

OREM TECH CENTER

1400 North Geneva Road | Orem, Utah 84057

Industrial for Lease



Jarrold Hunt
Vice Chair
+1 801 787 8940
jarrod.hunt@colliers.com

Andy Blunt
Vice President
+1 801 870 8940
andy.blunt@colliers.com

PROPERTY OVERVIEW

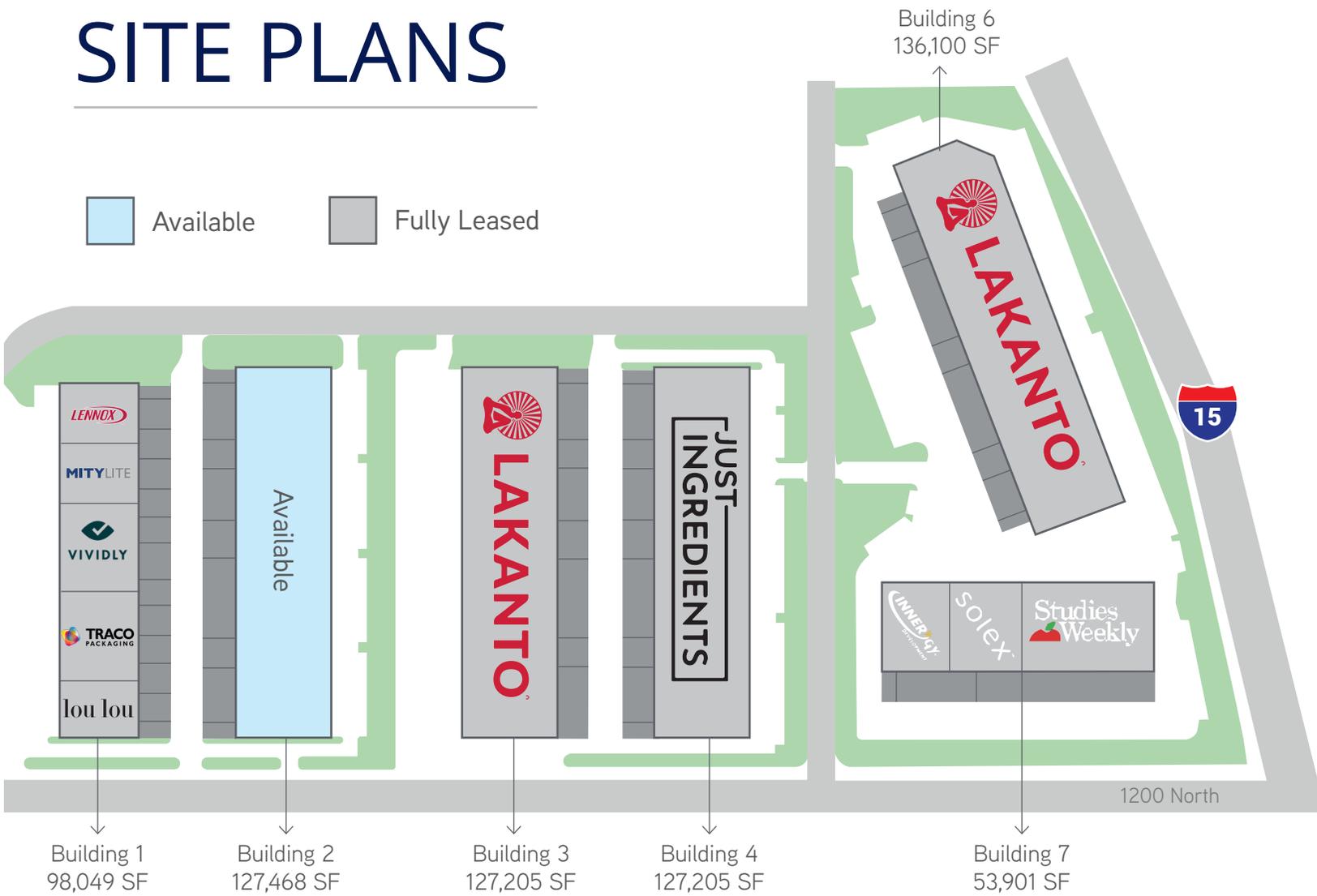


HIGHLIGHTS

- A+ Utah County Location with convenient access to I-15 via Geneva Road, 1600 North and 800 North exits
- Comparable lease rates remain strong with very low market vacancies.
- Great I-15 visibility
- 3 min drive to I-15 access
- Class A Warehouse, Distribution, and Production Space

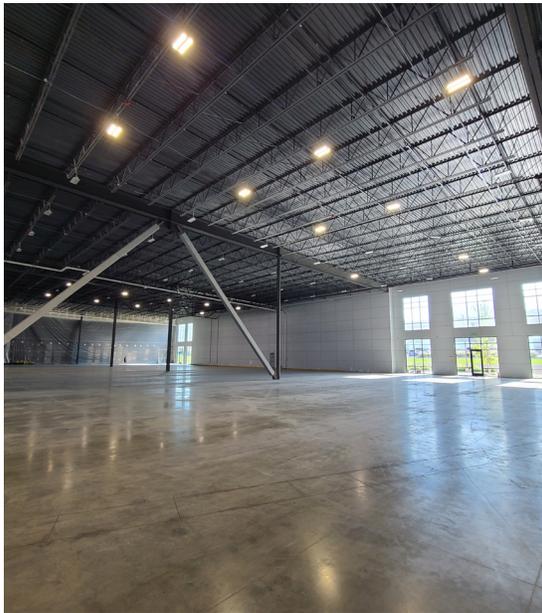
SITE PLANS

Available
 Fully Leased



PROPERTY DETAILS

Total Available SF	127,468 SF
Lot Size	69.59 acres
Building Construction	Tilt wall construction
Year Built	2023
Clear Height	28'
Overhead Doors/Docks	See Floor plans All dock-high doors equipped with hydrolic leveler
HVAC	Gas, forced-air heat and central air conditioning
Power	200 amps 480 volt per bay
Fire Suppression System	ESFR in warehouse; office space by code
Utilities	Orem City Municipal water and sewer
Zoning	PD36 light industrial and technology center development with urban design concept
Warehouse Lighting	Clerestory Windows LED
Total Building SF	669,928 SF



PROPERTY PHOTOS

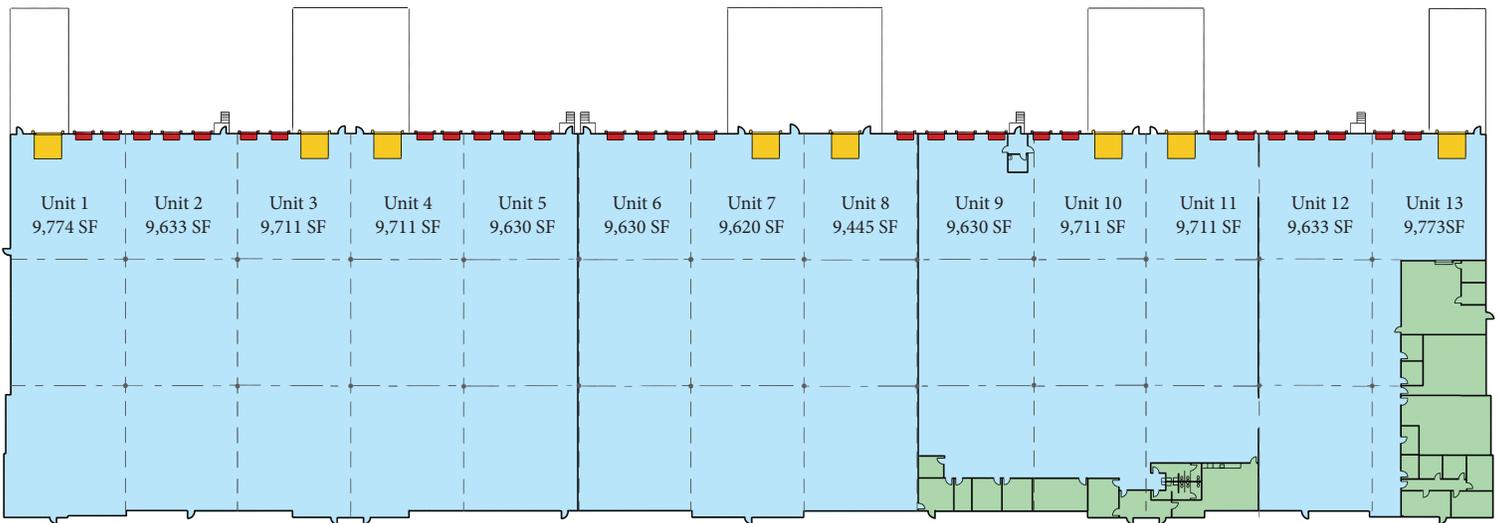
BUILDING 2 PLANS

5 mile radius

BUILDING 2 FLOORPLAN

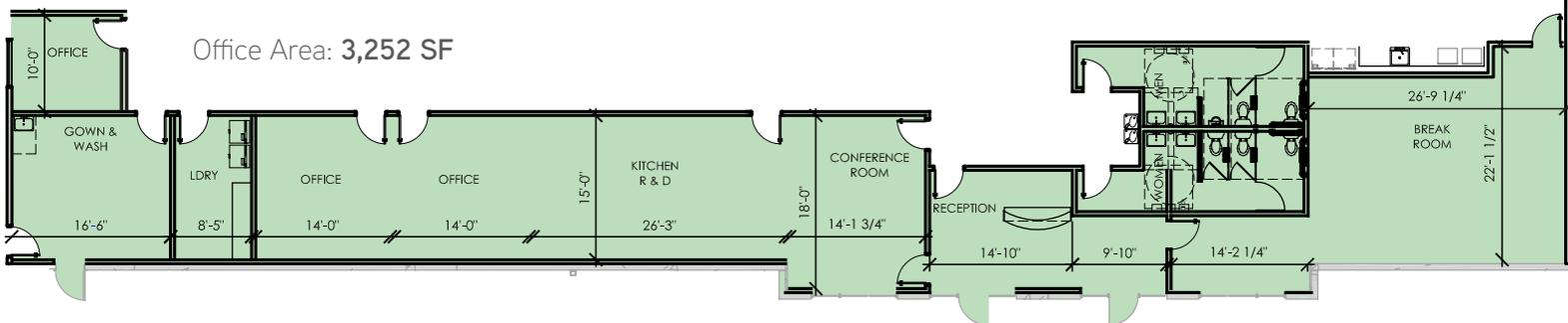
1470 West 1200 North

- Office
- Ground Level Doors
- Warehouse
- Dock High Doors

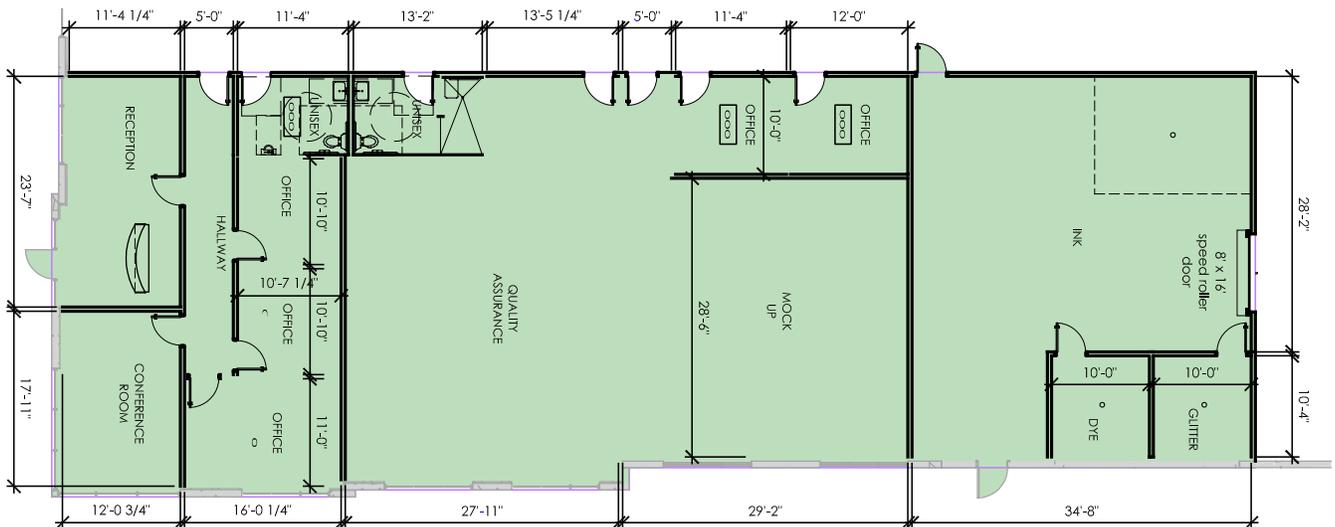


Total SF: 127,468 SF | Parking Stalls: 141 | Total Suites: 13 | Minimum divisibility: 29,000 SF

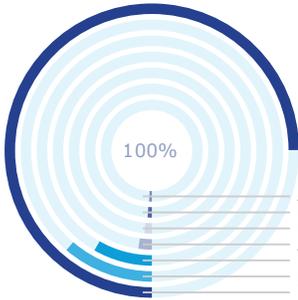
Office Area: 3,252 SF



Office Area: 5,119 SF



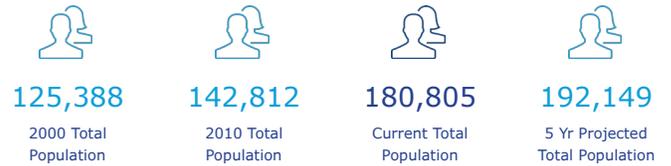
DEMOGRAPHICS



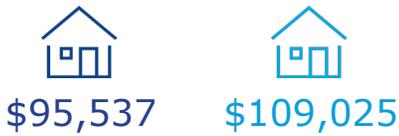
American Indian Population 1,545
 Black Population 1,829
 Pacific Islander Population 2,552
 Asian Population 3,941
 Other Race Population 15,026
 Population of Two or More Races 20,418
 White Population 135,494



Population Trend



Median Household Income



Current Median HH Income
 5 Yr Projected Median HH Income

Average Household Income



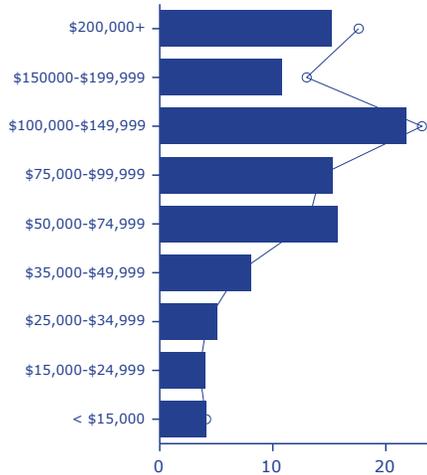
Current Average HH Income
 5 Yr Projected Avg HH Income

Per Capita Income



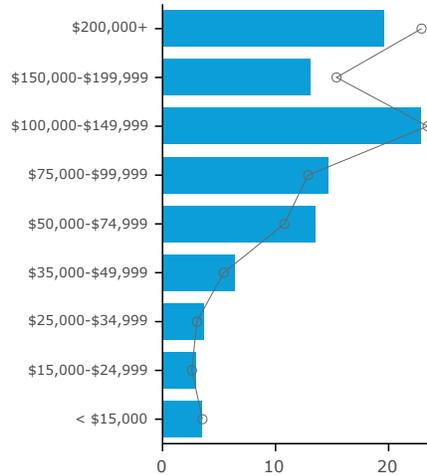
Current Per Capita Income
 5 Year Projected Per Capita Income

Current HH By Income



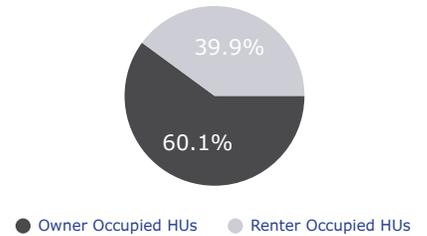
Dots show comparison to 49049 (Utah County)

5 Yr Projected HH By Income

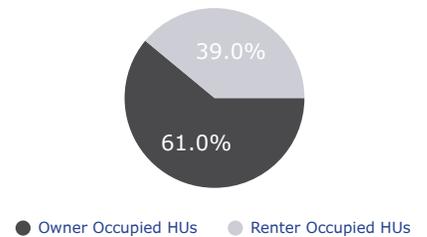


Dots show comparison to 49049 (Utah County)

Current Housing By Ownership



5 Yr Projected Housing By Ownership



EDUCATION



5%

No High School Diploma



17%

High School Graduate



32%

Some College



45%

Bachelor's/Grad /Prof Degree

Current Year Housing Stats



Median Home Value

\$587,652



Median Contract Rent

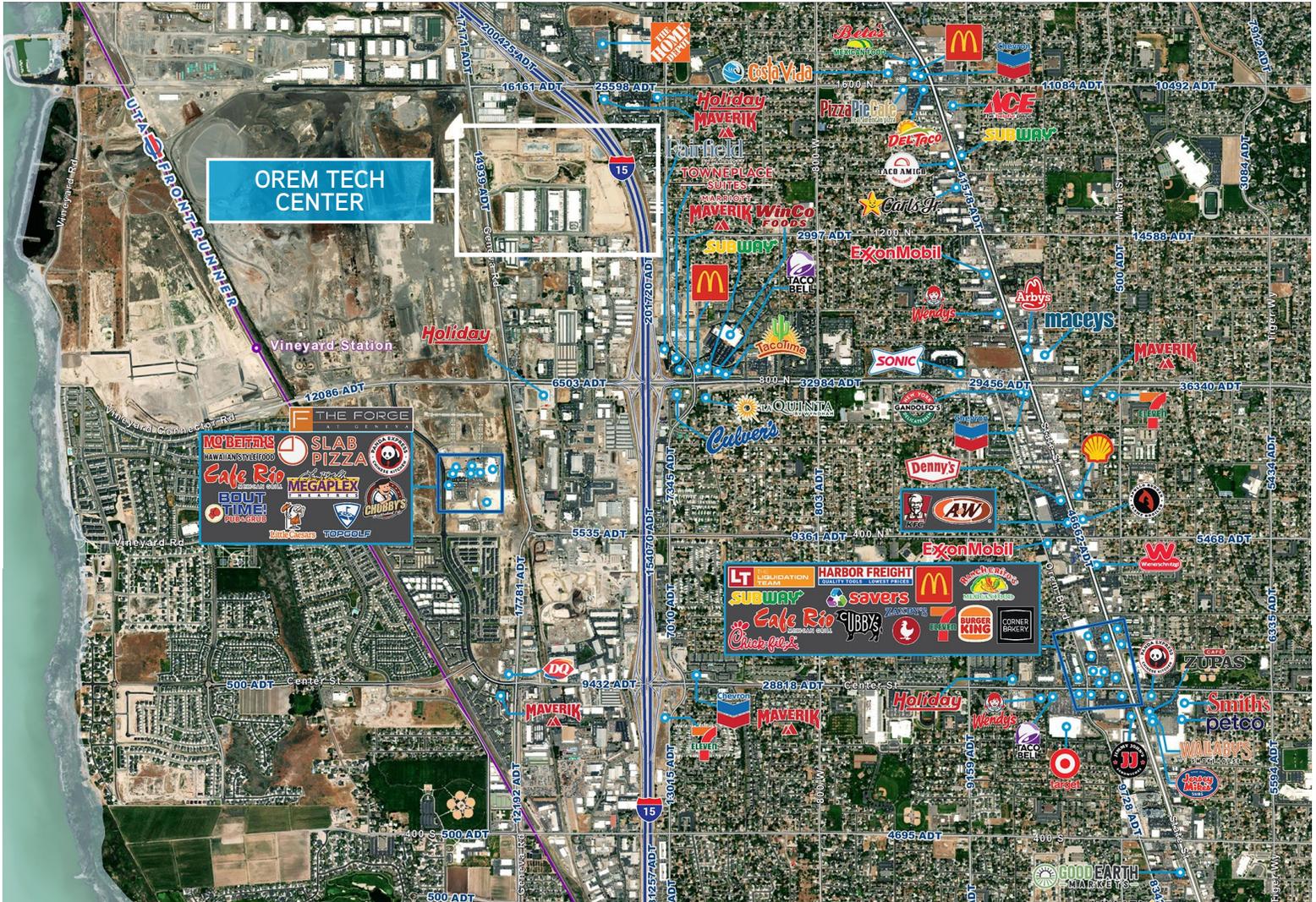
\$1,386



% of Income for Mortgage

38.5%

AREA MAPS





Industrial for Lease

OREM TECH CENTER

Jarrod Hunt

Vice Chair

+1 801 787 8940

jarrod.hunt@colliers.com

Andy Blunt

Vice President

+1 801 870 9648

andy.blunt@colliers.com

Lana Howell

Associate

+1 801 453 6857

lana.howell@colliers.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2020. All rights reserved.