

# Westgate Plaza Warehouse

780 N 1200 W | Orem, UT

**FOR LEASE**



## PROPERTY HIGHLIGHTS

### Suite 780

- 6,307 SF
- 2 Offices, 1 Conference Room, Open Area
- Warehouse Space with Ground Level and Dock High Doors

### Suite 776

- 3,600 SF (1,800 SF Lower/Upper)
- Reception, Warehouse with Ground Level Roll up Door
- 3 Second Floor Offices and Open Area

### Suite 774

- 3,600 SF (1,800 SF Lower/Upper)
- Reception, Warehouse with Ground Level Roll up Door
- 3 Second Floor Offices and Open Area

Great I-15 Exposure and Access!

**LEASE RATE:**  
**\$1.10/SF/MO NNN**



3768 N University Ave. Suite 204  
Provo, Utah 84604  
[www.andersoncrg.com](http://www.andersoncrg.com)

**Chase Bryan**  
President/Principal Broker  
[chase@andersoncrg.com](mailto:chase@andersoncrg.com)  
**(801) 425-3655**

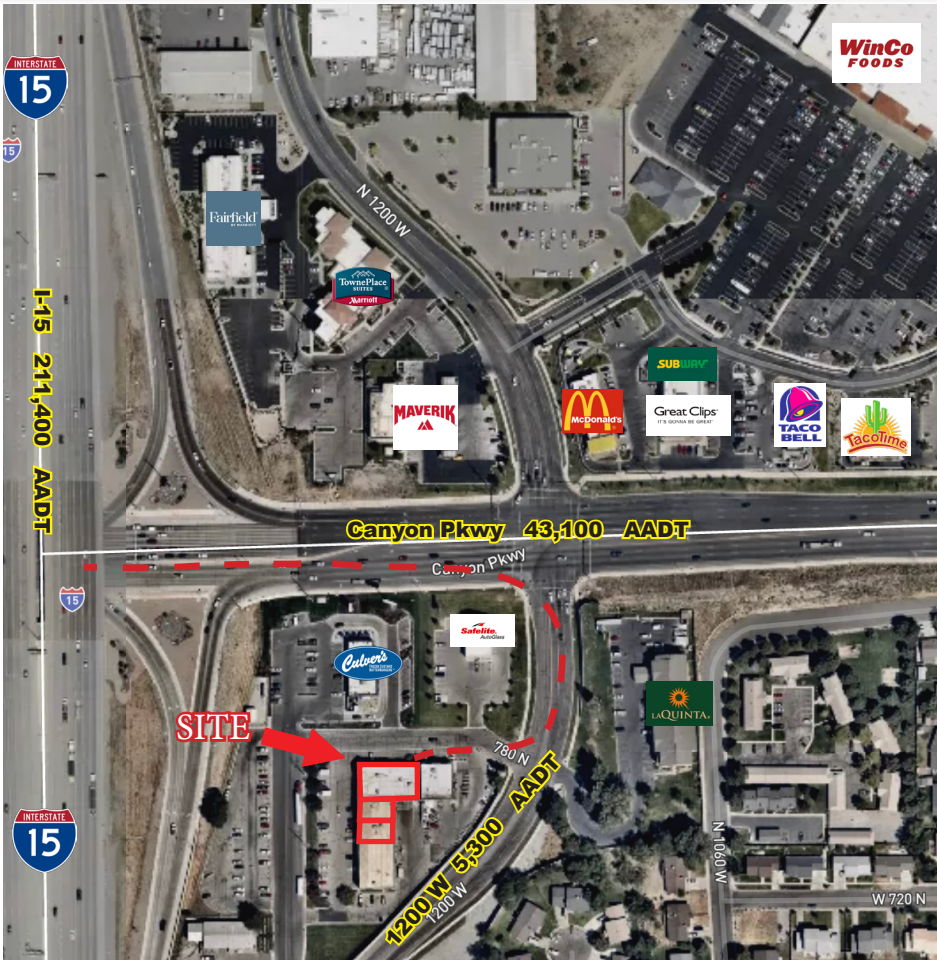
**Hunter Jeppson**  
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**(916) 741-7819**

The offering is presented solely for informational purposes and is submitted subject to errors, omissions, change of price, rental or other terms, withdrawal without notice, and to any special listing conditions imposed by the seller. No warranty of representation, express or implied, is made as to the accuracy of the information contained herein and buyers and tenants are encouraged to conduct their own due diligence and research regarding the property.

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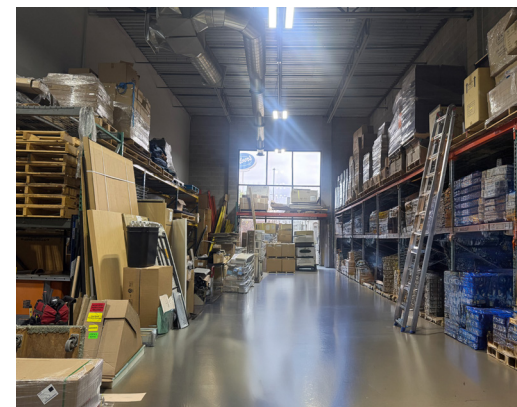


## Nearby Retailers



## DEMOGRAPHICS

|             | 1 MILE   | 3 MILE   | 5 MILE   |
|-------------|----------|----------|----------|
| Population  |          |          |          |
| 2023        | 14,705   | 105,227  | 184,525  |
| Households  |          |          |          |
| 2023        | 4,384    | 32,654   | 57,941   |
| Income      |          |          |          |
| 2023 Median | \$82,391 | \$86,683 | \$87,414 |



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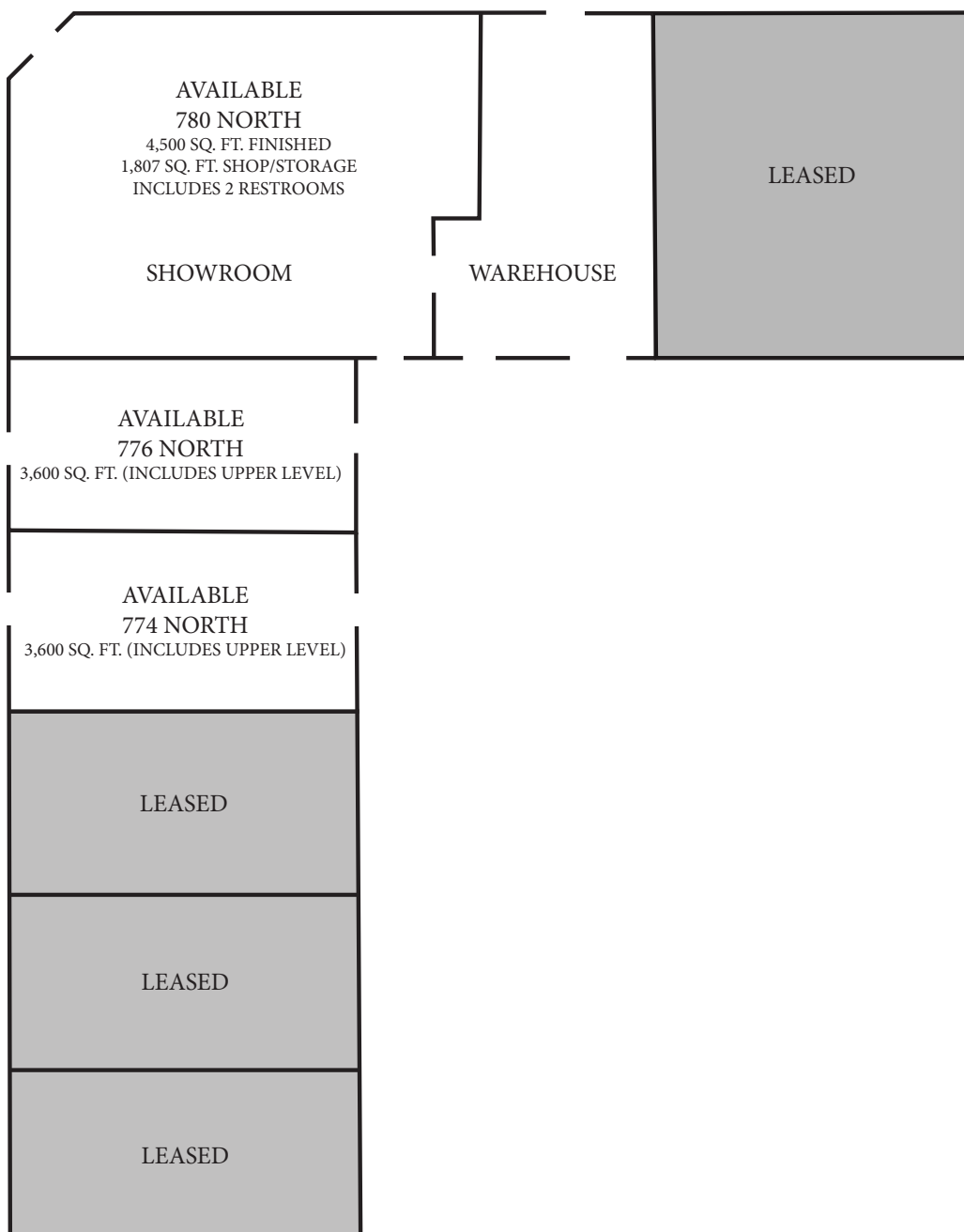
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