

### For information, please contact:

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#### **Kolby Long** Associate t 801-727-4413 kolby.long@nmrk.com

376 E. 400 S. Suite 120 Salt Lake City, UT 84111



# Provo Manufacturing Facility with Yard

225 E. 900 S. **PROVO, UT 84606** 

## For Lease 155.140 SF

#### **Property Highlights**

- 155,140 SF available
- 17,200 SF office
- 137,500 SF warehouse
- Divisible to 25,000 SF
  - Clear height: 15'-25'
- levelers
  - Three (3) dock high doors with covered loading area
  - Two (2) ground level doors (18'x12')

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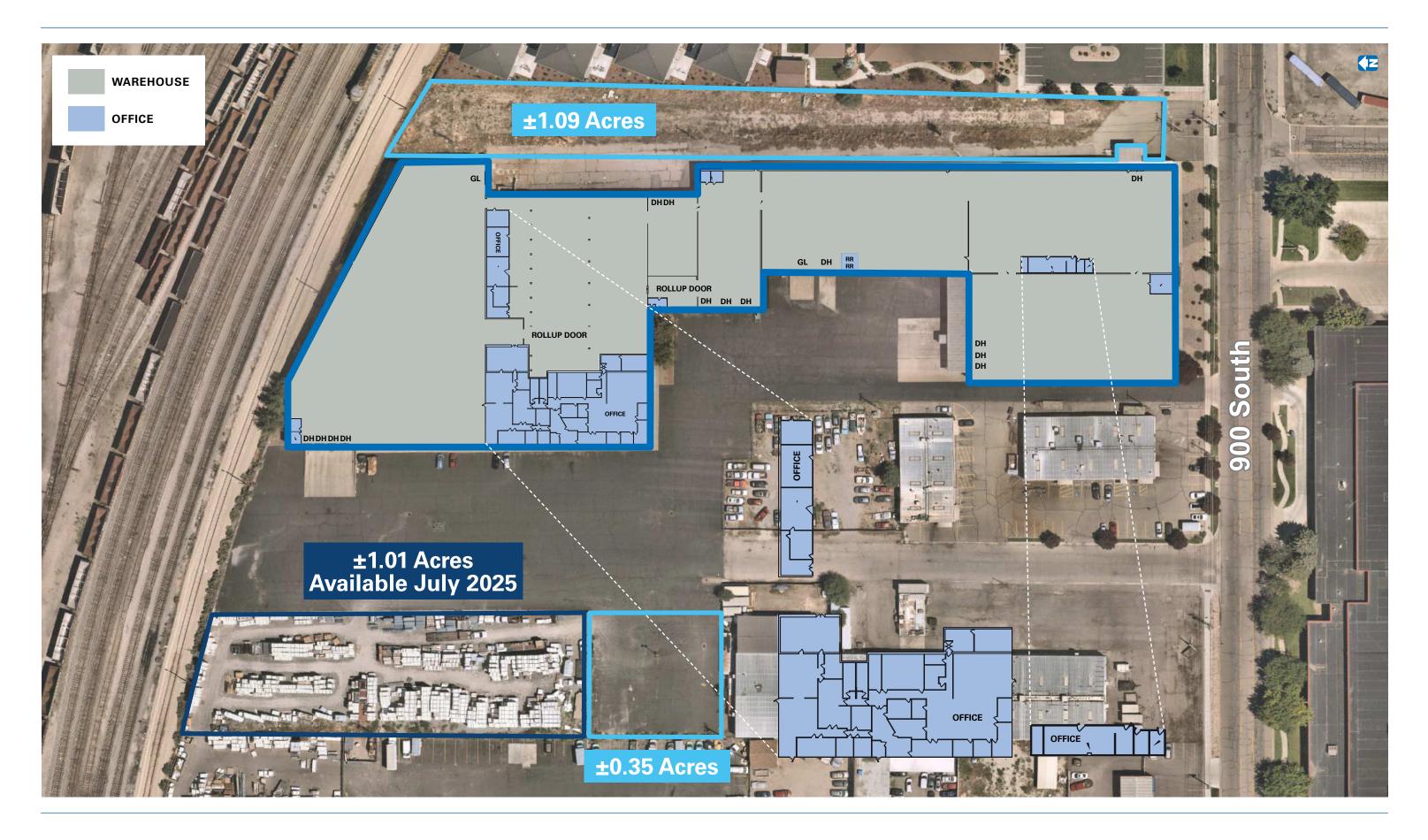
- Thirteen (13) dock high doors (8'x9') equipped with seals, bumpers, and
- 2,150 amps / 480/277 V / 3-phase

- Free span warehouse
- Wet sprinklered
- Zoning CM \_ (Heavy Commercial Zone)
- ±1.44 acres of yard space and/or trailer parking available at an additional cost
  - An additional ±1.01 acres of yard available July 2025
- Situated between Highway 189 and Highway 89
- Easy access to I-15

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