



FOR LEASE
\$14.00 per SF

**3420 W Center Street,
Provo, Utah 84601**



Property Overview

This prime 9.44-acre industrial property at 3420 W. Center Street in Provo, Utah, is strategically located along Center Street, one of Provo's main industrial corridors. The parcel boasts significant dimensions, featuring a generous 944 ft of frontage and a depth of 328 ft. It is zoned Master Plan Industrial, allowing for superior visibility and a flexible range of commercial and light industrial applications, including warehouse, distribution, and mixed-use projects.

The site offers level topography, accessible utilities, and exceptional accessibility, with excellent proximity to I-15 and other major transportation routes. Positioned within a high-growth area, this property is poised to capitalize on the strong regional demand for industrial space, making it an ideal opportunity for development.

INVESTMENT SUMMARY	
Property Address	3420 W Center Street, Provo, Utah 84601
Land Size	9.44 Acres
Frontage / Depth	944' x 328'
Zoning	Master Plan Industrial
Land Use	Industrial / Flex / Logistics

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PROPERTY HIGHLIGHT

Address	3420 W. Center Street, Provo, Utah	Location	Along Center Street, one of Provo's main industrial corridors.
Size	9.44 Acres	Accessibility	Excellent access to I-15 and major transportation routes.
Frontage	944 ft	Development	Expansive 944 ft frontage offers superior visibility and flexibility for development.
Depth	328 ft	Topography	Level topography and accessible utilities.
Zoning	Master Plan Industrial	Demand	Situated in a high-growth area with strong regional demand for industrial space.

Property Photos

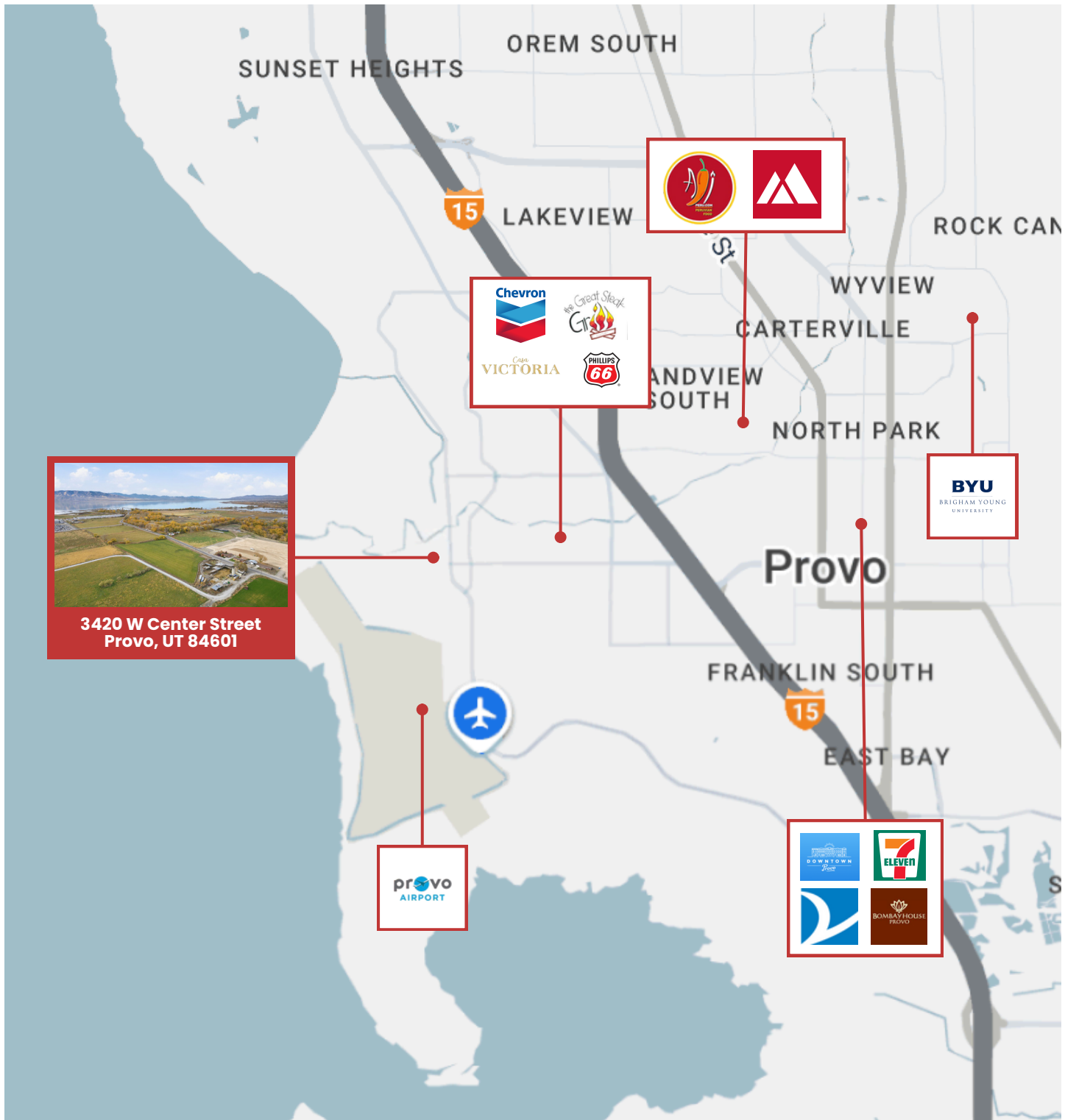




PARK
COMMERCIAL
GROUP

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Nearby Establishments



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