



Colliers



COMPANY SIGNAGE

Industrial for Lease

Intermountain Industrial Center | Payson

1851 W Utah Ave.
Payson, UT 84651

**330,134 SF
AVAILABLE!**

Completion: April 2025

Lease Rate: \$0.85 NNN

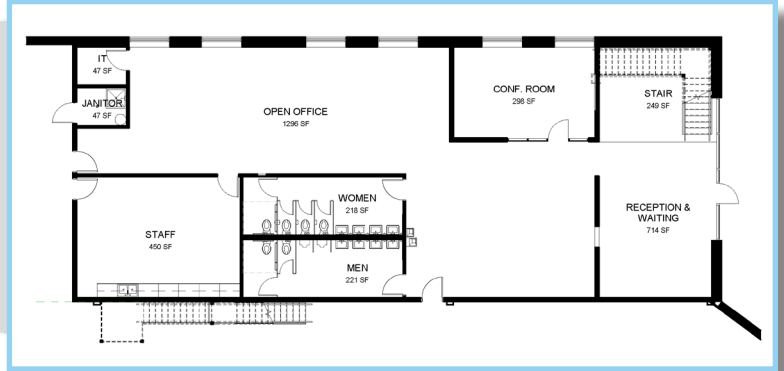
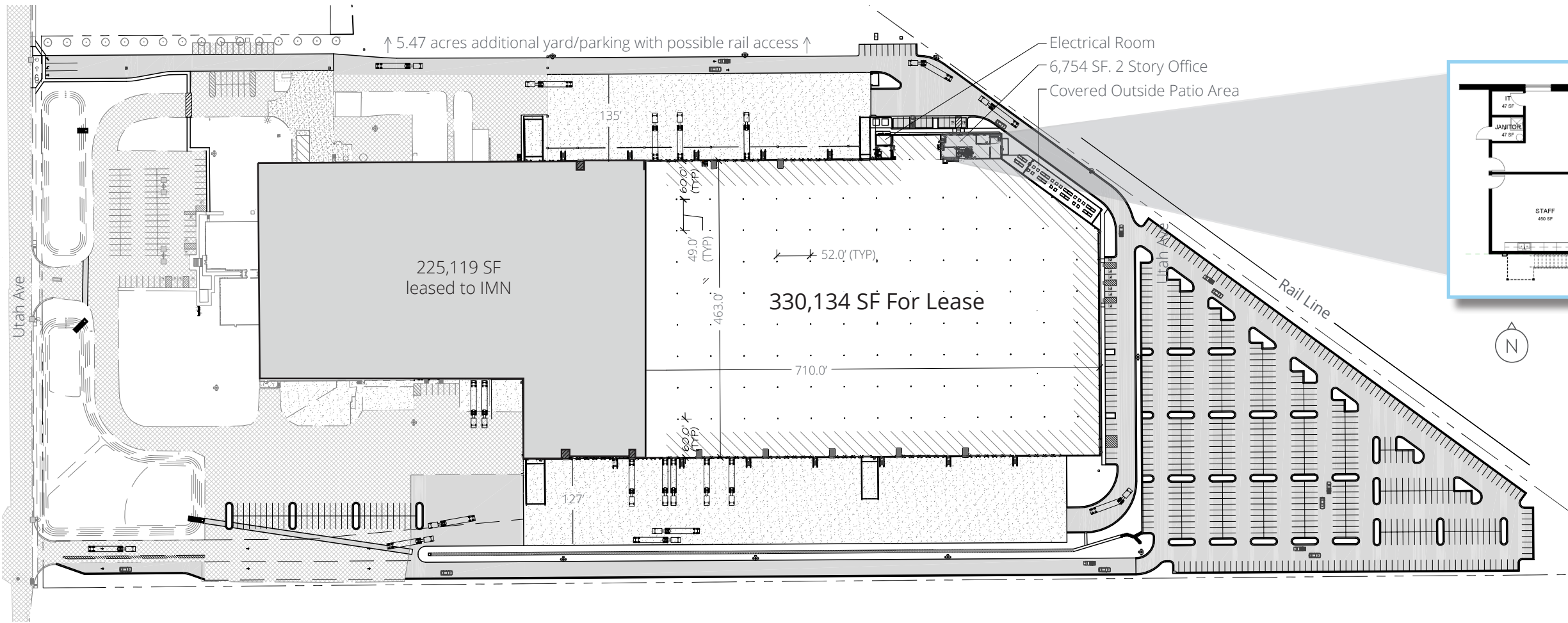
Available: 330,134 SF
SF (POLB 571,303)

Acres: 39

Yard: 5.47 additional
land available

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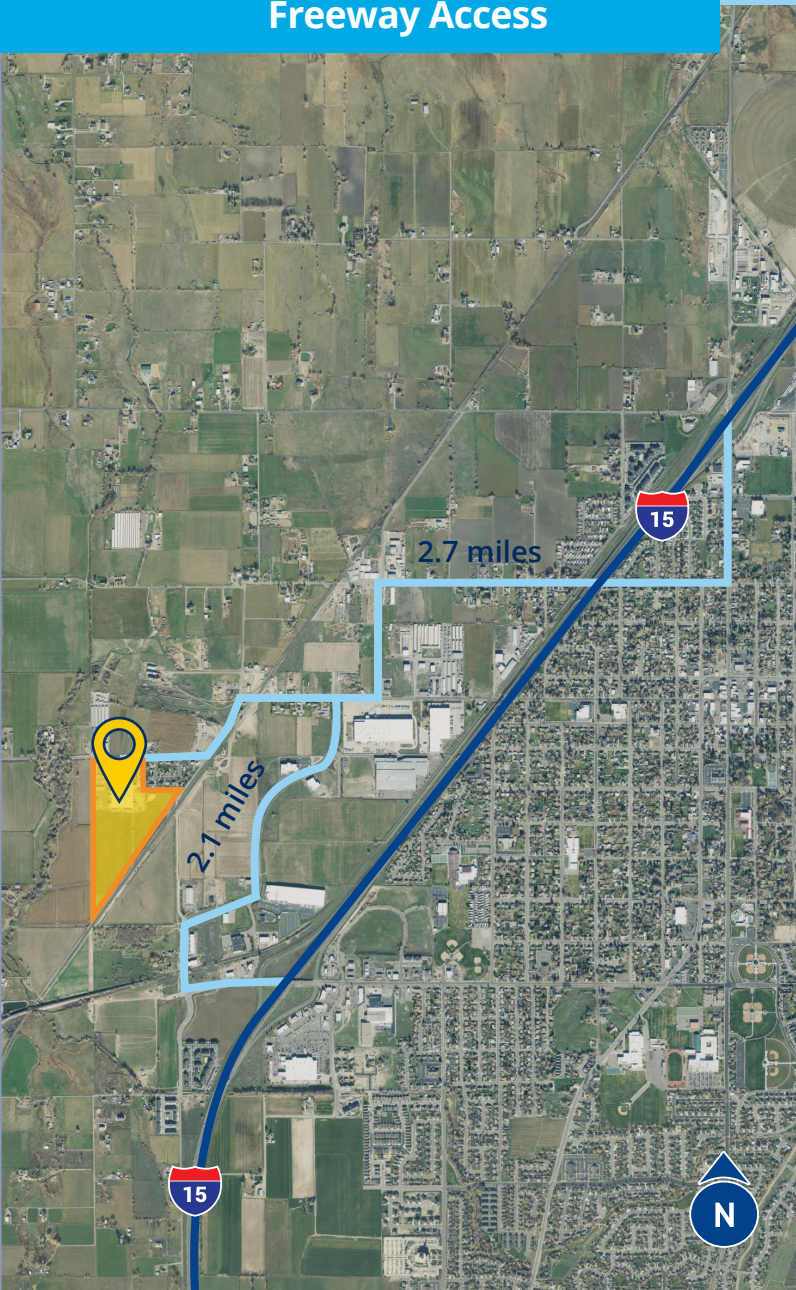
Ground Floor 2 Story Office: 3,729 SF
Mezzanine: 3,025 SF

Specifications

- Clear Height: 36'
- Office 2-Story: 6,754 SF
- Dock-High Doors: 54
- Grade-Level Door: 2, allows drive through
- Power: 1200A 277/480V Expandable to 3500A
- Sprinklers: ESFR
- Rail: Potential access to adjacent Yard
- Zoning: L1



Freeway Access



Utah County Occupiers



Drive Times

Salt Lake City, UT	1 hr 20 min	Denver, Co	7hr 36min
Las Vegas, NV	5hr 11min	Los Angeles, CA	10hr 16min



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