

OREM WAREHOUSE FOR SUBLEASE

PRIME-LOCATION WAREHOUSE NEARI-15



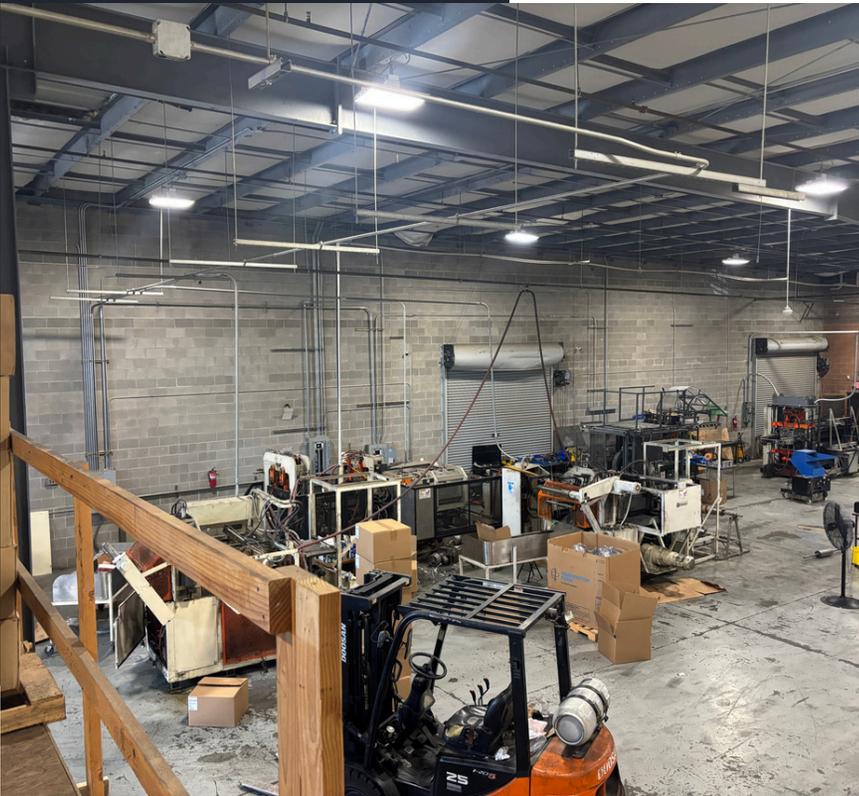
1039 S 1680 W, Orem, UT, 84058

OREM WAREHOUSE SUBLEASE

Discover 24,891 SF of high-quality warehouse and office space at the El Tenendor Logistics Center. Built in 2024, this Class A facility features 32' clear height, two dock-high doors, one drive-in bay, and 600-amp, 480V, 3-phase power. The 2,425 SF office buildout includes a reception area, three private offices, a conference room, and a breakroom—perfect for seamless operations. With sprinkler protection, ample parking, and easy freeway access, this sublease offers exceptional value at \$0.95/SF NNN through March 2030.

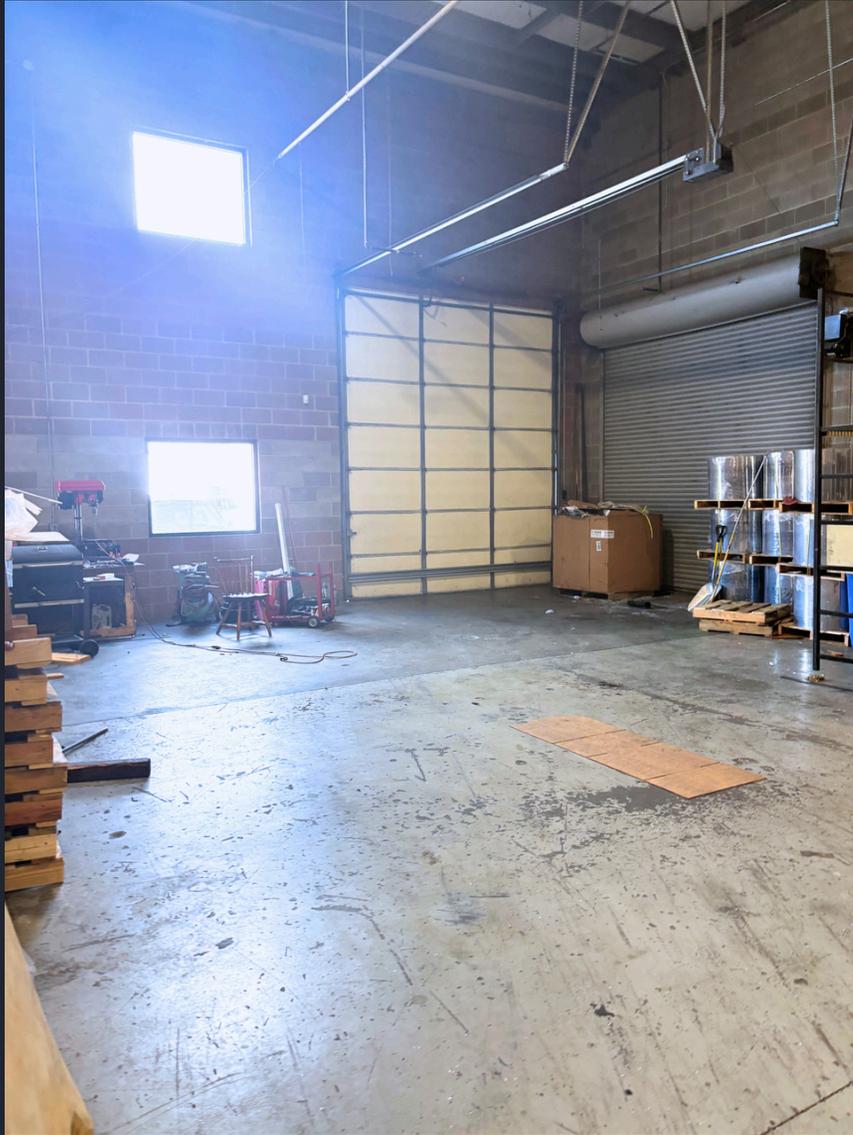


PROPERTY HIGHLIGHTS



- > **Rate: \$1.40 PSF/mo Modified Gross. This rate includes approximately \$.25 PSF of monthly expenses - taxes/insurance/CAMS - for an effective rate of \$1.15 NNN in comparison to other warehouse listings**
- > **Square Footage: 8,194 SF**
- > **Sublease Term: Through July 31, 2027 (Can secure longer term with landlord, up front)**
- > **Clear Height: 20**
- > **Parking: Shared cross-parking**
- > **One Ground Level Door: 12 ft Wide 14 ft Tall**
- > **Warehouse Sprinklers: Yes**
- > **Reception/Waiting area**
- > **1 Additional Office Space**
- > **Mezzanine included for additional storage (used as break room currently)**
- > **Power: 3-phase, 600 Amps, 480 volt**

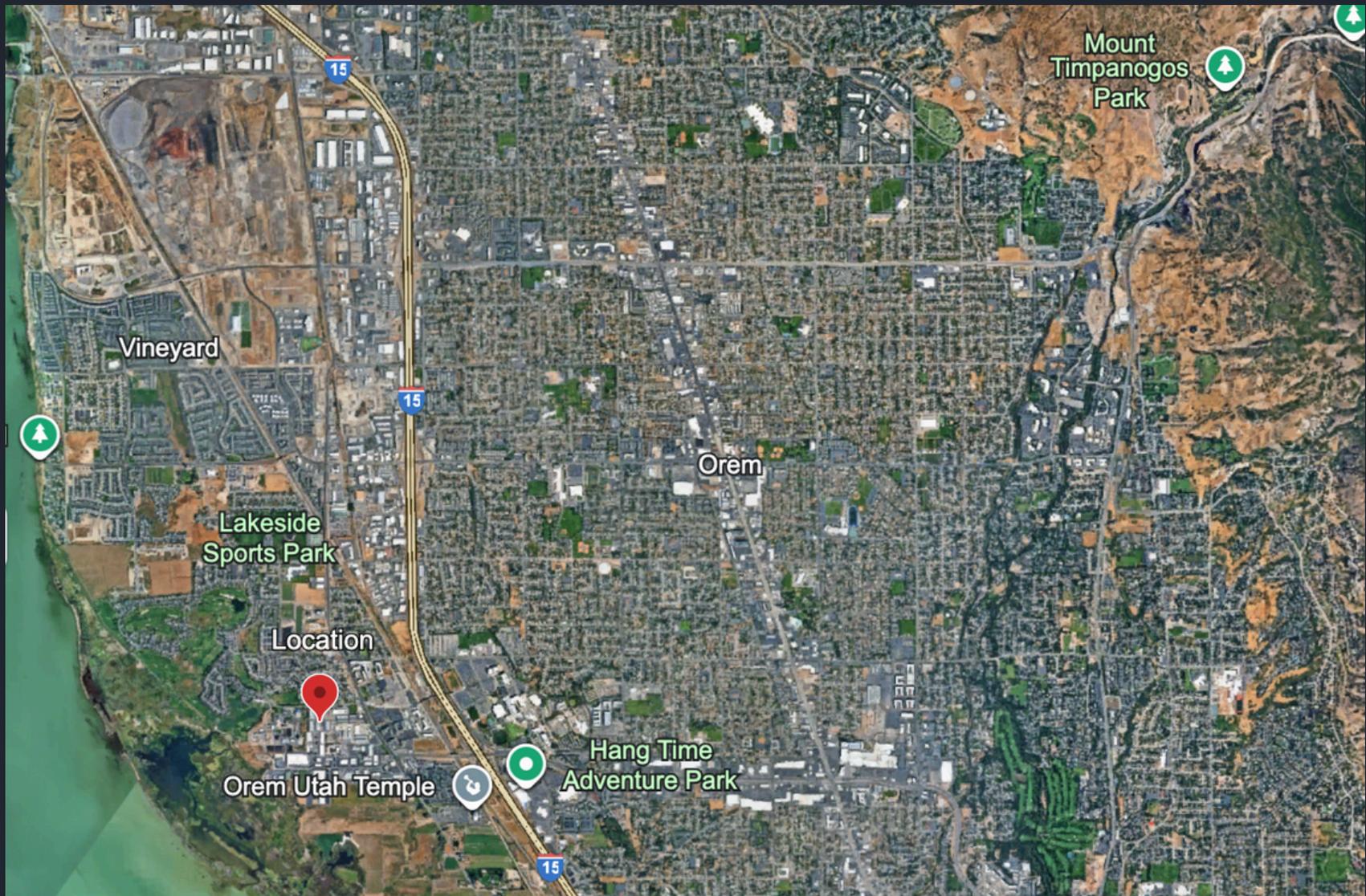




AERIAL VIEW



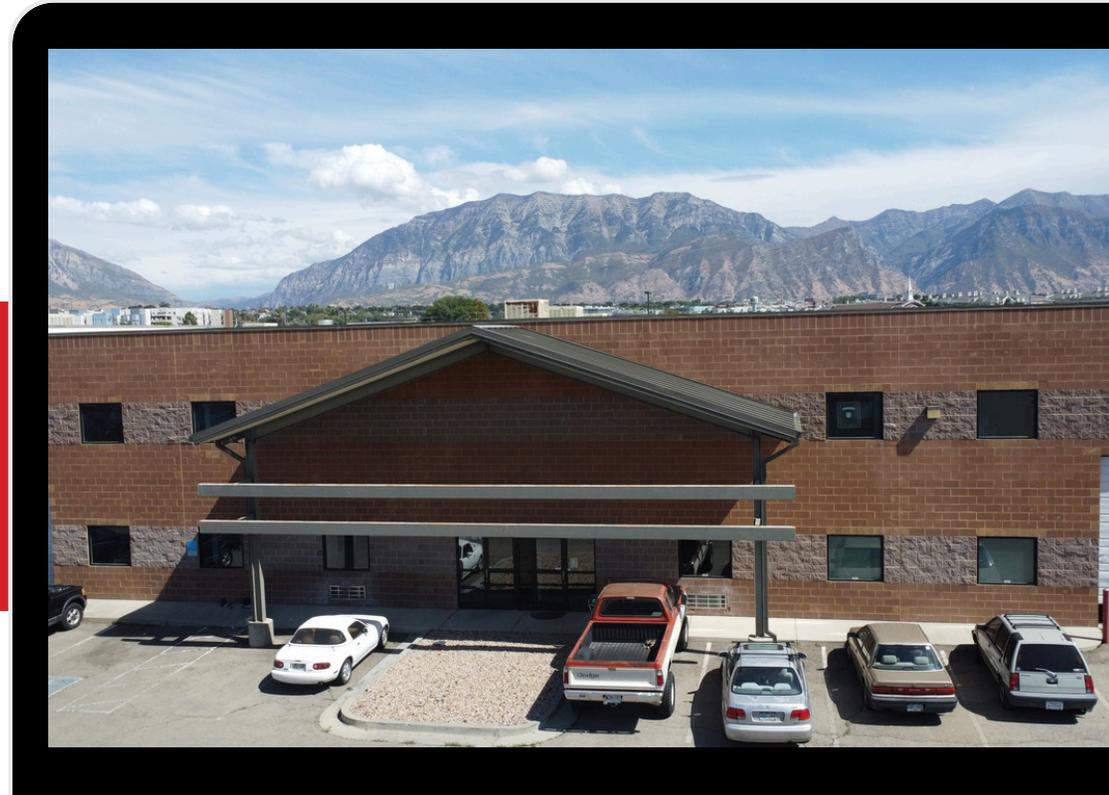
AERIAL VIEW



**CONTACT US TODAY
FOR A PRIVATE TOUR!**

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