

13,971 SF FOR LEASE
\$1.42 PSF / Month



13,971 SF office-warehouse flex building with 18' clear warehouse off Geneva Road

1342 W 200 S, Lindon, UT 84042



PARK
COMMERCIAL
GROUP

KW WESTFIELD
KELLER WILLIAMS. REAL ESTATE

Property Overview

1342 W 200 S offers a combined **office-and-warehouse flex building in Lindon, Utah**, positioned in the Jacobson Commercial Subdivision just off Geneva Road with direct access to Interstate 15. The building pairs **7,430 SF of two-story office**, configured with nine private offices and three bathrooms, with **6,441 SF of warehouse** featuring 18-foot clear ceiling height, supporting users that need front-office functionality alongside production, storage, or distribution. Offered on a full-service lease, the property suits businesses seeking a turnkey Central Utah County location **with strong freeway connectivity** and a functional balance of finished office and high-clear warehouse space.

PROPERTY HIGHLIGHTS

13,971 SF office-warehouse flex building available for lease

7,430 SF of two-story office with nine private offices

Three bathrooms across the office levels

6,441 SF warehouse with 18-foot clear ceiling height

Offered on a full-service lease

Prime Central Utah County location in the Jacobson Commercial Subdivision

Direct access to I-15 and Geneva Road (SR-114)

Enclosed yard space

Randy Park - Director
(801) 368-9133
randypark@gmail.com

Corey Gebhardt - Co-Listing Agent
(801) 885-7174
coreyg@gmail.com

Park Commercial Group
998 N 1200 W, Orem, UT 84604
adamspark@kw.com



Each Office Is Independently
Owned and Operated.



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Traffic Count



No	Roadway	Approx. Distance from Subject	Traffic Count (VPD)
1	State Street (US-89)	±0.5 Miles East	±38,000 VPD
2	1600 North / 600 South (SR-241)	Adjacent / ±0.3 Miles North	±32,000 VPD
3	Geneva Road (SR-114)	±0.6 Miles West	±24,000 VPD
4	700 North (SR-129)	±1.0 Mile North	±21,000 VPD
5	Interstate 15	±0.4 Miles West	±170,000 VPD

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Nearby Establishments



Randy Park - Director
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randyrpark@gmail.com

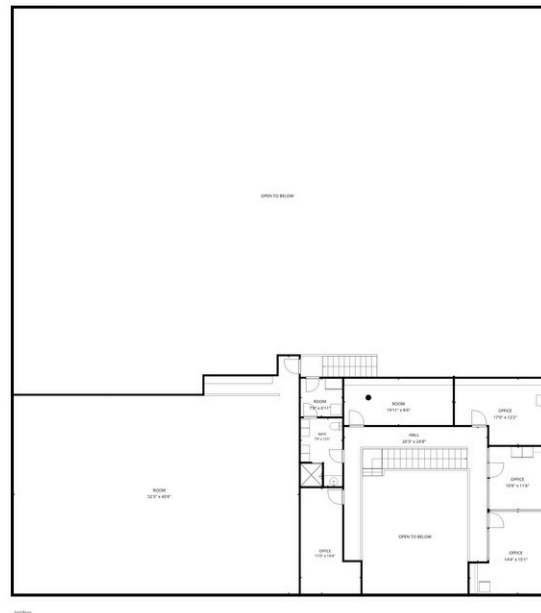
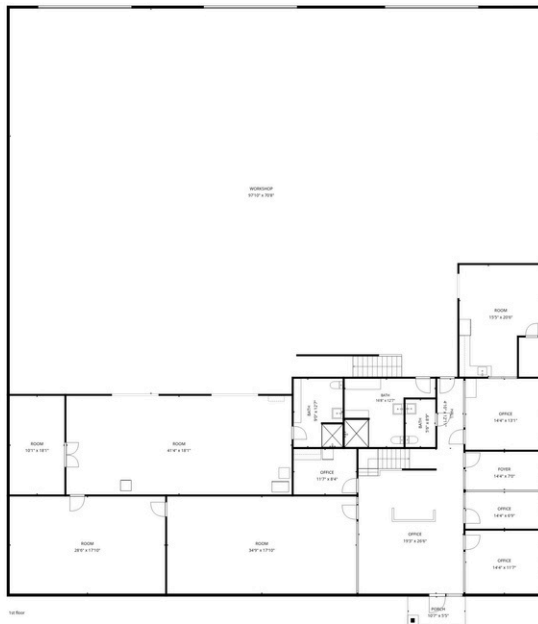
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Property Photos and Floor Plan



TOTAL: 13,971 sq. ft

1st floor: 4056 sq. ft, 2nd floor: 3374 sq. ft

EXCLUDED AREAS: WORKSHOP: 6441 sq. ft, PORCH: 57 sq. ft, OPEN TO BELOW: 7123 sq. ft, WALLS: 412 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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