

WAREHOUSE FOR SUBLEASE

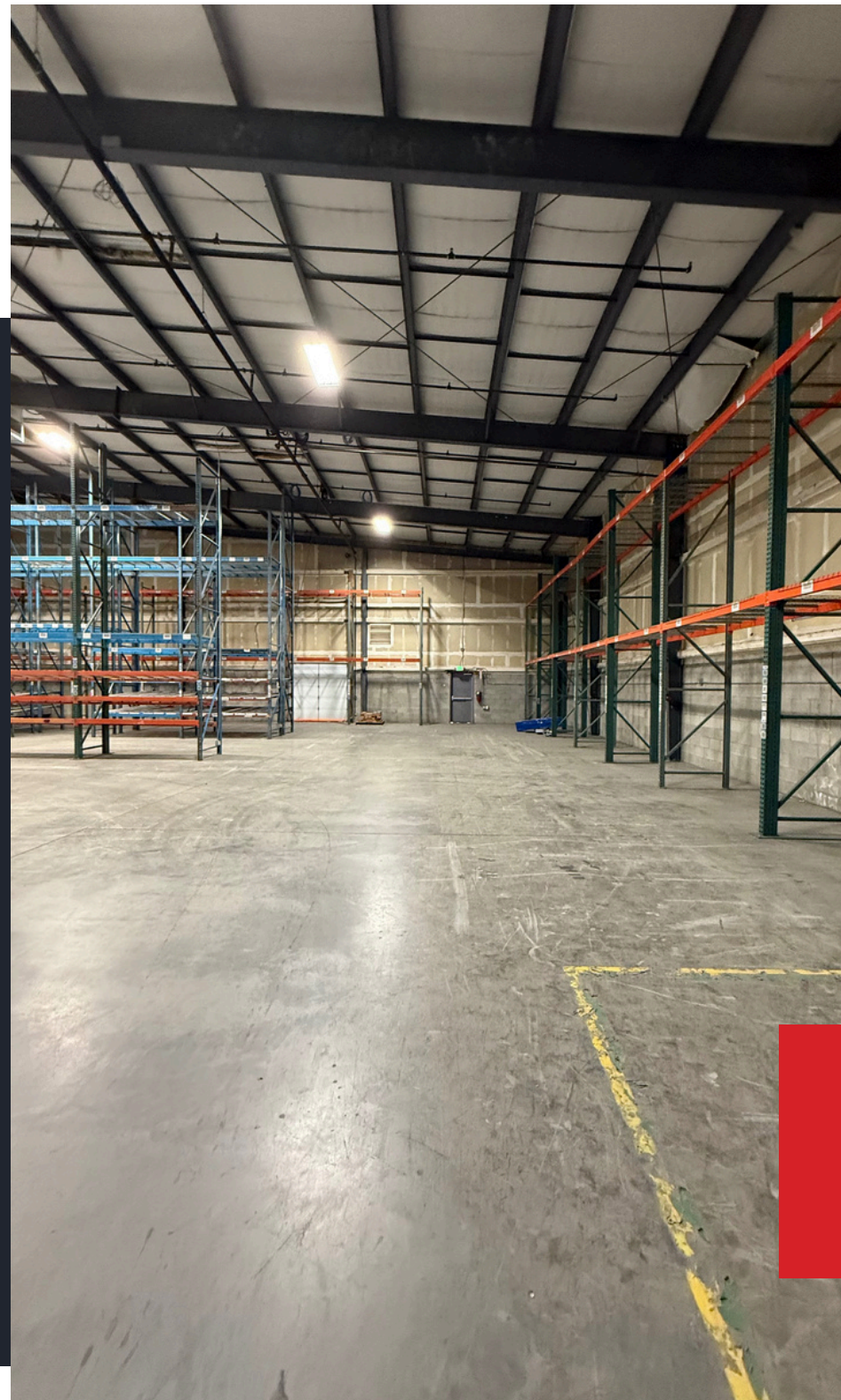
PRIME-LOCATION WAREHOUSE IN LINDON, UT

215 N 1800 W, Lindon Utah



PRIME LINDON WAREHOUSE

Welcome to your functional warehouse space in Lindon. Conveniently located with easy access to I-15, this property offers excellent distribution capabilities and flexible layout options for a variety of users. The 10,000 SF warehouse features clear heights ranging from 22' to 26', providing ample vertical storage capacity with racking included. For loading and logistics, the space is equipped with two dock-high doors and one ground-level door, making it ideal for both shipping and receiving operations. Inside, the building offers two office spaces and two restrooms, supporting both administrative and warehouse functions. The property also includes 3-phase power (200 amps, 120/480 volts), forced-air heating, and a swamp cooler for cooling.



PROPERTY HIGHLIGHTS



- > 10,000sf
- > Rate: 1.15psf NNN
- > 12mo Lease (Landlord Willing To Do Long Term Lease At A Rate To Be Negotiated)
- > Clear Height: Varies Between 22' to 26' Clear Height
- > Heating & Cooling: Forced Air Heat / Swamp Cooler
- > Parking: 1.5 per 1000sf
- > Docks: 2 Available
- > Ground-Level Doors: 1 Available
- > Warehouse Sprinkled
- > Racking Included
- > Sensored LED lighting
- > Power: 3 Phase Power 200 Amps/120-480 Volt

LAYOUT

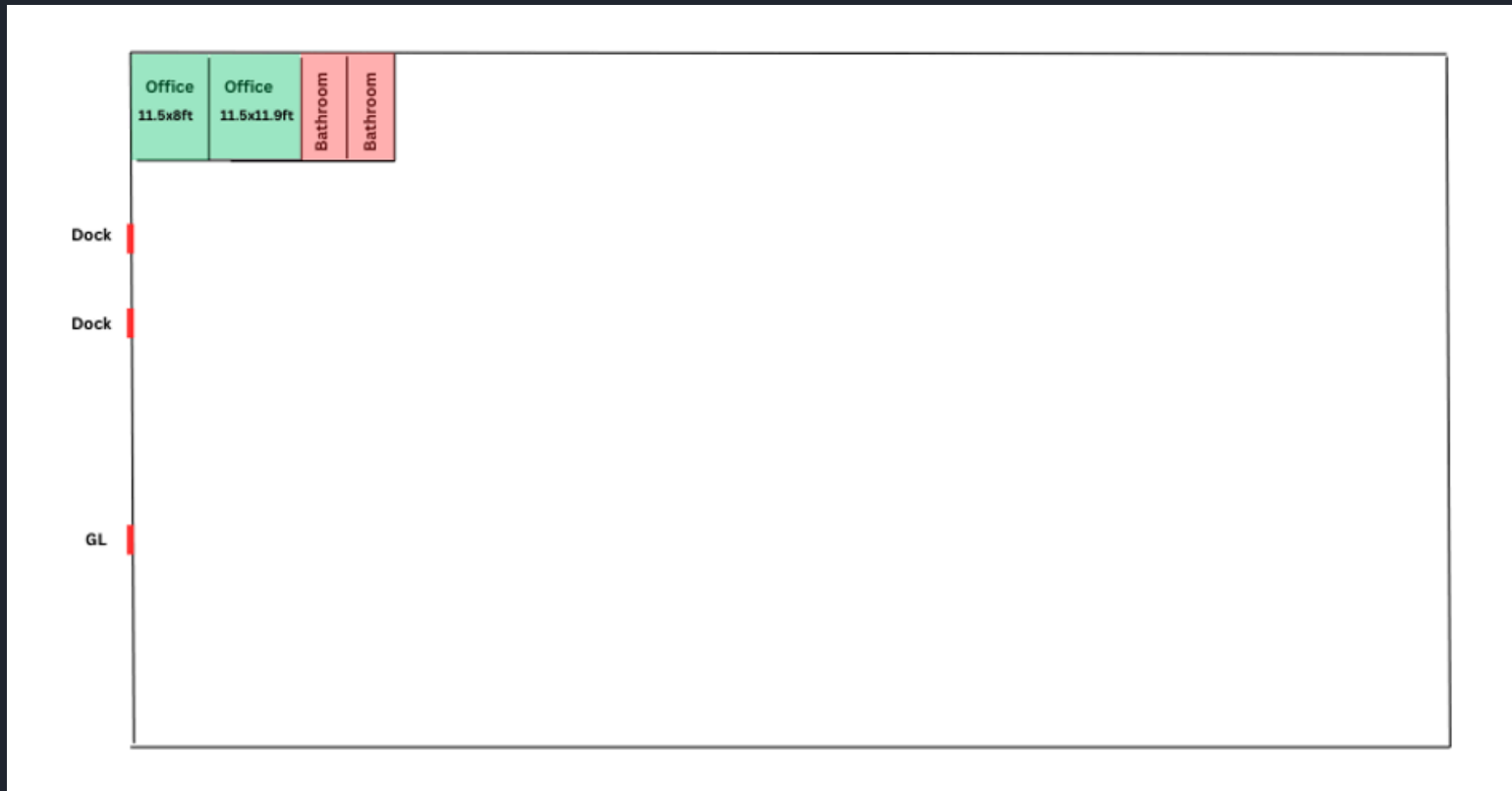
- 2 Offices
- 2 Bathrooms



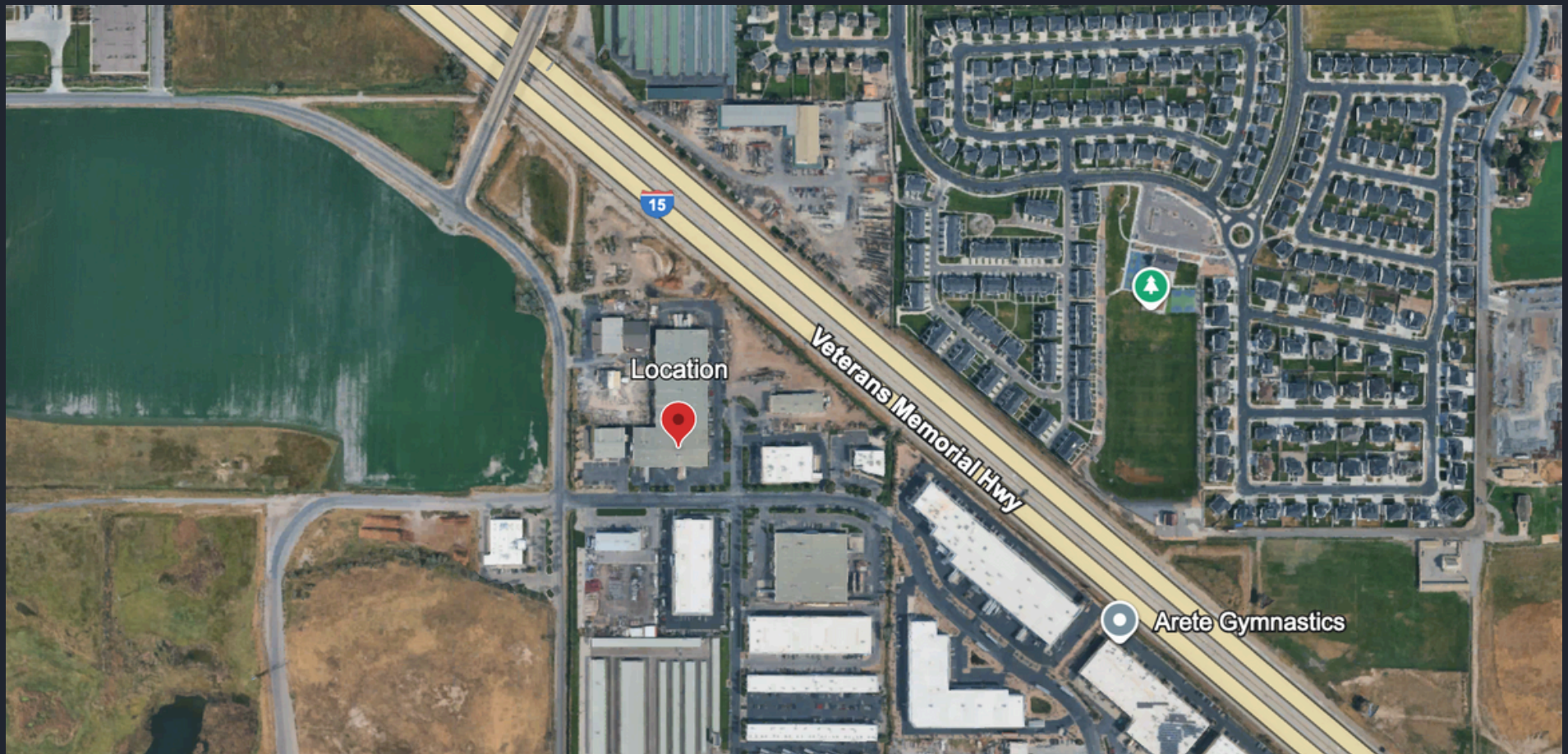


FLOORPLAN

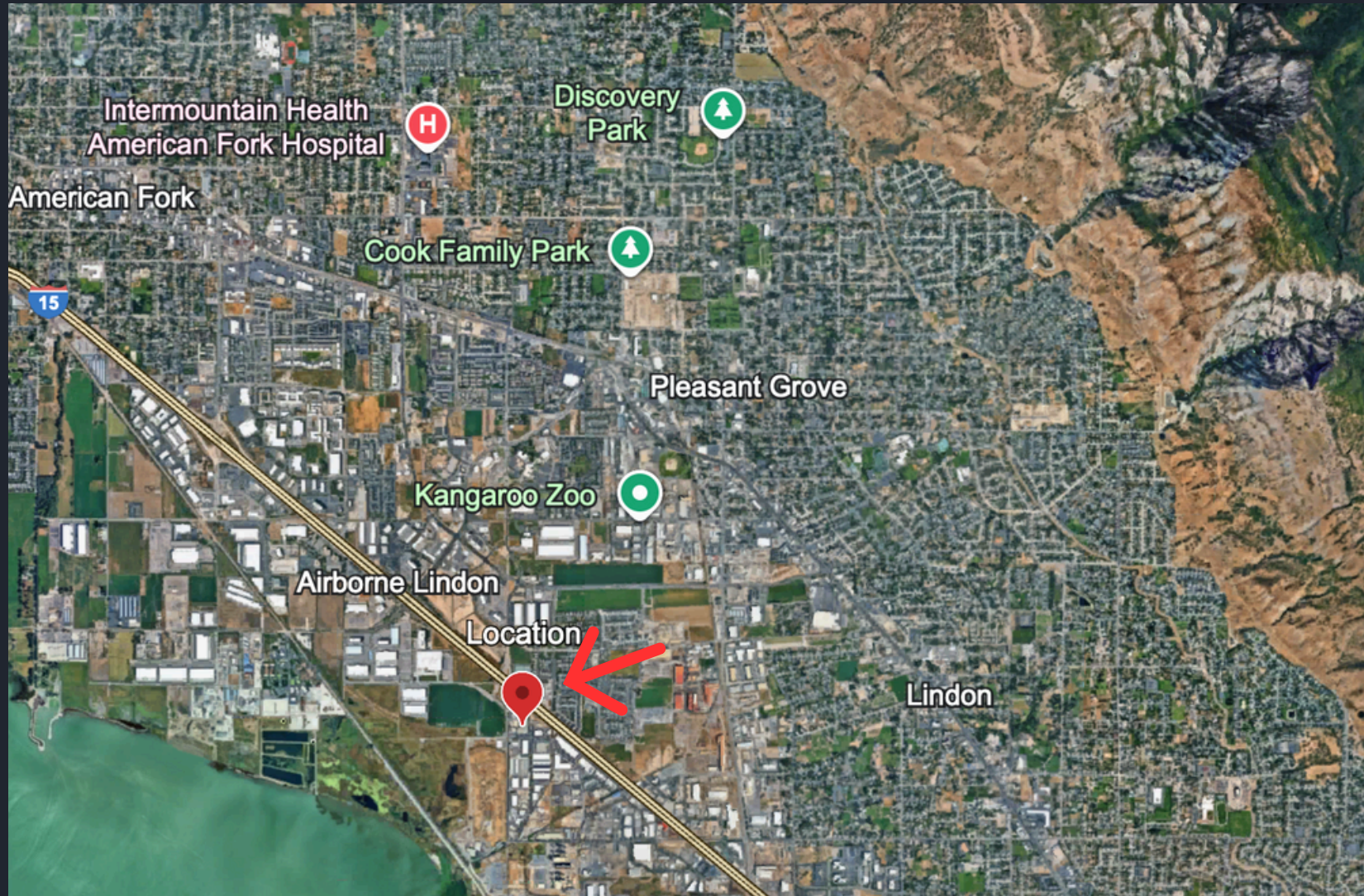
***ACTUAL LAYOUT DIFFERS SLIGHTLY FROM FLOORPLAN**



AERIAL VIEW



AERIAL VIEW



**CONTACT US TODAY
FOR A PRIVATE TOUR!**

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