



**MARKETING FLYER**

# **UTAH VALLEY BUSINESS PARK I FLEX OFFICE / WAREHOUSE**

732 UTAH VALLEY DRIVE | AMERICAN FORK, UT



**ANDREW PACE**

801-884-8775

[andrew.pace@woodburycorp.com](mailto:andrew.pace@woodburycorp.com)



## PROJECT HIGHLIGHTS

- 26,412 SF available, divisible to 6,000 SF
- Full building opportunity
- Suites from 6,340 – 10,997 SF
- \$13.00 - \$15.00/SF NNN
- Located in the heart of American Fork
- Silicon Slopes without the traffic of Lehi
- Single story office building
- Divisible to – 9,000 RSF
- Unmatched I-15 exposure
- Signage available
- Tenant improvement allowance available
- Improvements being made to building including two roll up doors and full exterior painting
- 5.5 / 1,000 USF parking ratio
- **OPPORTUNITY ZONE (consult with your tax advisor to explore the benefits of growing your business in a designated opportunity zone.)**





