Nephi Business Park

Building #1: 2854 S. Highway 28, Nephi, Utah 84648



RR 1947

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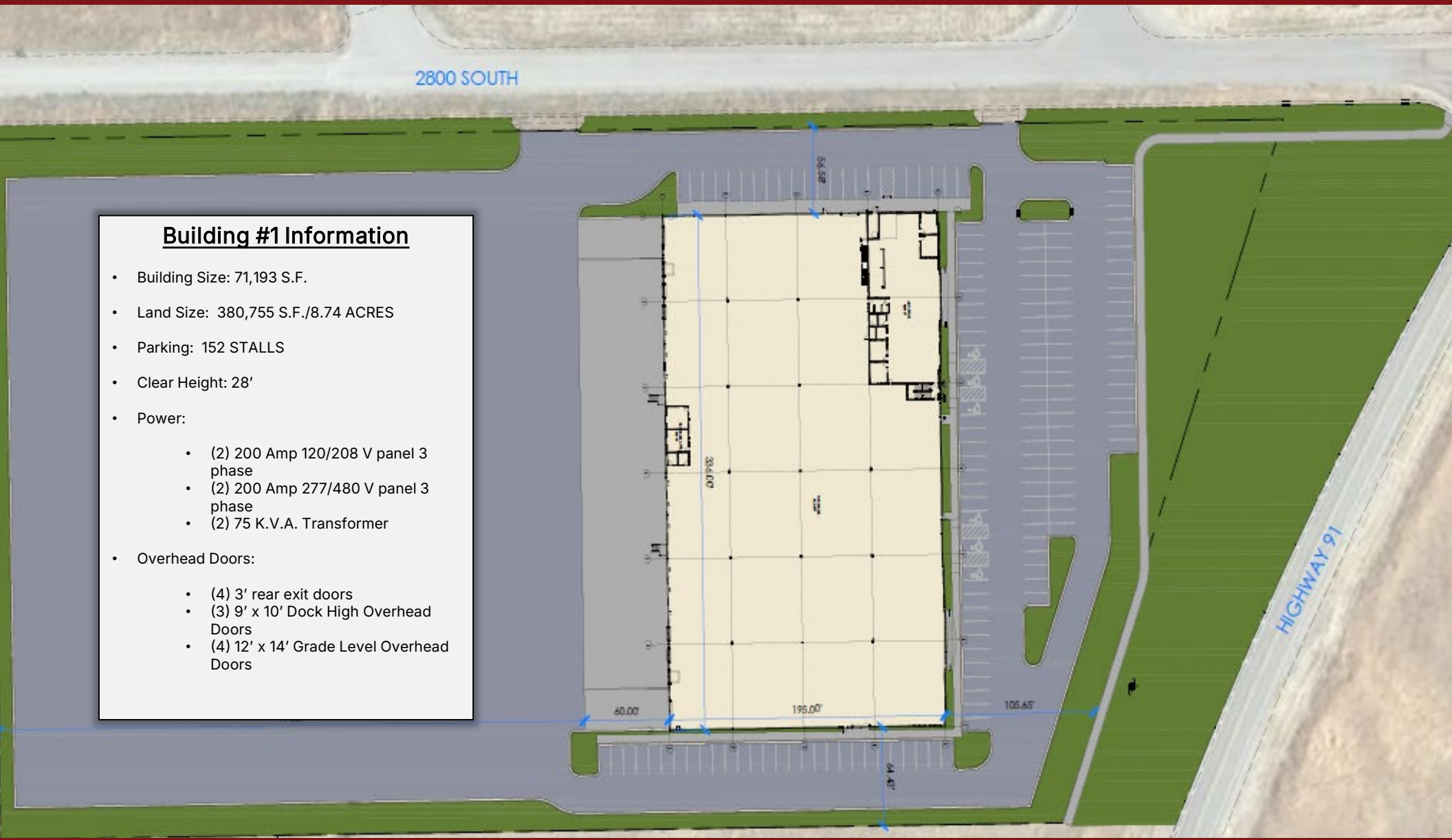
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PROPERTY FEATURES:

- Class A Concrete Tilt Construction
- Ground Level & Dock-High Doors
- 28′ Clear Height
- Mezzanine Office Available
- 480 Volt 3 Phase Power
- Abundant Storefront glass
- ESFR Fire Suppression

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Building #1 - Site Plan: 2854 S. Highway 28, Nephi, Utah 84648



Building #1 Information

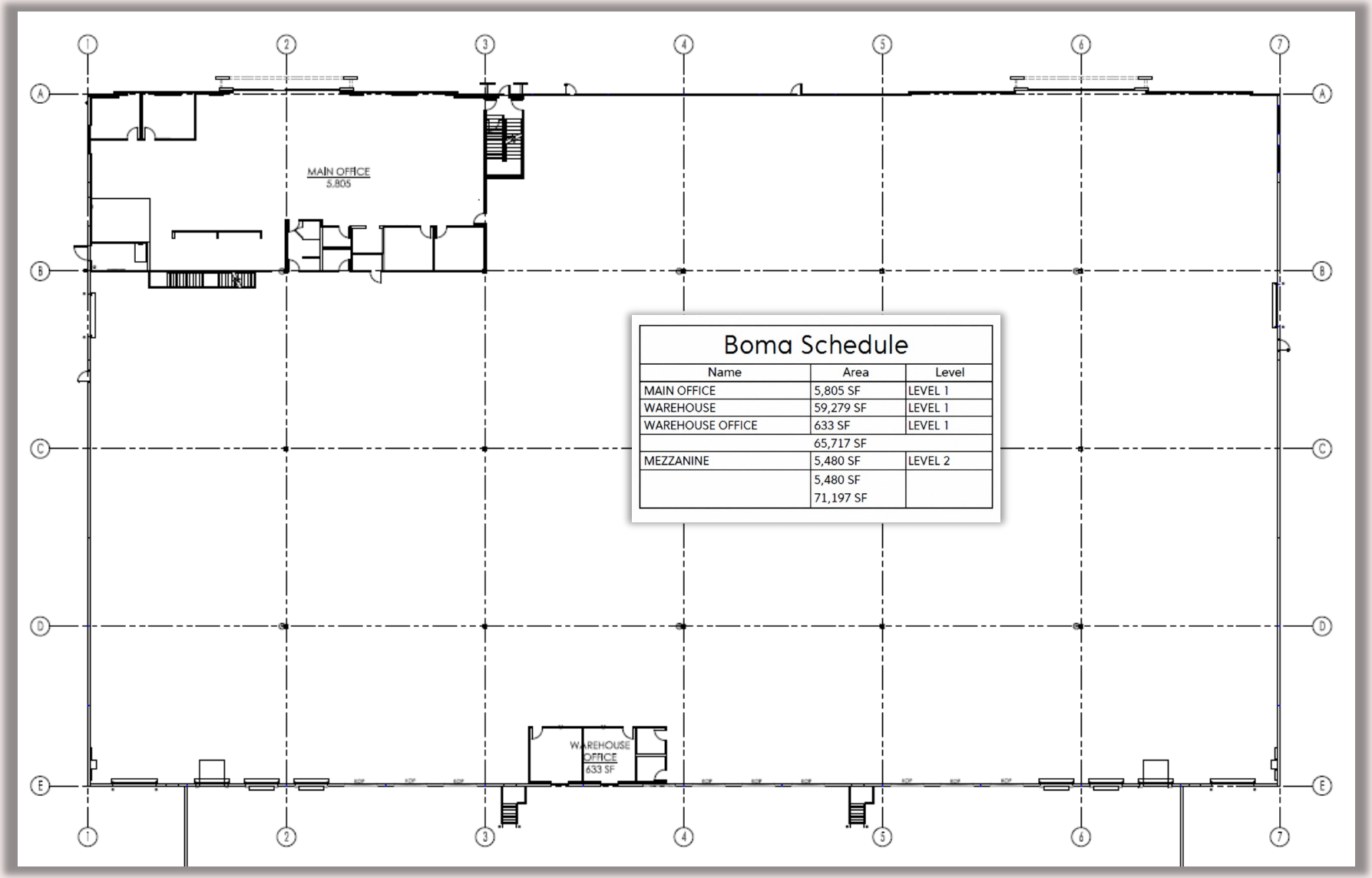
- Building Size: 71,193 S.F.
- Land Size: 380,755 S.F./8.74 ACRES
- Parking: 152 STALLS
- Clear Height: 28′
- Power:
  - (2) 200 Amp 120/208 V panel 3 phase
  - (2) 200 Amp 277/480 V panel 3 phase
  - (2) 75 K.V.A. Transformer
- Overhead Doors:
  - (4) 3′ rear exit doors
  - (3) 9′ x 10′ Dock High Overhead Doors
  - (4) 12′ x 14′ Grade Level Overhead Doors

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Building #1 - Space Plan: 2854 S. Highway 28, Nephi, Utah 84648



Boma Schedule

Name	Area	Level
MAIN OFFICE	5,805 SF	LEVEL 1
WAREHOUSE	59,279 SF	LEVEL 1
WAREHOUSE OFFICE	633 SF	LEVEL 1
	65,717 SF	
MEZZANINE	5,480 SF	LEVEL 2
	5,480 SF 71,197 SF	

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