

**FOR SALE OR LEASE**

# 1299 W State Rd

Pleasant Grove, Utah 84062

**Property Highlights**

- ±6,980 SF Building on 1.24 Acres
- Retail / Industrial Owner-User Opportunity
- State Road Frontage & Visibility
- Two Grade-Level Doors
- 10-16 Ft Clear Height
- Fully Fenced Yard
- On-Site Well with Water Rights
- Single-Phase Power
- Office & Warehouse Climate Control
- Public Transit Adjacent
- Cell Tower: Available for Purchase with Building Sale
- Additional Land Available for Lease or Purchase

**Sales Price:**

\$2,500,000

**Lease Rate:**

\$12,500

PER MONTH

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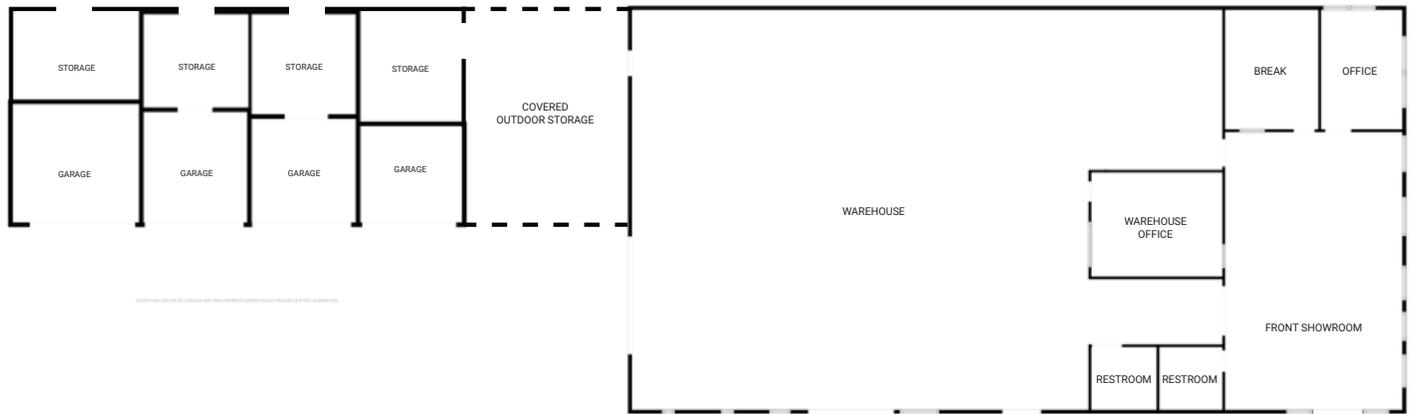
# Floor Plan & Photos

1299 W State Rd | Pleasant Grove, Utah

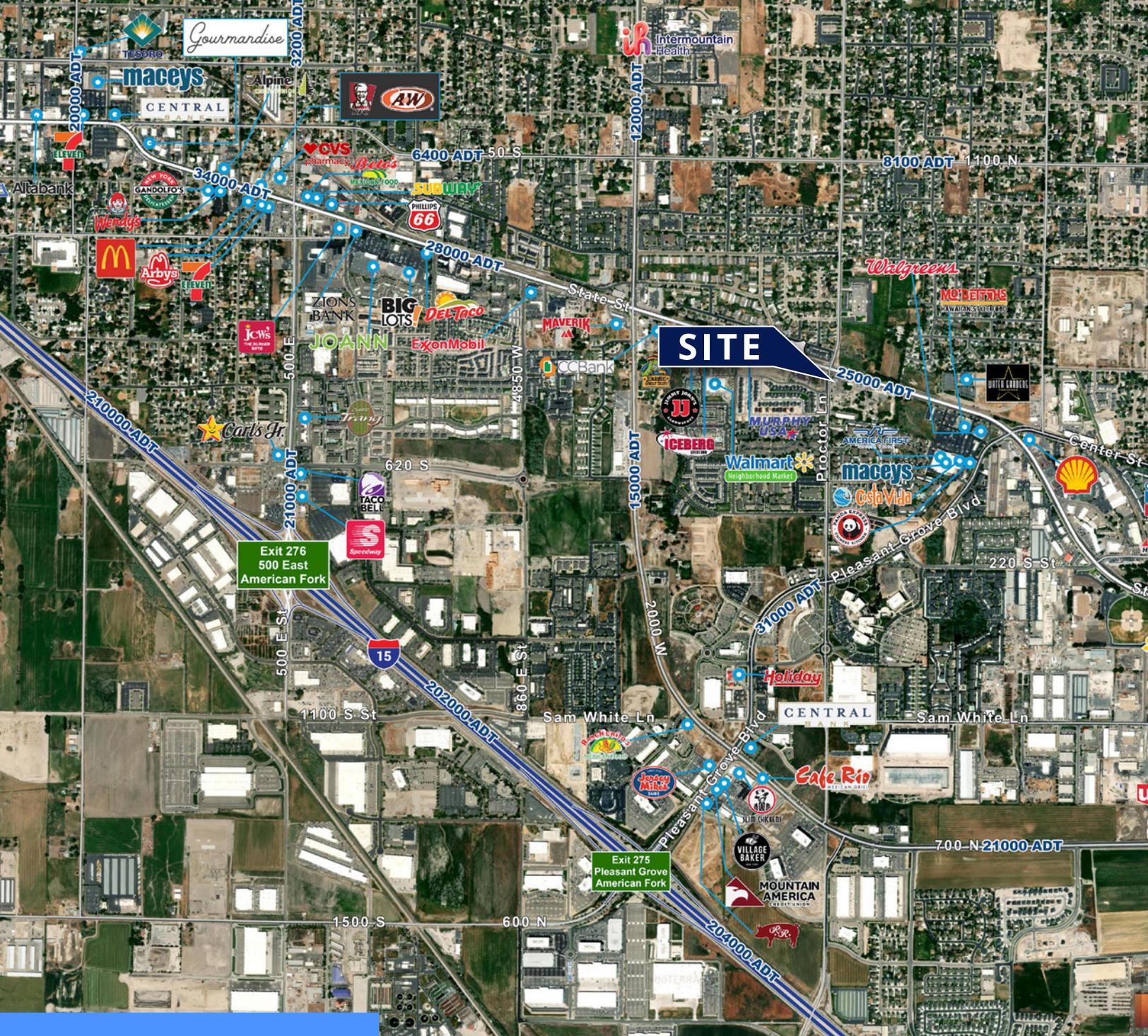
## BUILDING HIGHLIGHTS

1299 W State Road presents a rare owner-user opportunity featuring a  $\pm 6,980$  SF freestanding retail/industrial building on a 1.24-acre fully fenced site with prominent State Road frontage and excellent visibility. The building offers a functional combination of office and warehouse space with full climate control, two grade-level doors, and 10–16' clear heights to support a variety of operational needs. Additional features include an on-site well with water rights, single-phase power, and convenient access to public transit. A cell tower is located on the property and is available for purchase along with the building.

## SITE PLAN

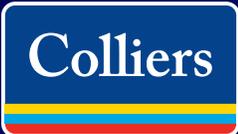






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