fiber Meshed Reinforced Concrete Floor

Clerestory Windows Throughout

6 Store Fronts

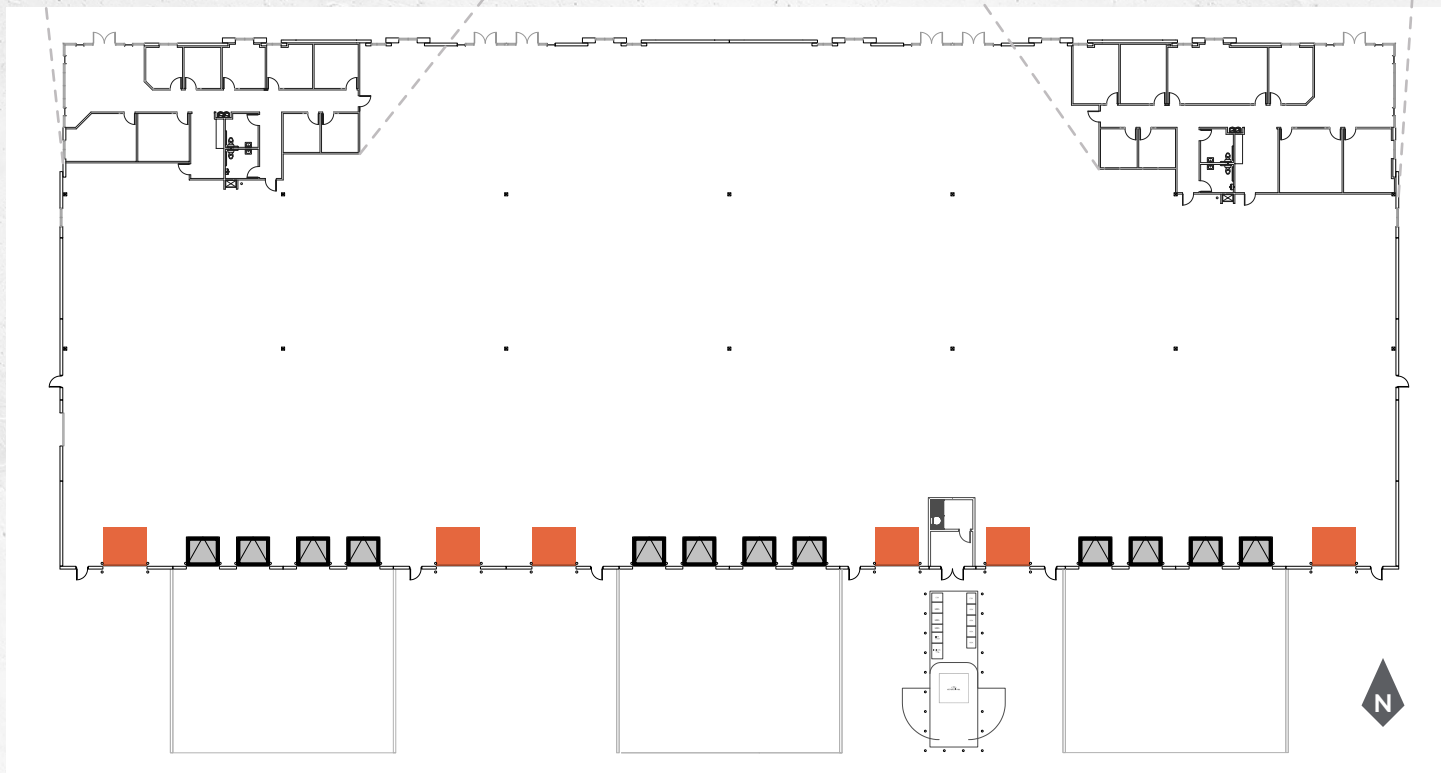
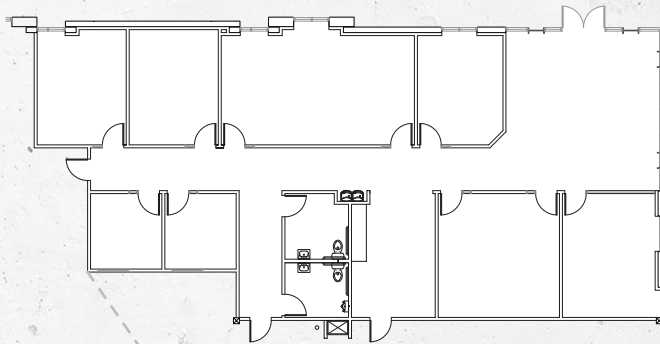
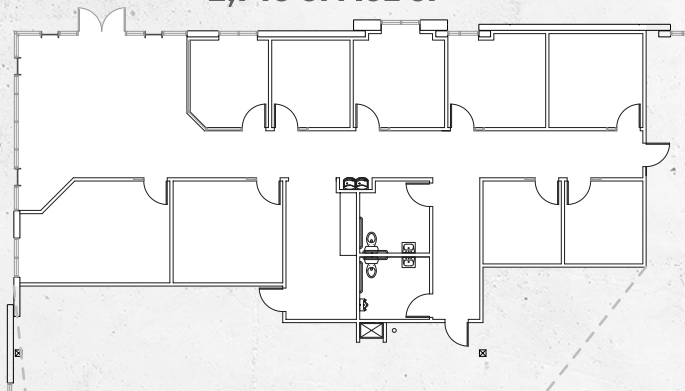
125' Truck Court Depth

Easy Access to I-15

# FLOOR PLAN

2,746 OFFICE SF

3,359 OFFICE SF



 Six (6) Ground Level Doors

 Twelve (12) Dock High Doors equipped with Bumpers, Seals, Lights, and Hydraulic 40,000# Levelers



# PRICE FUJI



**LISTED BY:**

**Kyle Roberts, CCIM, SIOR, CSCMP**  
 t 801-578-5525  
 kroberts@newmarkmw.com

**Ben Richardson**  
 t 801-746-4733  
 brichardson@newmarkmw.com

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