



Colliers

TOM HEAL  
COMMERCIAL Real Estate Inc.

For Sale or Lease

## 85 East Bay Blvd Provo, Utah

### Property Information

- Owner/Occupied warehouse with showroom
- Year Built: 1987
- Lot Size: 2.46 AC
- Clear Height: 12' to 20'
- 2 Dock doors with levelers & 2 grade level doors
- Parking: 70 stalls
- Power: 3 Phase, 540 Amps, 160 Volts
- Sprinkling System: Wet
- Zoning: PIC - Provo City Planned Industrial Commercial
- Centrally located within walking distance of an abundance of amenities
- Immediate access to the University Ave. I-15 interchange

**Building Size:** 42,000 SF  
**Lease Rate:** \$1.00 PSF NNN  
**Sale Price:** \$7,500,000.00 (\$178.57 psf)

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**Sale Price:**

\$7,500,000.00

### Contact:

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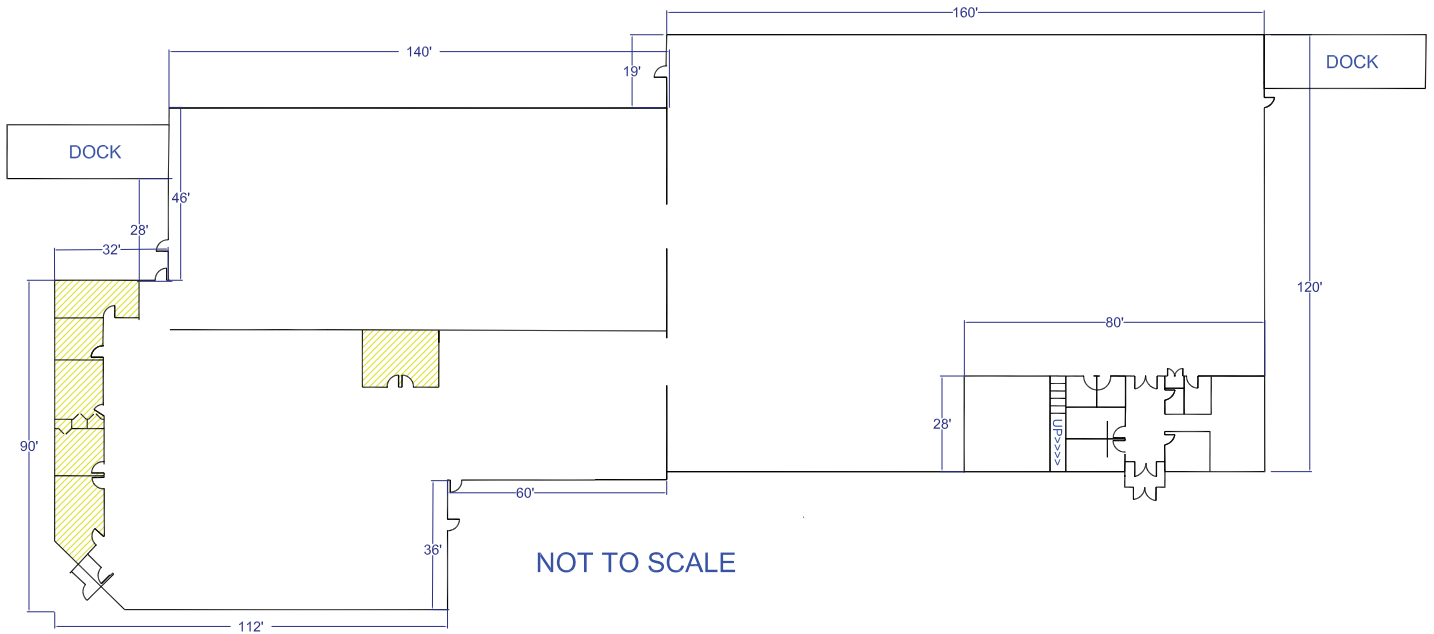
Accelerating success.

Colliers

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# Floor Plans

ESTIMATED FLOOR PLAN

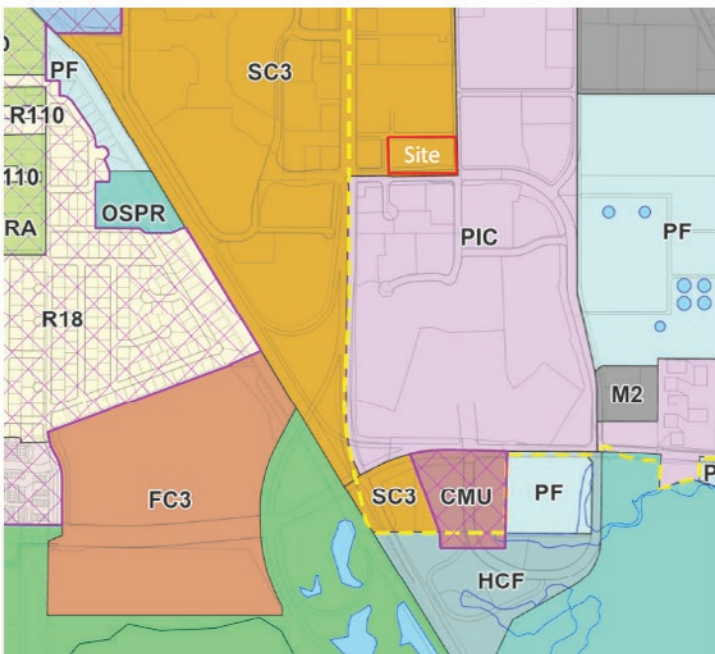




# Pictures



**SC3** *Regional Shopping Center (Chapter 14.20): The SC3 zone provides an area in which the primary use of the land is for commercial and service uses to serve needs of people living in an entire region. It is located close to freeways & major arterials for easy access.*







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