



2 ACRES OF FENCED YARD SPACE

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# LINDON WAREHOUSE

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**Industrial for Lease**  
1287 West 300 South | Lindon, UT 84024

# OVERVIEW

Lindon Warehouse is a 15,042 SF industrial building in Lindon, Utah, featuring a fenced, secured yard, 3-phase power, and excellent loading. It offers key amenities like a fully temperature-controlled warehouse, new LED warehouse lighting and newly remodeled offices. The property is located close to major services and is only 1.5 miles from the 1600 North I-15 access. The property is zoned Light industrial making it ideal for various industrial uses. Contact us for pricing.

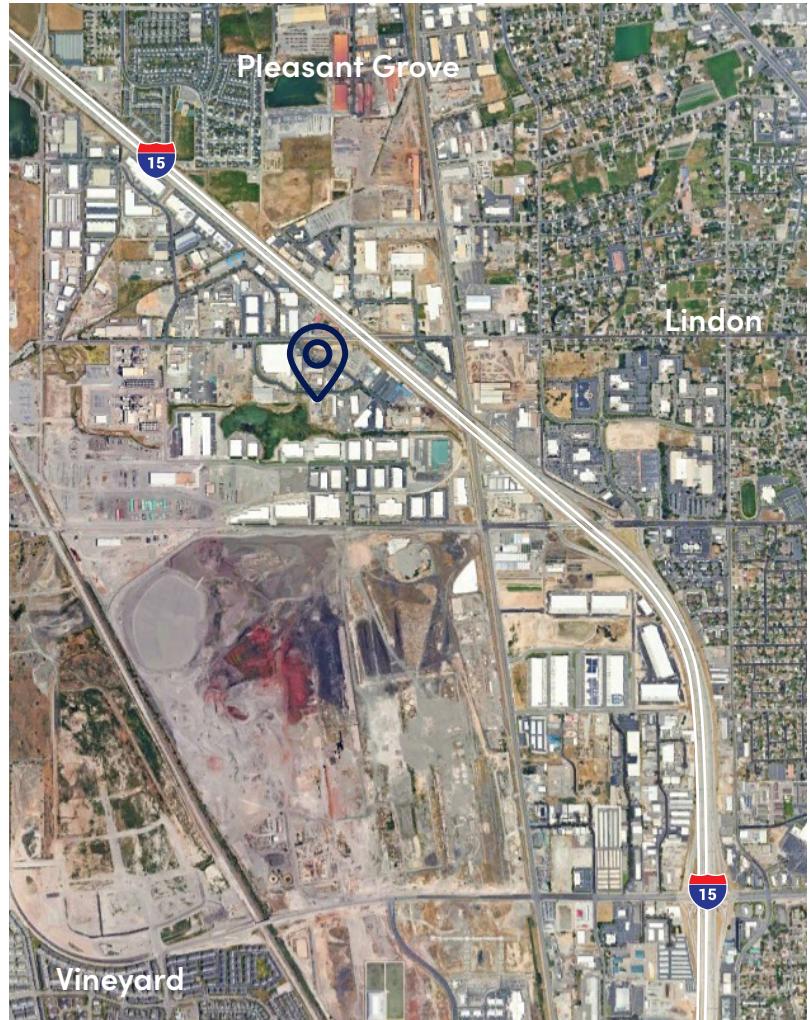
## HIGHLIGHTS

- 2-acre fenced Yard Space
- 20 employee Parking Stalls
- 2 miles from I-15
- HVAC in Warehouse
- Remodeled Office
- Clerestory Windows
- LED Lights in Warehouse
- Fire Sprinklers

## BUILDING INFO

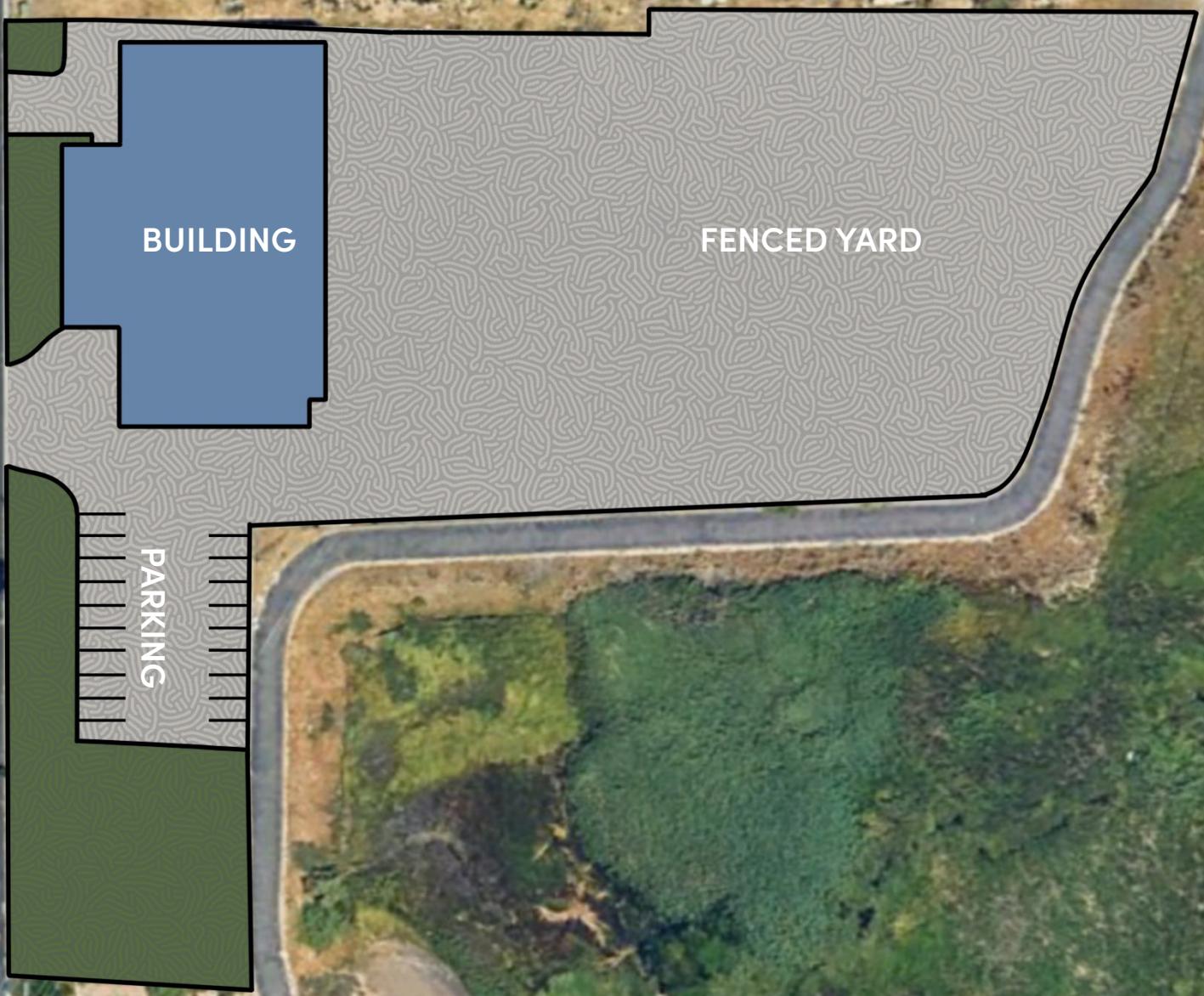
<b>Total Building Size</b>	15,042 SF
<b>Office Space</b>	3,100 SF
<b>Warehouse Space</b>	11,940 SF
<b>Parcel Number</b>	43:241:0024
<b>Zoned</b>	L I
<b>Acres</b>	2.21
<b>Clear Height</b>	22'
<b>Power</b>	400 Amp/ 480V/3 Phase
<b>Dock High Doors</b>	3
<b>Grade Level</b>	1
<b>Lease Rate</b>	Call for Price

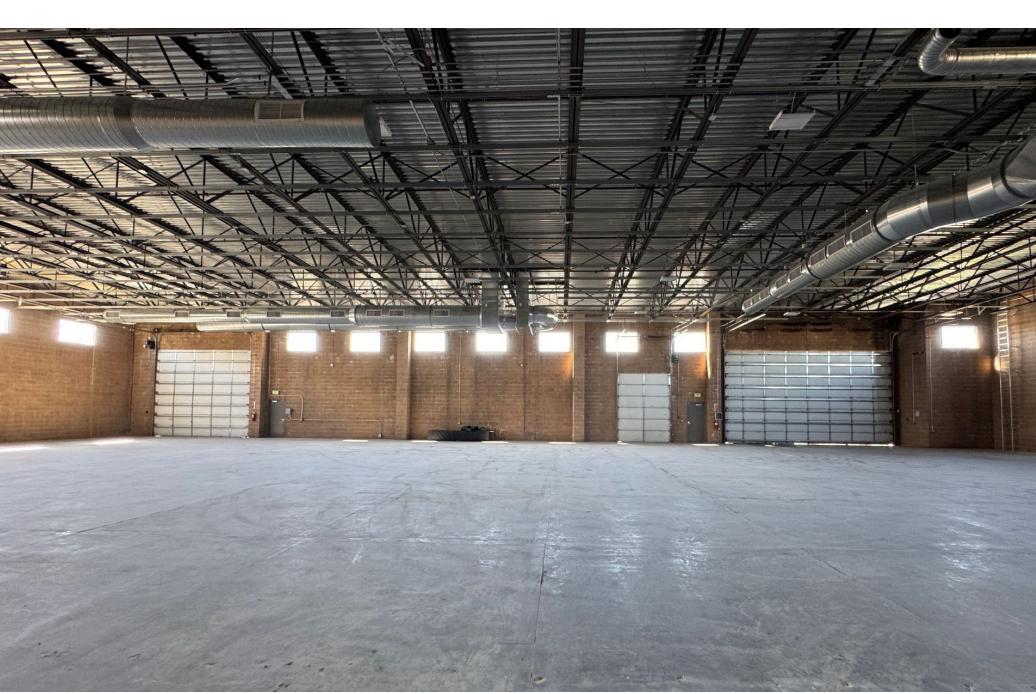
## FLOOR PLANS



# SITE PLAN

1287 West 300 South | Lindon, UT





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