



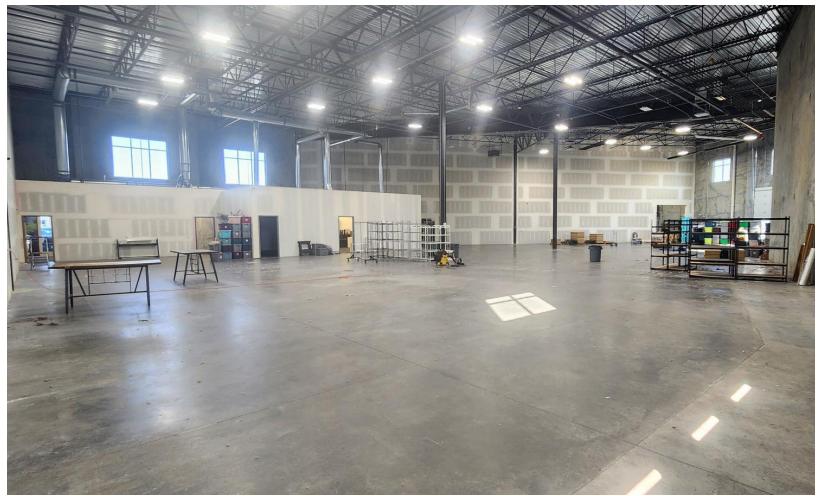
Industrial for Lease

# Mill Place Park

305 S 850 E Millpond Road  
Lehi, UT 84043

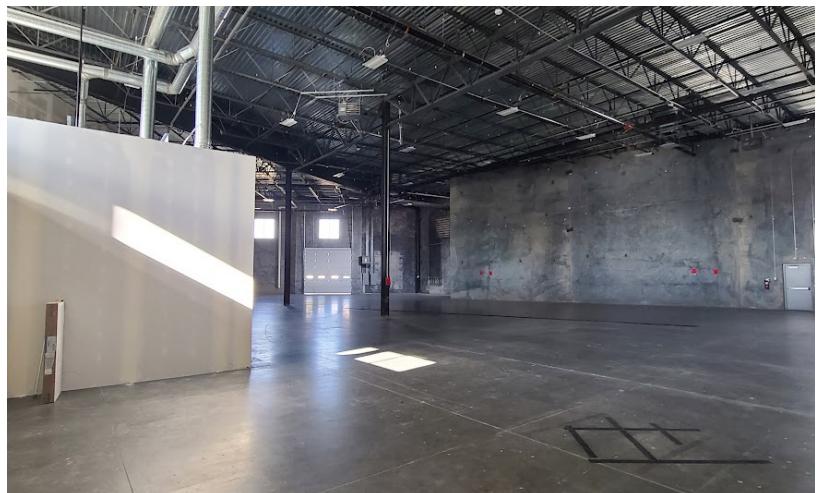
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# Overview

- 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 access to freeway



## Lehi Demographics

### Key Facts

Population	Average Household Size
<b>82,735</b>	<b>3.68</b>
Median Age	Daytime Population
<b>27.0</b>	<b>88,386</b>

### Education

No High School Diploma	Some College
<b>2%</b>	<b>73%</b>
High School Graduate	College Degree
<b>98%</b>	<b>49%</b>

# 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

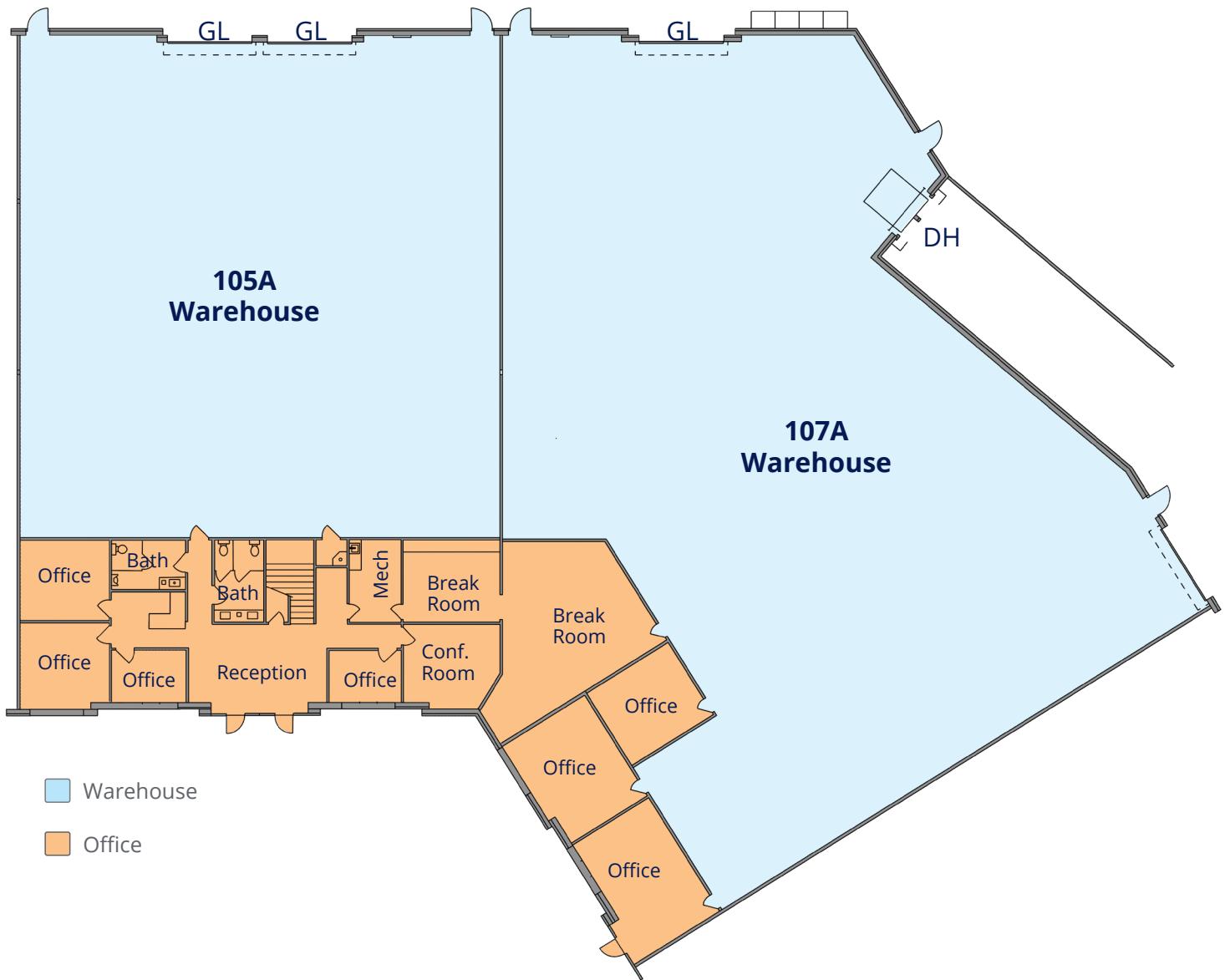
Median Household Income

**\$106,735**

Median Net Worth

**\$279,019**

# 105 A and 107A Floor Plans



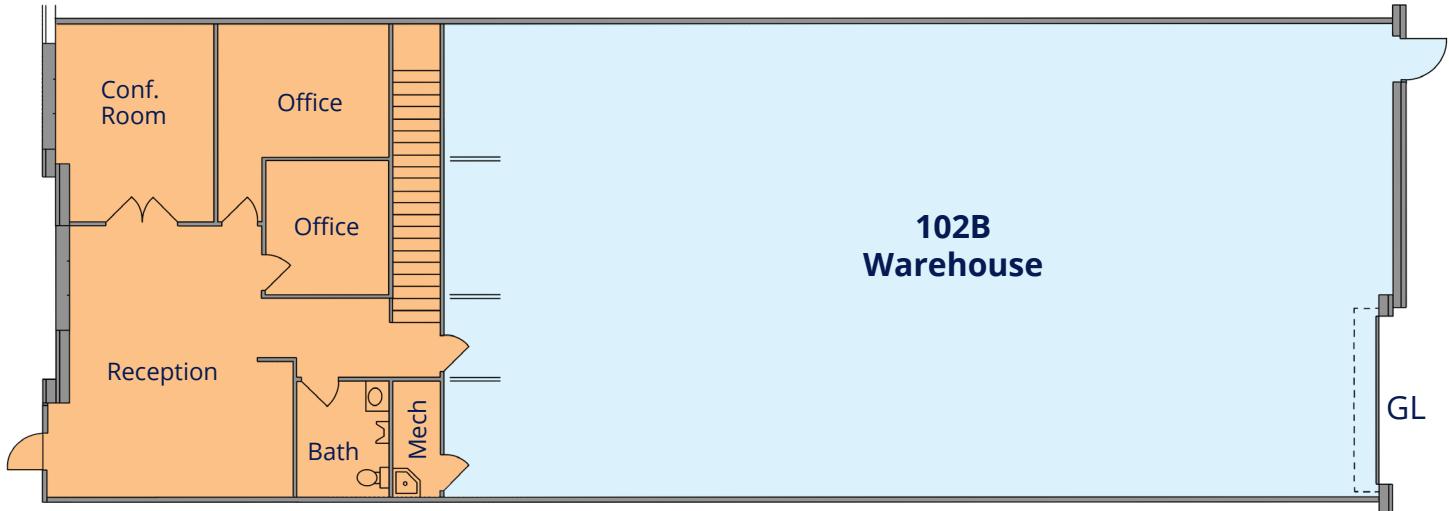
**105A: 10,753 Total SF**

- 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

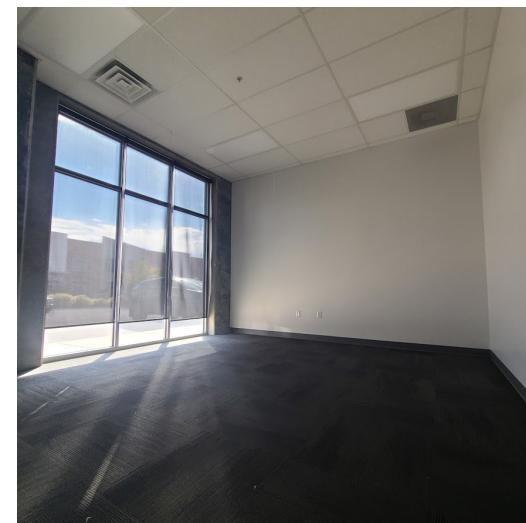


102B: 5,713 Total SF

- 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 Macey's
- 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

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