



Colliers



Industrial For Lease

Lease Rates:

\$0.85/PSF

Warehouse

\$1.25/PSF

Office

Contact:

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Colliers

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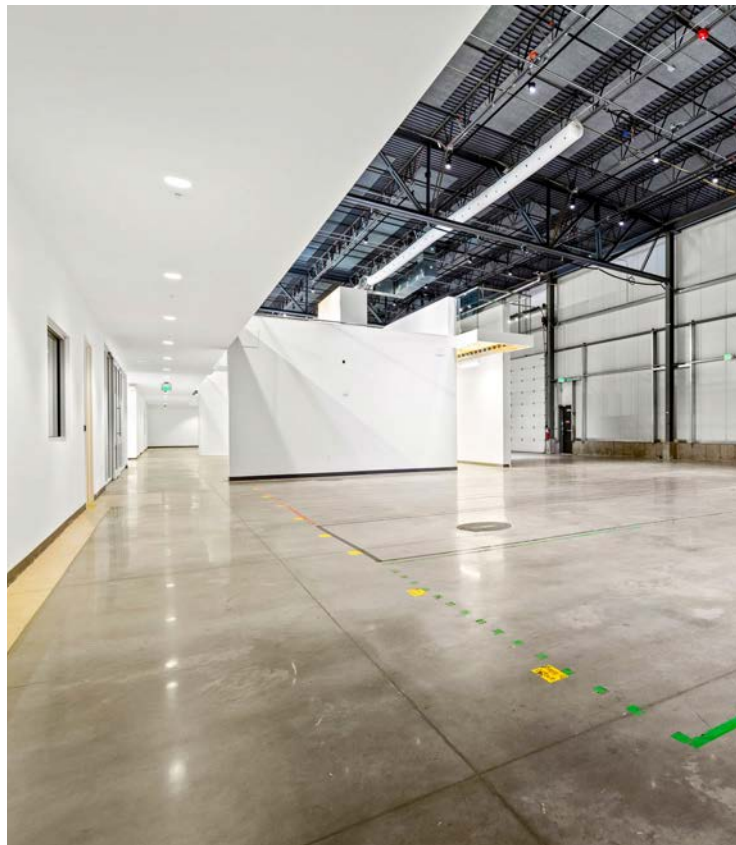
Steelpointe

487 E. 1750 N., Suite 100
Vineyard, UT 84057

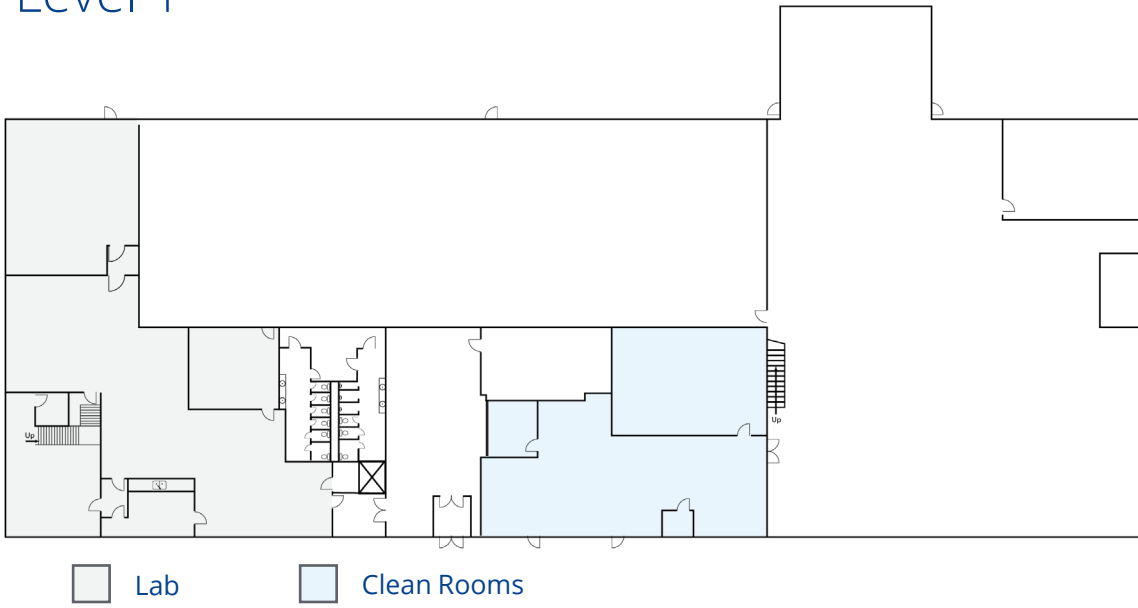
Property Highlights

- 21,090 SF Warehouse
- 26,874 SF Office
 - 5,922 SF Lab Space
 - 3,402 SF Clean Room
- 3-Phase/480V/1,000 Amps
- Four (4) dock doors
- One (1) 14x16 grade-level door
- ESFR fire sprinkler
- Free span warehouse
- Air conditioned warehouse
- Fiber optic internet available
- 24' clear height
- Elevator

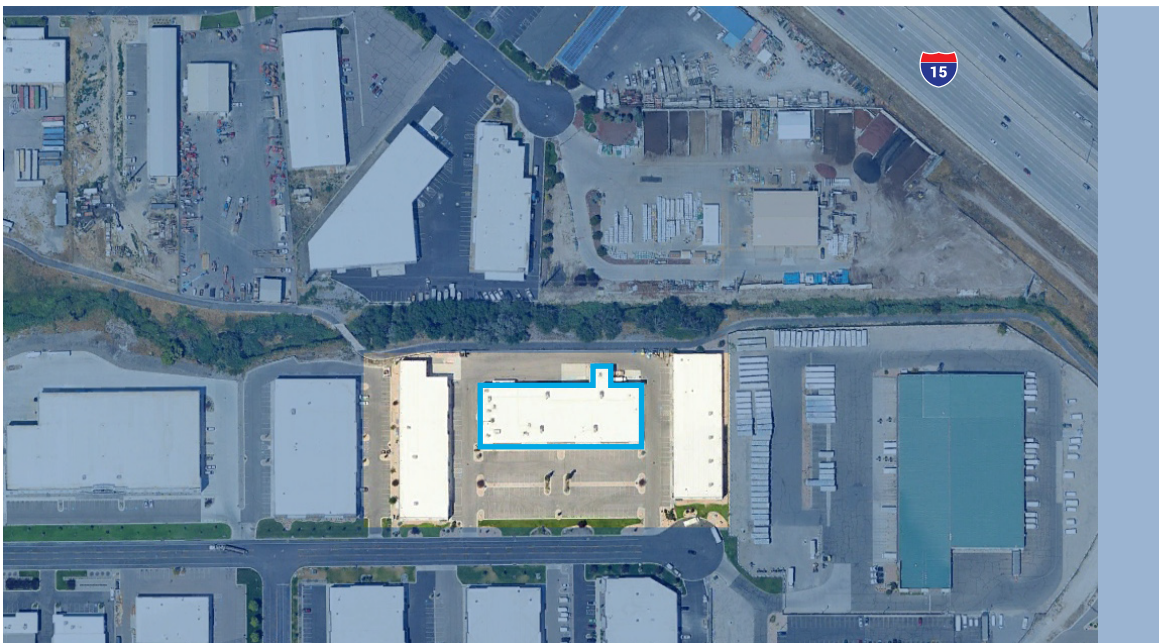
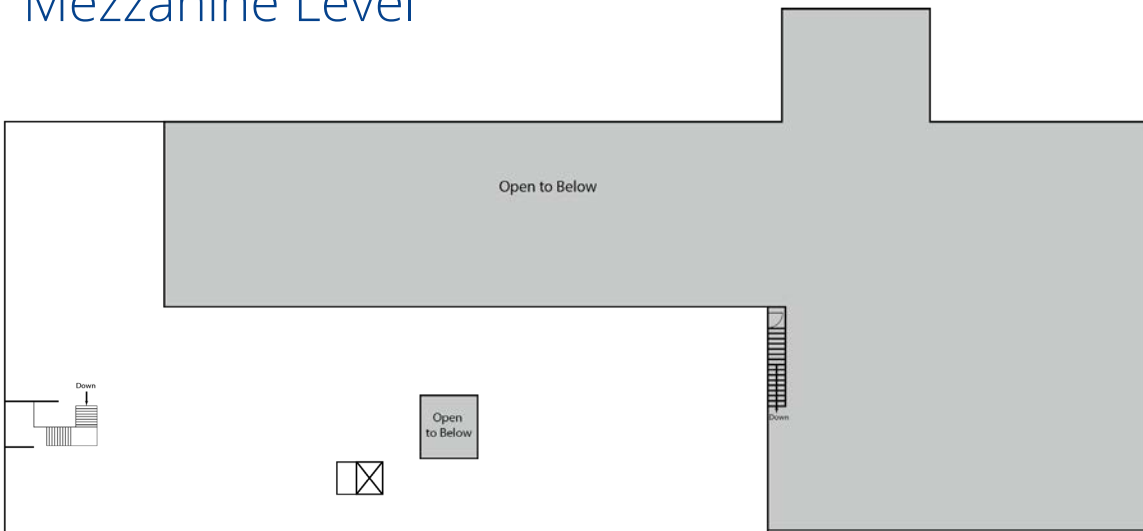
Accelerating success.



Level 1



Mezzanine Level



Demographics



Population

| | |
|---------|---------|
| 1 Mile | 2,925 |
| 3 Miles | 86,175 |
| 5 Miles | 180,935 |



2029 Projected Pop

| | |
|---------|---------|
| 1 Mile | 2,919 |
| 3 Miles | 88,527 |
| 5 Miles | 185,779 |



Median Home Value

| | |
|---------|-----------|
| 1 Mile | \$613,924 |
| 3 Miles | \$528,040 |
| 5 Miles | \$563,068 |



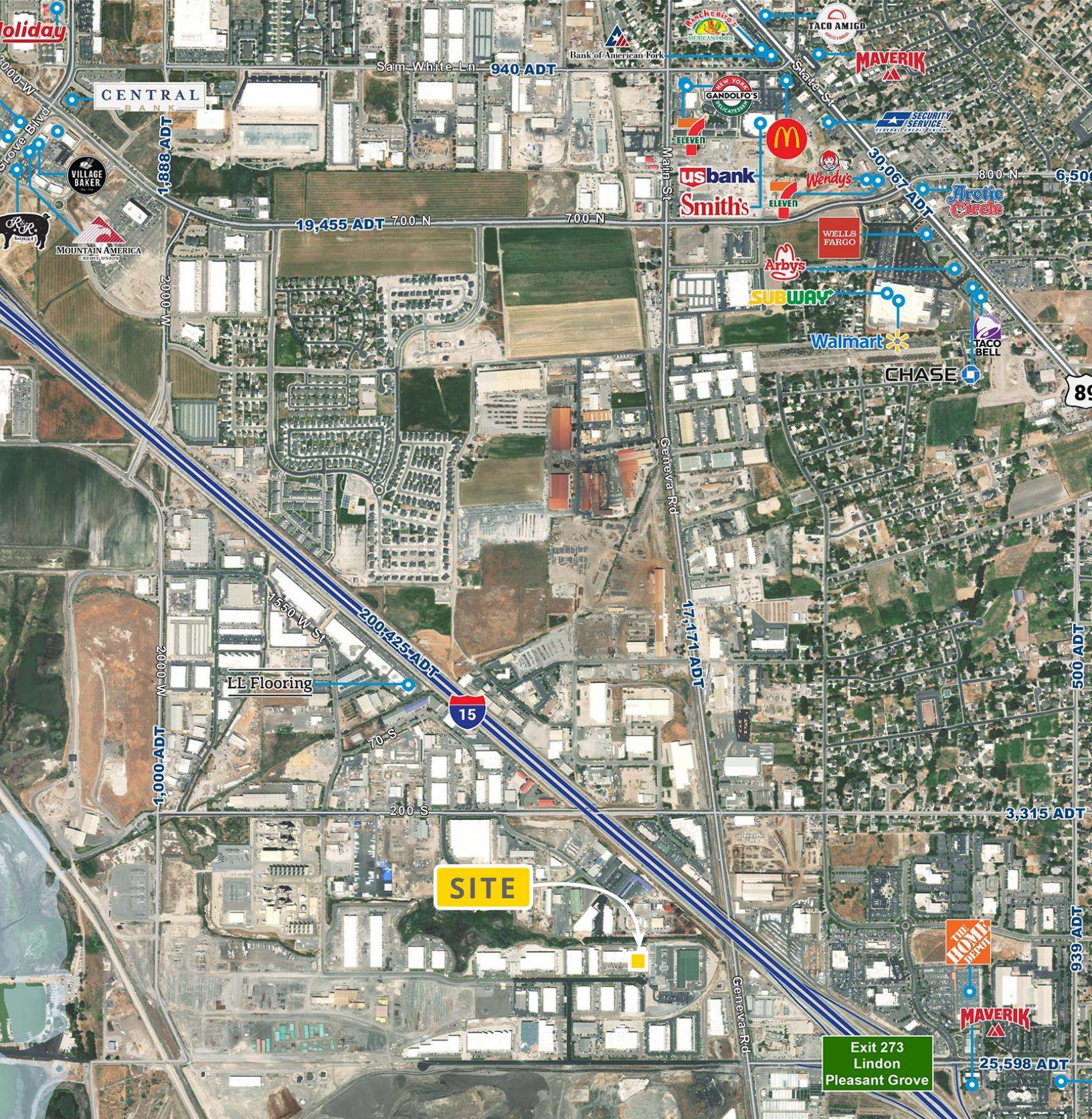
Median Household Income

| | |
|---------|----------|
| 1 Mile | \$65,976 |
| 3 Miles | \$90,979 |
| 5 Miles | \$93,640 |



Households

| | |
|---------|--------|
| 1 Mile | 1,024 |
| 3 Miles | 26,789 |
| 5 Miles | 55,974 |



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