



±6,235 SF FOR LEASE
\$14.00 PSF | NNN: \$0.25 PSF

1063 S 1675 W,
Orem, Utah 84058



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Property Overview

Located at 1063 S 1675 W in Orem, Utah, this **±6,235 SF office/warehouse property** provides a versatile configuration for businesses requiring both professional workspace and industrial functionality. **The property combines ±2,659 SF of two-level office space with ±3,576 SF of warehouse area** and includes multiple private offices, a reception area, and two large meeting rooms.

Industrial features include an 18-foot ceiling height, 14-foot ground-level door, 3-phase 480V power, office air conditioning, and a warehouse ceiling unit. The landlord is open to tenant improvements that enhance usability, while the **property's location just off I-15 and across from Utah Valley University** provides convenient access throughout Utah Valley.

INVESTMENT SUMMARY

±6,235 SF total available

±3,576 SF warehouse

Two levels of office space

18' ceiling + 14' ground-level door

3-phase, 480V power

Randy Park – Director
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Corey Gebhardt – Co-Listing Agent
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Park Commercial Group
998 N 1200 W, Orem, UT 84604
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Each Office Is Independently
Owned and Operated.



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Property Information

SPACE INFORMATION

First Floor Office	• ±1,335 SF • 3 Offices • 1 Bathroom • Reception Area
Second Floor Office	• ±1,324 SF • 5 Offices • 2 Large Meeting Rooms
Warehouse	±3,576 SF
Total Available	±6,235 SF

BUILDING & LEASE HIGHLIGHTS

18' ceiling height	Ample parking
14' ground-level door	Landlord open to tenant improvements
3-phase, 480V power	5+ year lease term
A/C in offices	\$14.00 PSF rent
Warehouse ceiling unit	\$0.25 PSF NNN

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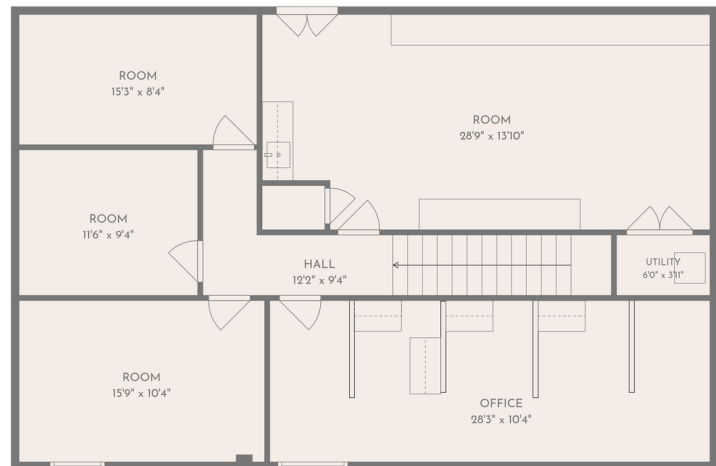
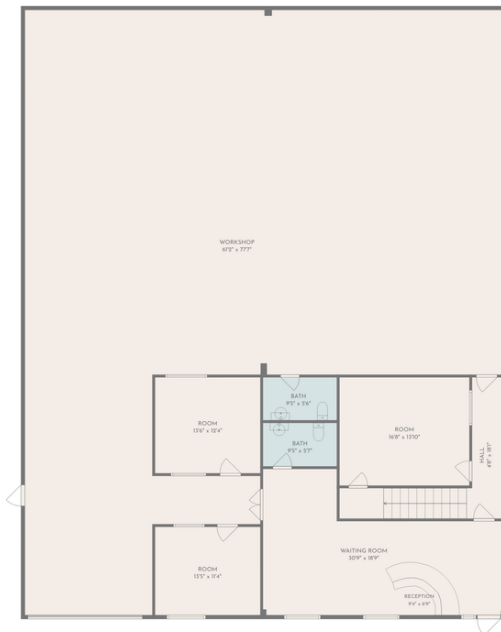


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Property Photos and Floor Plan



TOTAL: 2659 sq. ft
1st floor: 1335 sq. ft, 2nd floor: 1324 sq. ft
EXCLUDED AREAS: WORKSHOP: 3551 sq. ft, UTILITY: 25 sq. ft

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

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SUBJECT PROPERTY

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Walmart **ihop** **TOYOTA** **HANG TIME** **Hampton** **LA QUINTA** **BEST BUY** **Mazda** **IN-N-OUT** **BARNES & NOBLE** **TRADER JOE'S** **UP**

Starbucks **FIVE STAR** **TOPGOLF** **MEGAPLEX** **Intermountain Health** **Target** **Chick-fil-A** **MATTRESS FIRM** **golden corral** **Applebee's** **HOBBY LOBBY** **COSTCO** **PETSMART** **LOWE'S** **Ken Garff Nissan**

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