



# VISTA HEIGHTS INDUSTRIAL

Situated in the heart of Provo's growing industrial corridor, this manufacturing and distribution building at 3500 South Mountain Vista Parkway offers exceptional functionality with easy access to I-15. The property features upgraded interior finishes from the previous tenant, making it ideal for companies seeking a clean, move-in-ready environment.

## For Lease

## 3500 South Mountain Vista Parkway | Provo, UT

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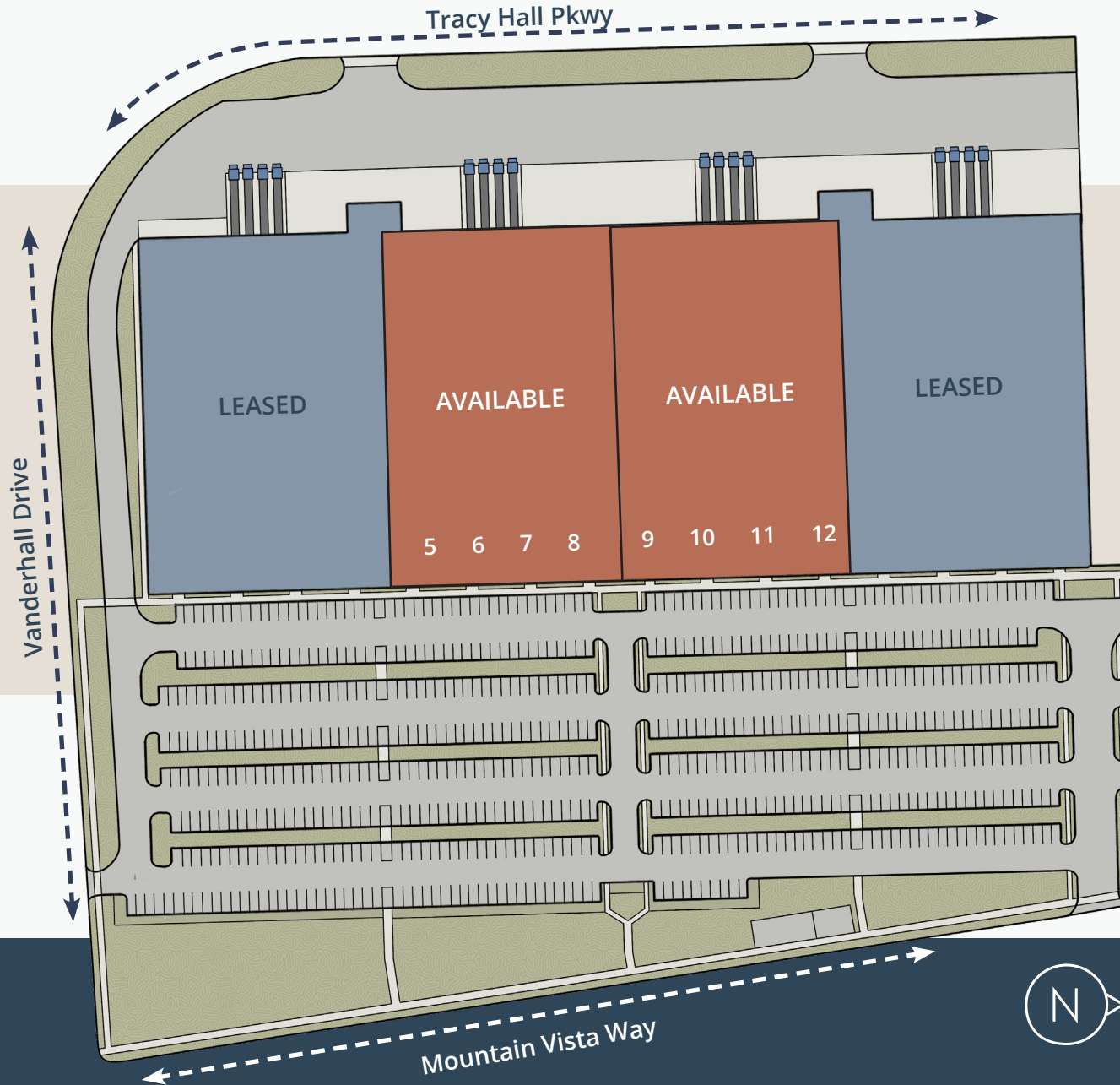
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Pleasant Grove, UT 84062  
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# VISTA HEIGHTS SITE PLAN

## Project Highlights

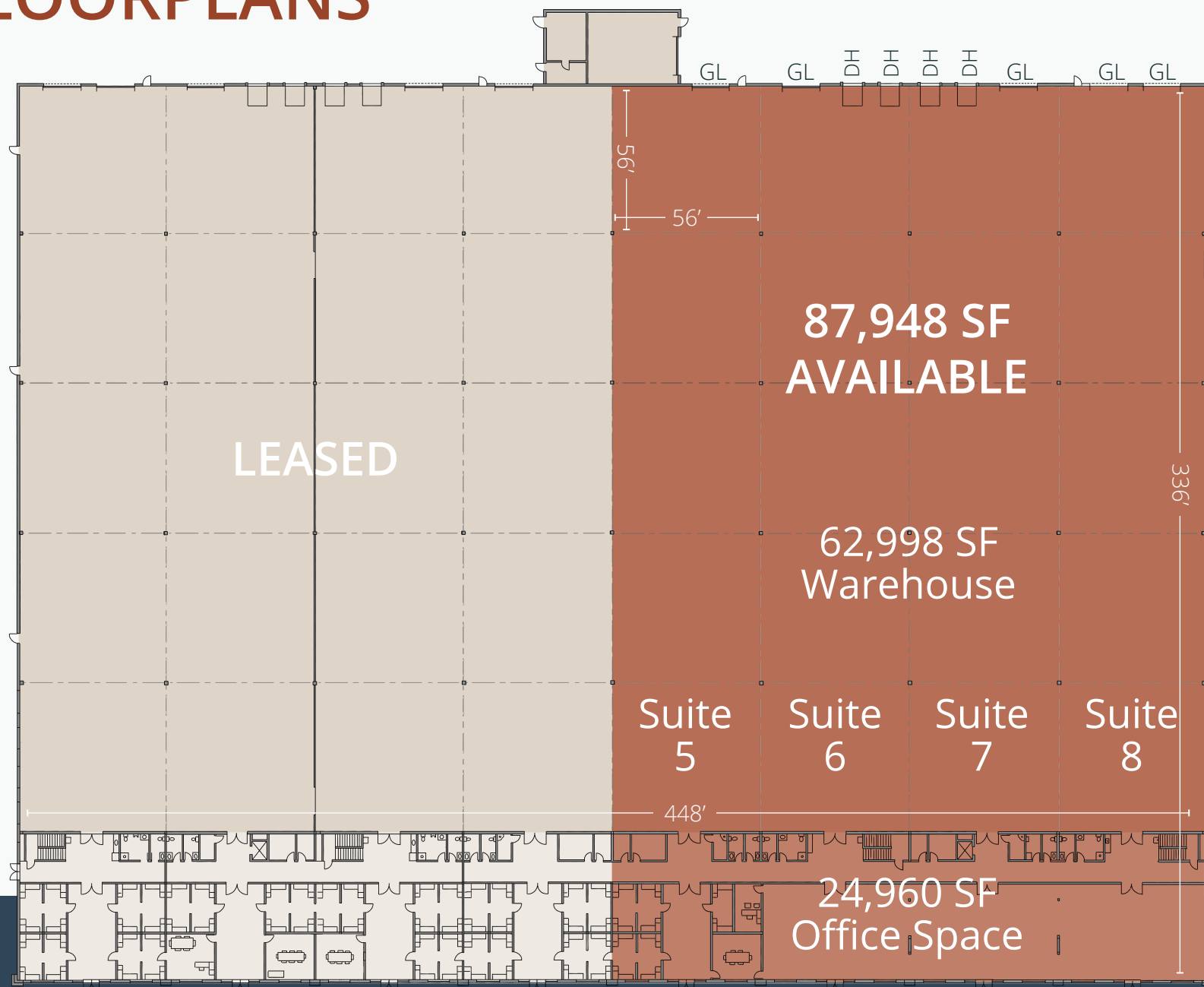
**175,896 SF  
AVAILABLE**



- Easy freeway access to I-15
- 10 grade-Level doors
- 8 dock-high doors
- 2 freight elevator serving warehouse
- 2 passenger elevator serving office
- Class A upgraded finishes
- Air conditioned manufacturing space
- 30' clear height
- 3-phase 3000 amps
- PIC zoning

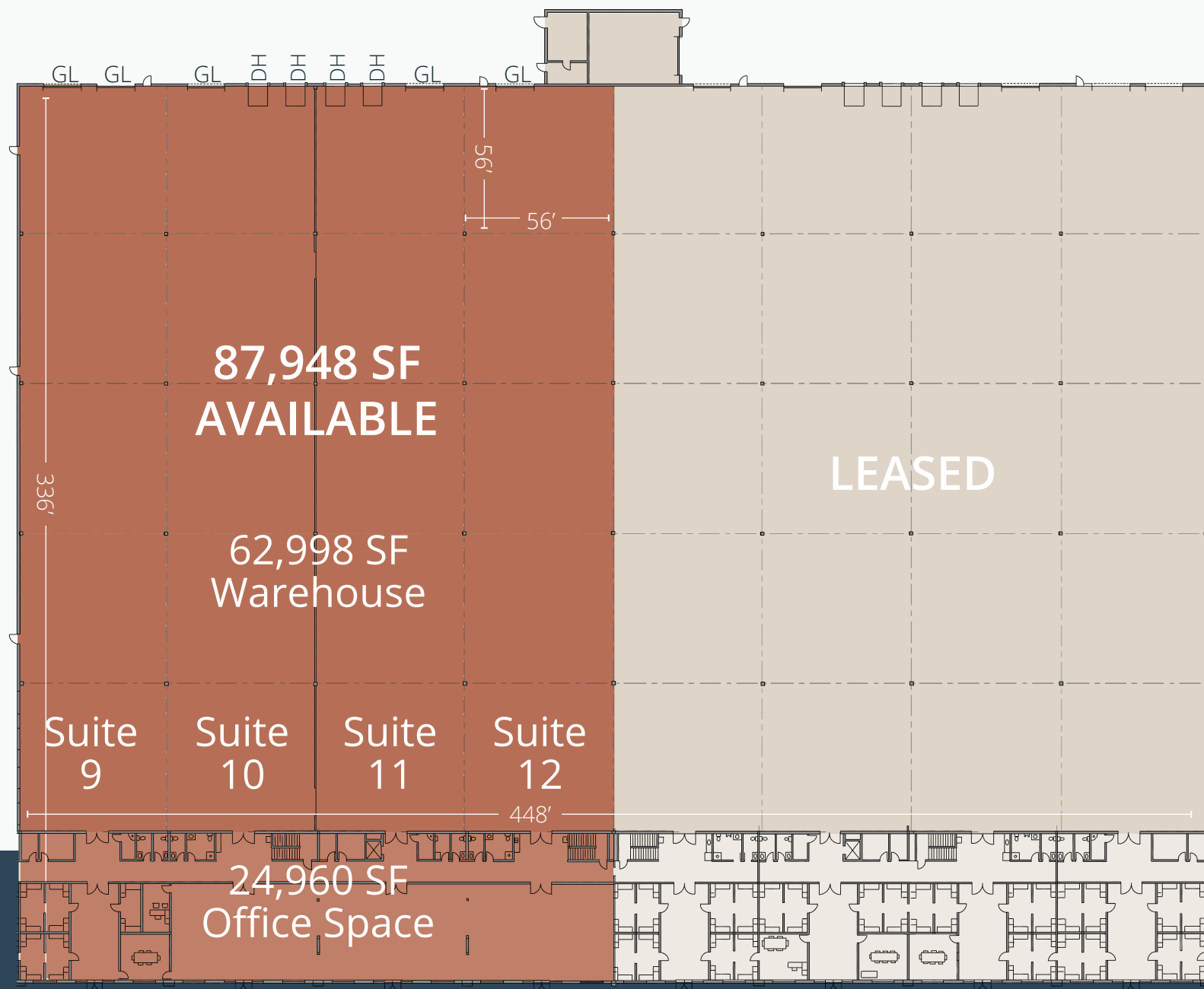
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# FLOORPLANS





# FLOORPLANS CONT.





# PHOTOS





# INTERIOR PHOTOS





# CORPORATE NEIGHBORS







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