



For information, please contact:

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**YARD SPACE AND/OR TRAILER PARKING AVAILABLE**



## 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'
- Thirteen (13) dock high doors (8'x9') equipped with seals, bumpers, and levelers
  - Three (3) dock high doors with covered loading area
- Two (2) ground level doors (18'x12')
- 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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