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# Gateway Industrial



Exclusively Marketed By:

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500 S. 500 W. | Lindon, UT 84042

*Industrial For Lease*

# Property Summary

500 S. 500 W. | Lindon, UT 84042



## Gateway Industrial

Located in Lindon, Utah, benefits from the long-term commitment of Vivint Smart Home, Inc. representing 54 percent of property occupancy. Gateway Industrial utilizes executive offices, call center operations, product assembly, and warehouse and shipping space, enjoying an atypical rental rate well below the market for similar operations. Ample parking serves the daytime employment, which exceeds 700, and employees enjoy numerous break-room and recreational amenities as well as a modern commissary that provides quality, healthy options from 7:00 am until 6:00 pm every day.

Gateway Industrial Complex is ideally located just minutes from more than 65,000 students who attend BYU and UVU, providing access to full- and part-time employment with significant benefits.

The additional campus buildings provide a mix of office and warehouse opportunity to meet the high demand for fulfillment and distribution requirements in the current market, which are now fully occupied.

Utah County is the home of dozens of multi-level and direct sales marketers who frequently require such irregular occupancy to fulfill both receiving and shipping demands. The Vivint campus features high-bay and low-bay building segments with dock-high and ground-level doors and elements suitable for dead storage as well as heated and air-conditioned storage and processing.

Located on 1600 North with direct access to I-15, employees, visitors and shippers all benefit from the property's convenience.



## Property Highlights

**361,225** Total SF (4 Buildings)

**22.77** Acres

Building 1	75,000 SF
Building 2	61,010 SF
Building 3	58,065 SF
Building 4	29,962 SF

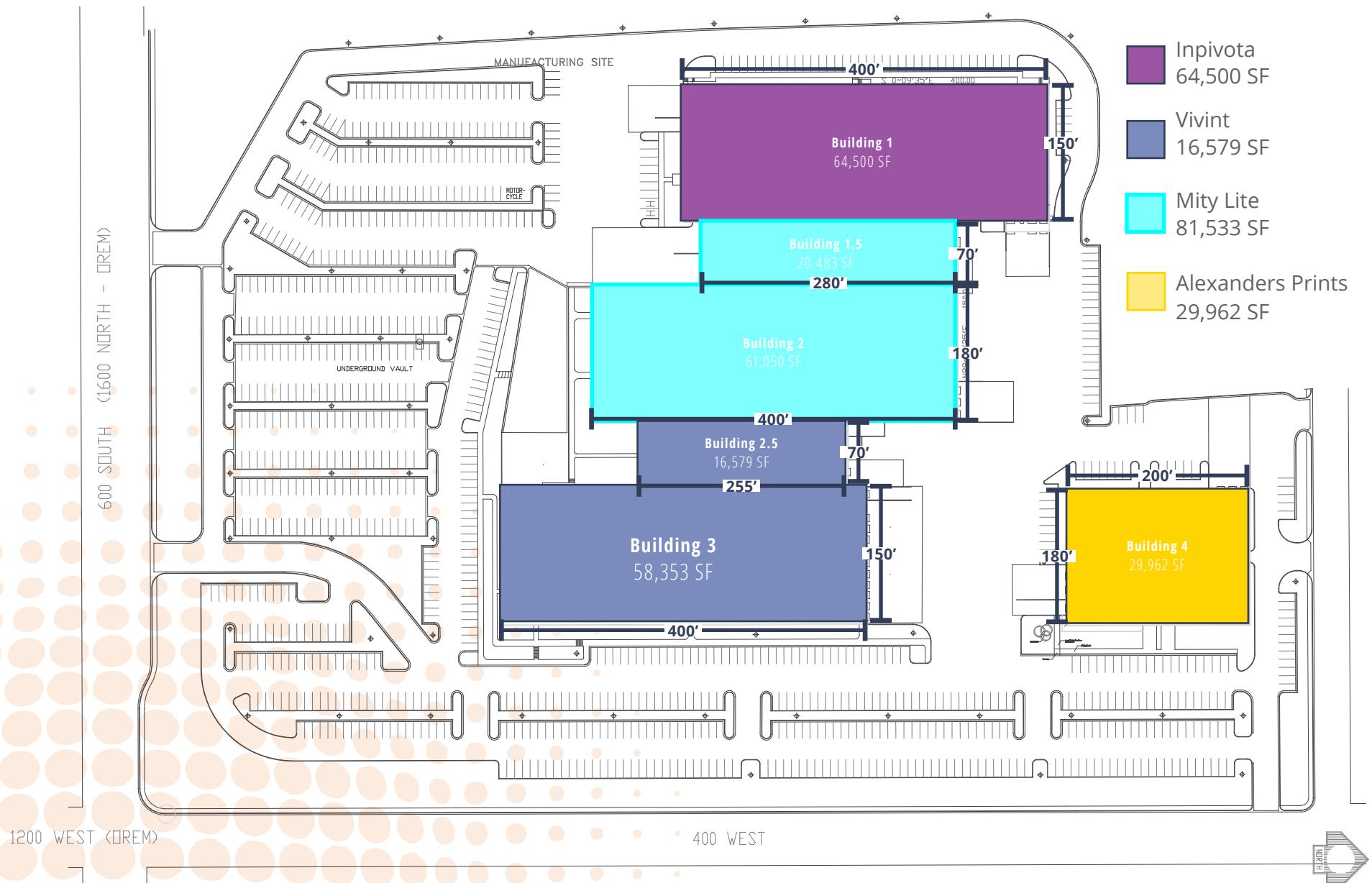
- (28) dock-high doors
- (6) ground-level doors
- 12-28' clear height
- (961) parking stalls
- Motion-operated LED high-bay lights
- 3-phase/480-volt power
- Efficient gas-fired radiant warehouse
- Air-conditioned warehouse space
- Built in 1991





Gateway  
Industrial

## 1st Floor

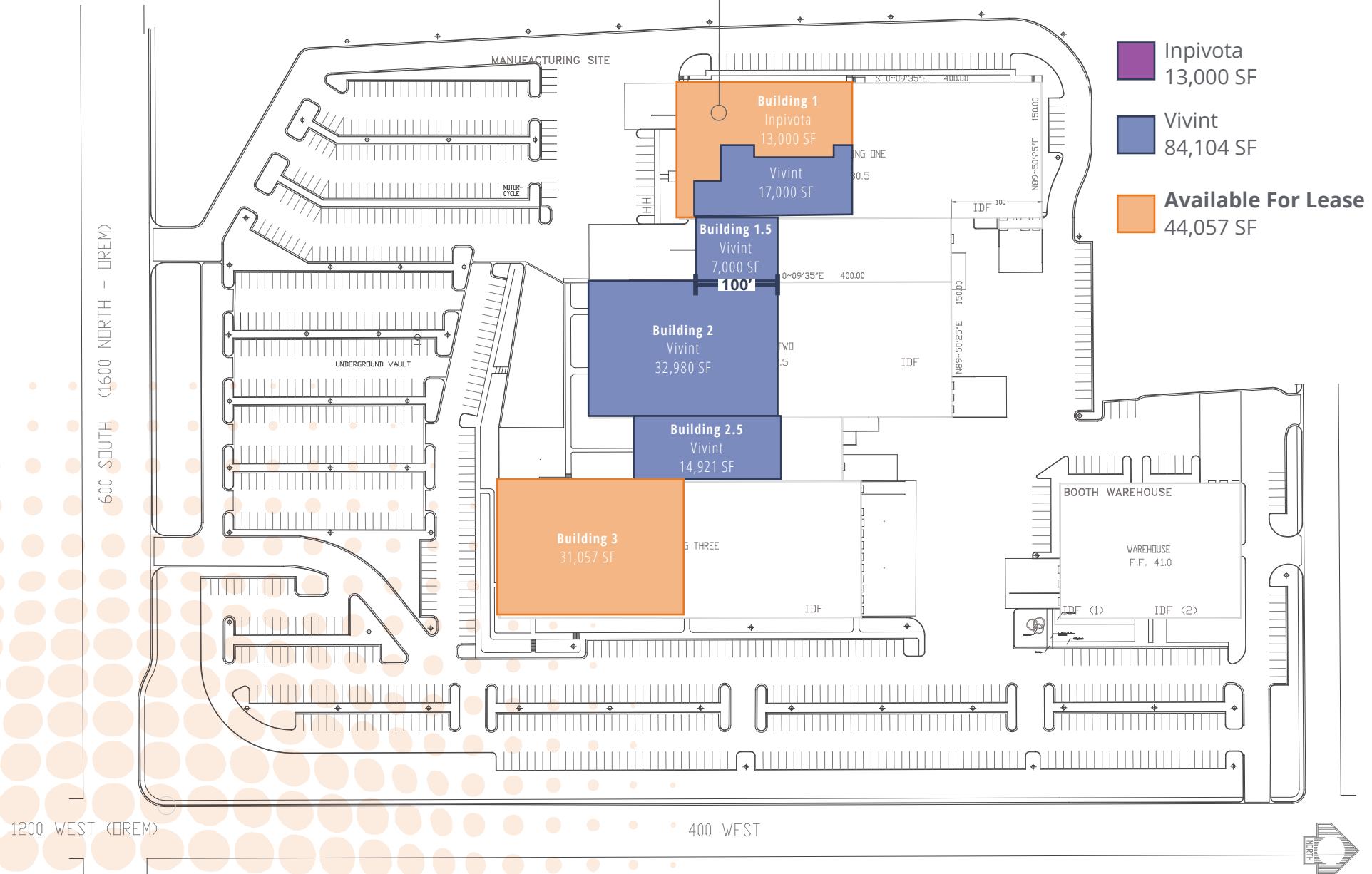


## Overall Site Plan

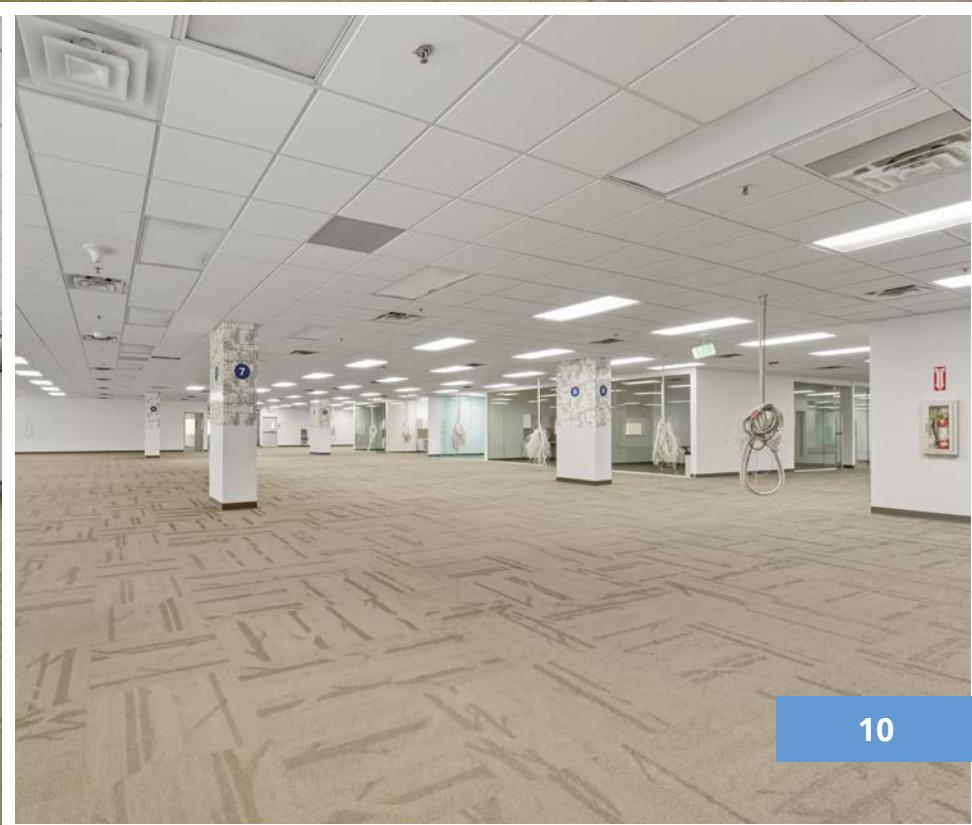
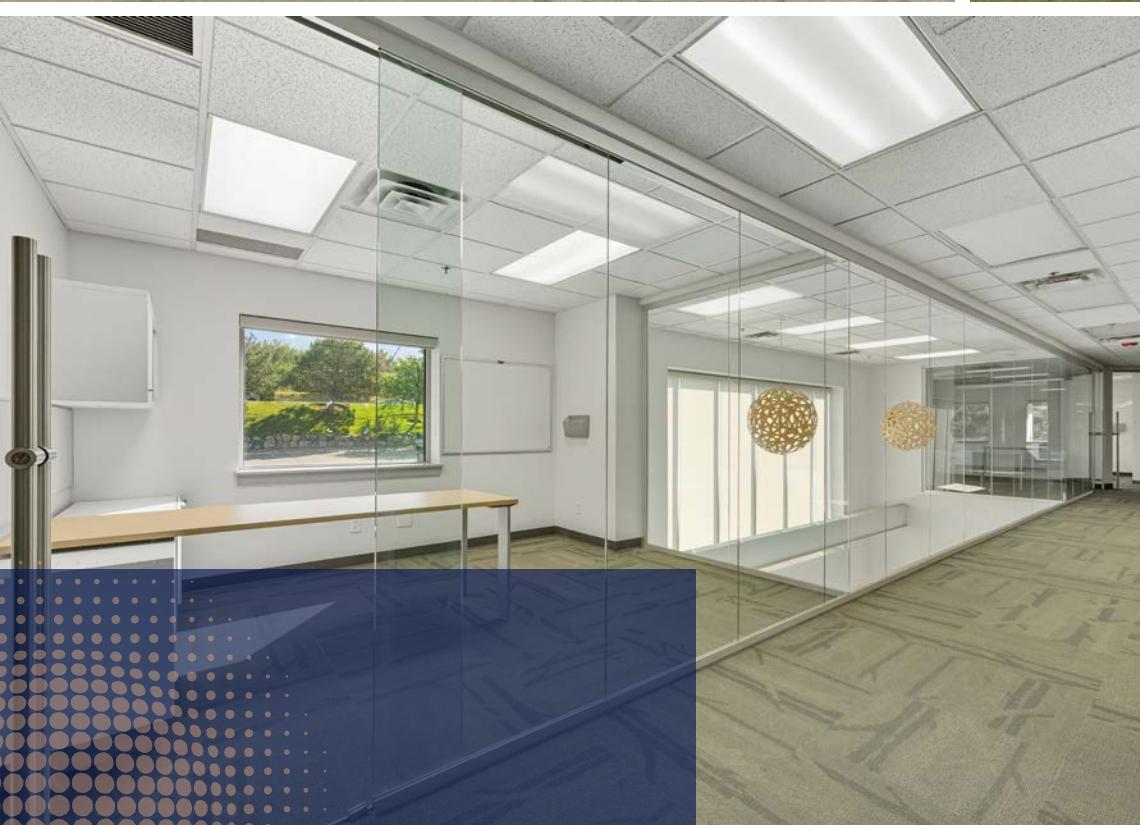
- Currently Occupied

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## 2nd Floor







# Utah County Demographics



## KEY FACTS

Population  
**718,194**

Median Age  
**27.1**

Average Household Size  
**3.45**



## BUSINESS

Total Businesses  
**14,945**

Total Employees  
**225,030**

Daytime Population  
**691,002**



## INCOME

Median Household Income  
**\$90,138**

Average Household Income  
**\$121,673**

Per Capita Income  
**\$34,533**

Tooele County



## EDUCATION

No High School Diploma

**4%**

High School Graduate

**17%**

Some College

**34%**

College Degree

**45%**



## EMPLOYMENT

White Collar

**71%**

Blue Collar

**18%**

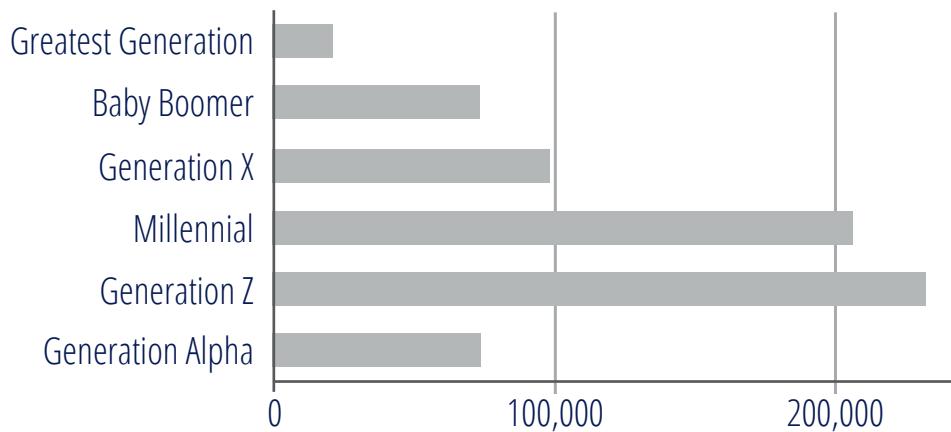
Services

**11%**

Unemployment

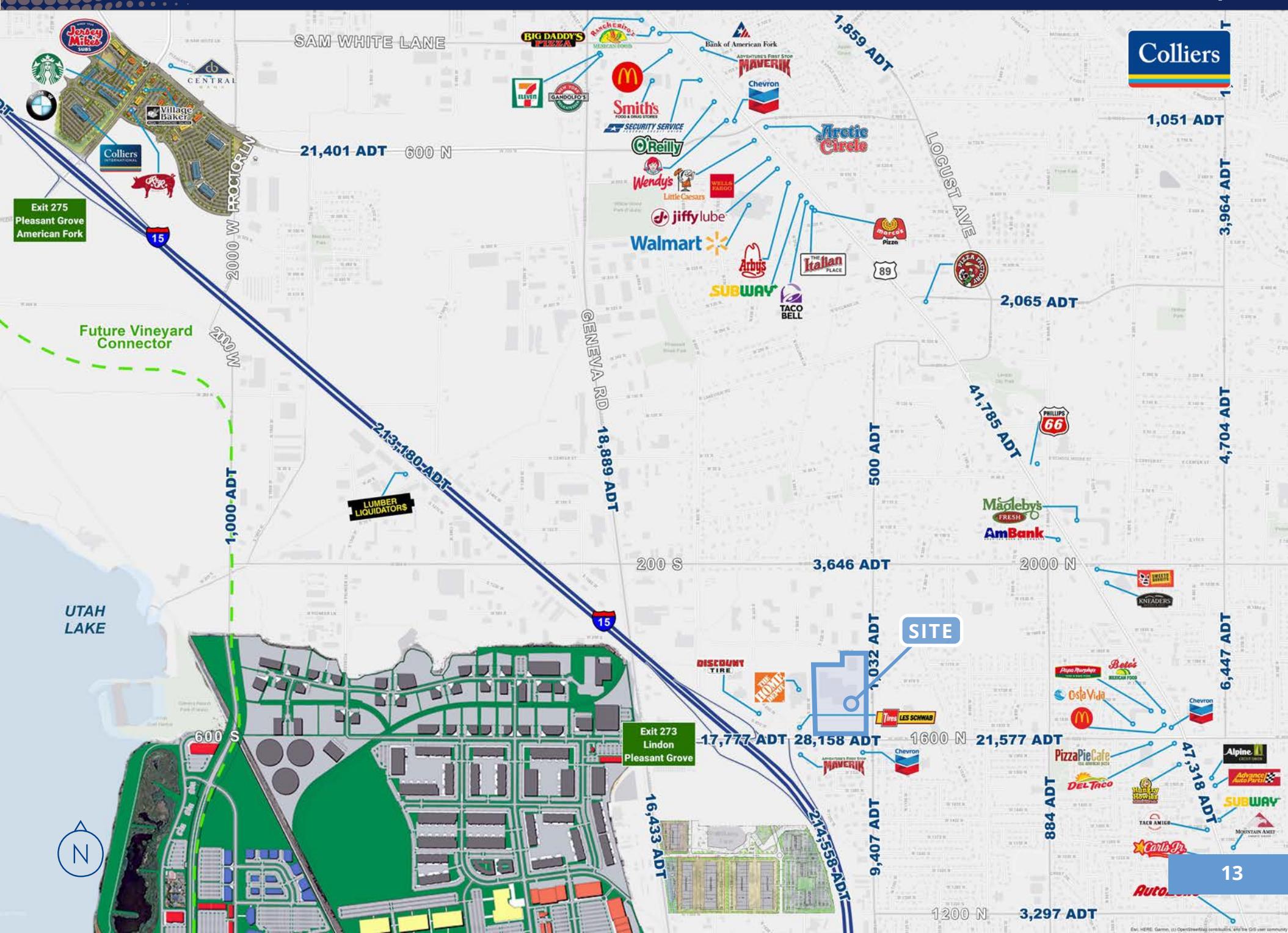
**3.1%**

## 2023 POPULATION BY GENERATION



# Area Tenant Map

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# Utah County Manufacturing Tenants

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Industrial For Lease



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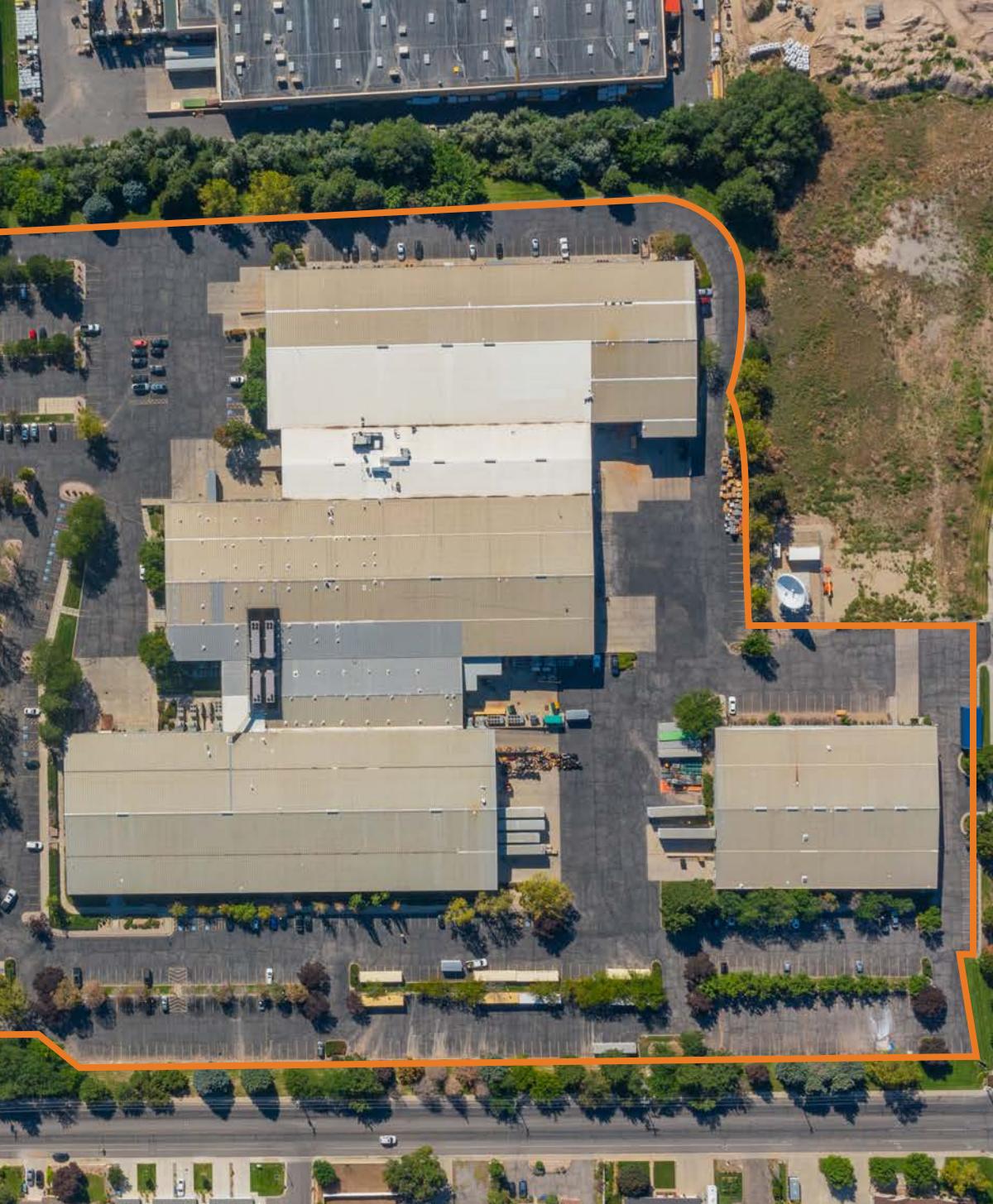
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