



Industrial for Lease

Mill Place Park

305 S 850 E Millpond Road
Lehi, UT 84043

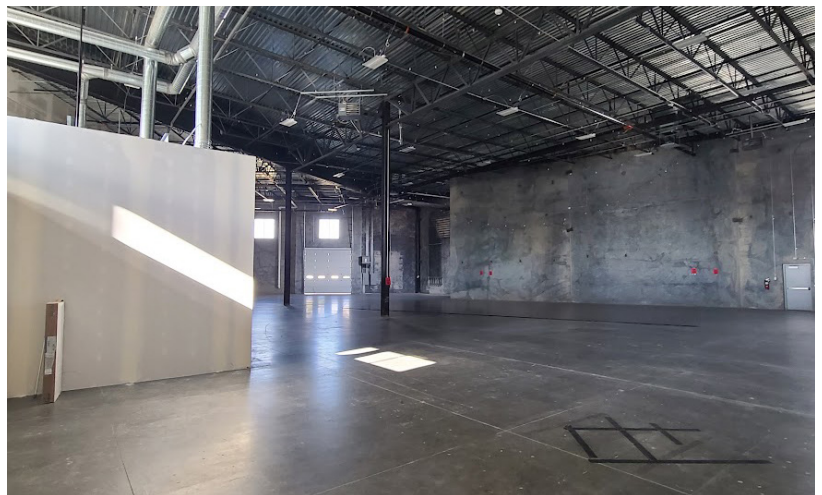
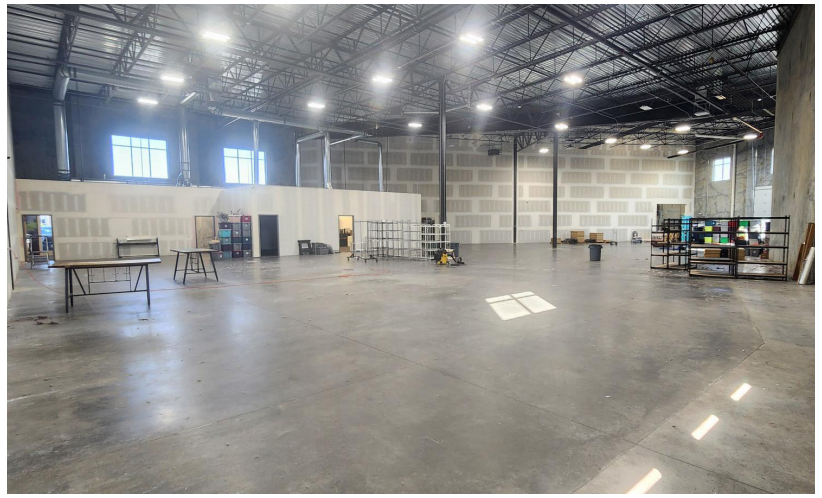
Jarrod Hunt
Vice Chair
+1 801 787 8940
jarrod.hunt@colliers.com

Lana Howell
Senior Director Transaction
+1 801 453 6857
lane.howell@colliers.com



Overview

- Lease Rate: \$1.25 NNN
- 28,762 total SF available
- Includes office build-out
- HVAC in Warehouse
- 24' clear height
- 5 14' X 14' Grade Level doors
- 1 Dock High Door
- Easy acces to freeway



Lehi Demographics

Key Facts

Population	Average Household Size
82,735	3.68
Median Age	Daytime Population
27.0	88,386

Education

No High School Diploma	Some College
2%	73%
High School Graduate	College Degree
98%	49%

Site Plan



Lehi Demographics

Employment

White Collar

75%

Blue Collar

15%

Services

10%

Unemployment

1.2%

Business

Total Employees

32,950

Total Businesses

1,662

Income

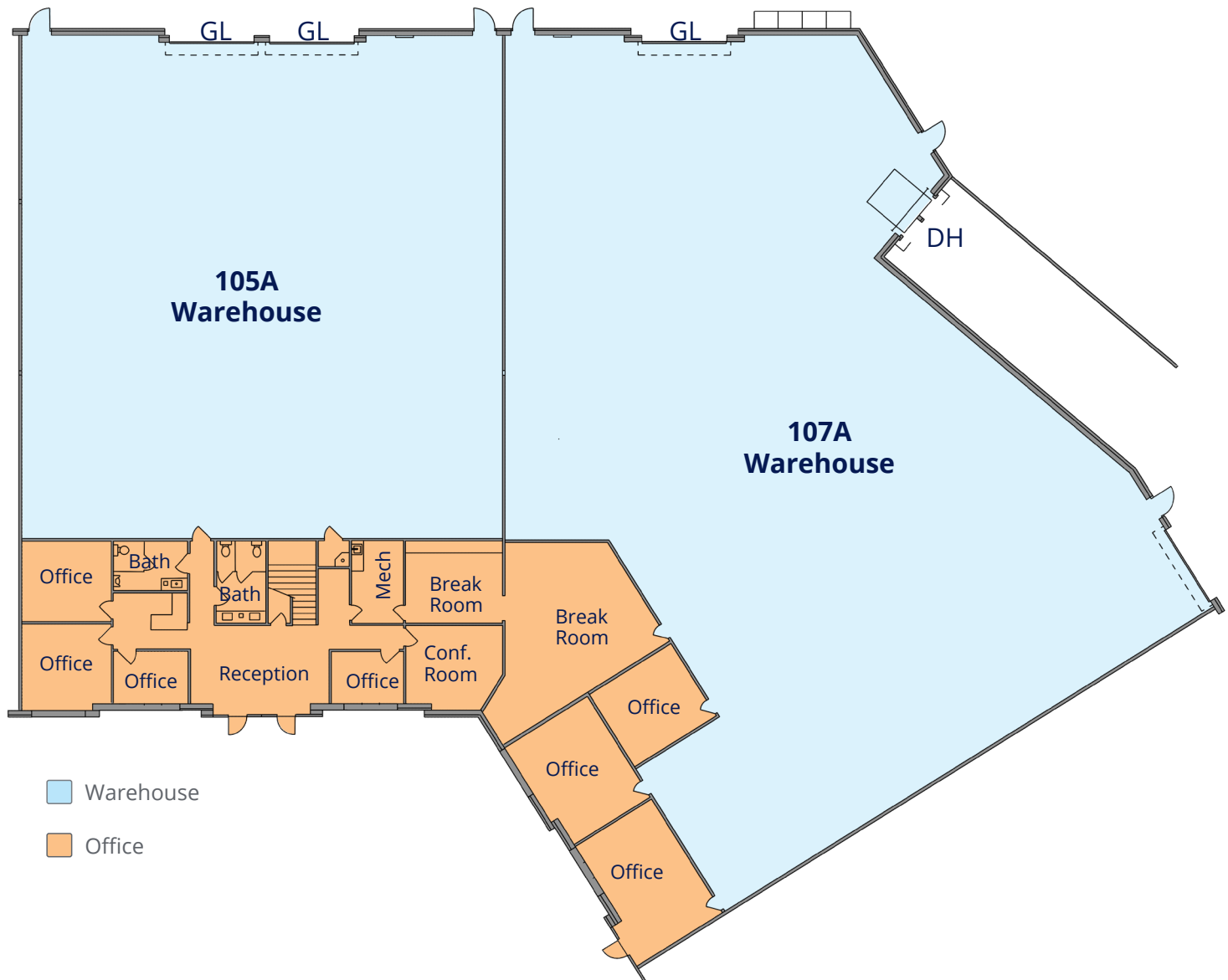
Median Household Income

\$106,735

Median Net Worth

\$279,019

105 A and 107A Floor Plans



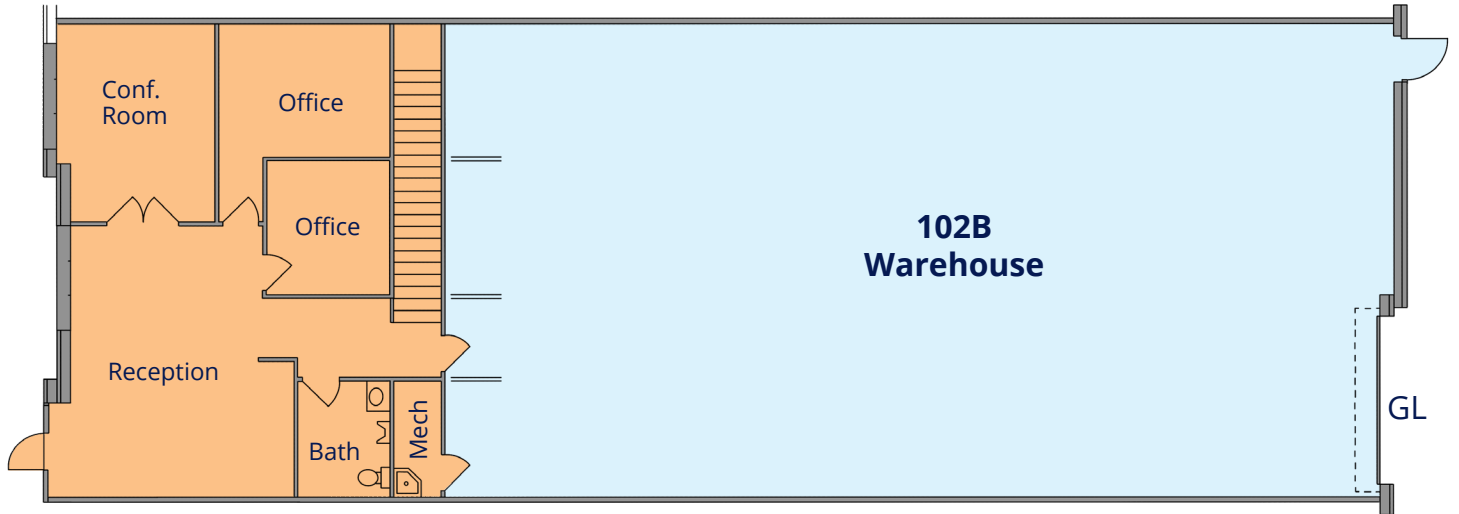
105A: 10,753 Total SF

- Office: 2,189 SF
- Mezzanine: 2,189 SF
- Warehouse: 6,375 SF
- 2 Ground Level doors
- 24' Clear Height
- 3 phase power

107A: 12,296 Total SF

- Office: 1,421 SF
- Warehouse: 10,875 SF
- 1 Ground level door
- 1 Dock High door
- 24' Clear Height
- 3 phase power

102B Floor Plans

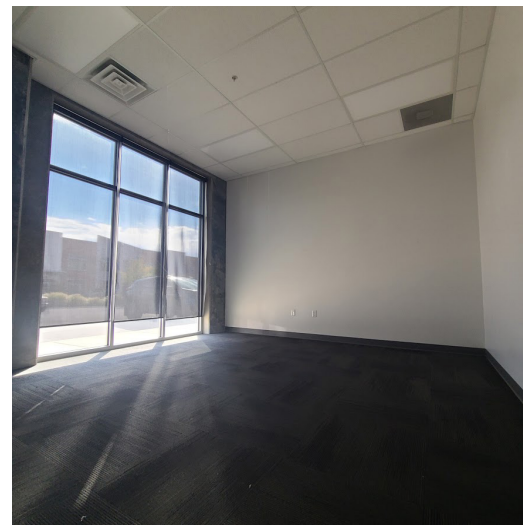


102B: 5,713 Total SF

- Office: 1,265 SF
- Mezzanine: 1,153 SF
- Warehouse: 3,118 SF
- 1 Ground Level Door
- 24' Clear Height
- 3 phase power

Warehouse

Office



Utah County Industrial Users

Colliers



Local Amenities Nearby

- 1 Maceys
- 2 Costco
- 3 Walmart
- 4 UTA Frontrunner
American Fork Station

Drive Times

Salt Lake City, UT	29 min
Las Vegas, NV	5hr 47min
Denver, CO	8hr 24min
Los Angeles, CA	10hr 41min

Contact Us

Jarrod Hunt
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jarrod.hunt@colliers.com

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Senior Director Transaction
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lana.howell@colliers.com

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