



Industrial For Lease

Jarrod Hunt
Vice Chair
+1 801 787 8940
jarrod.hunt@colliers.com

Andy Blunt
Vice President
+1 801 870 9648
andy.blunt@colliers.com

COLLIERS
2100 Pleasant Grove Blvd., Suite 200
Pleasant Grove, UT 84062
Main: +1 801 947 8300
colliers.com

310
Geneva Rd.

310 N. Geneva Road will offer brand-new Class A industrial space in the heart of Lindon's sought-after Geneva Road corridor. Construction is scheduled to begin soon with completion anticipated in 2026. Designed with flexibility in mind, 310 Geneva can accommodate a wide range of users. Its Geneva frontage gives the site excellent visibility and easy access to I-15, while generous truck courts and a 32-foot clear height provide efficient distribution and manufacturing operations.

310 North Geneva Road | Lindon, Utah



Property OVERVIEW



Property Information

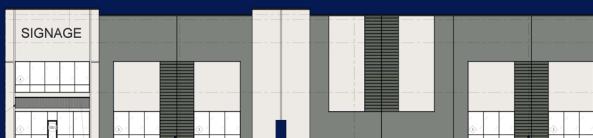
Total SF	198,119 SF
Available SF	198,119 SF
Acres	16.052
Zoned	L1
Parcel ID	14:064:0145
Power	3 phase 480 v
Fire Suppression System	ESFR
Warehouse Lighting	LED Clerestory
Delivery	2026

Highlights

- Brand-new Class A construction delivering in 2026
- Prime Geneva road frontage with exceptional exposure in Lindon
- Flexible demising down to ±10,000 SF to suit a variety of tenants
- 3-phase/480 V power
- Expansive truck turning radius
- Excellent access: 2 miles to I-15
- 15 minutes to Provo Airport, and 36 minutes to SLC Airport

Building 1

FLOORPLANS



Total SF 140,986 SF

Available SF 140,986 SF

Minimum Divisibility 31,808 SF

Floor Thickness 6"

Truck Apron 60'

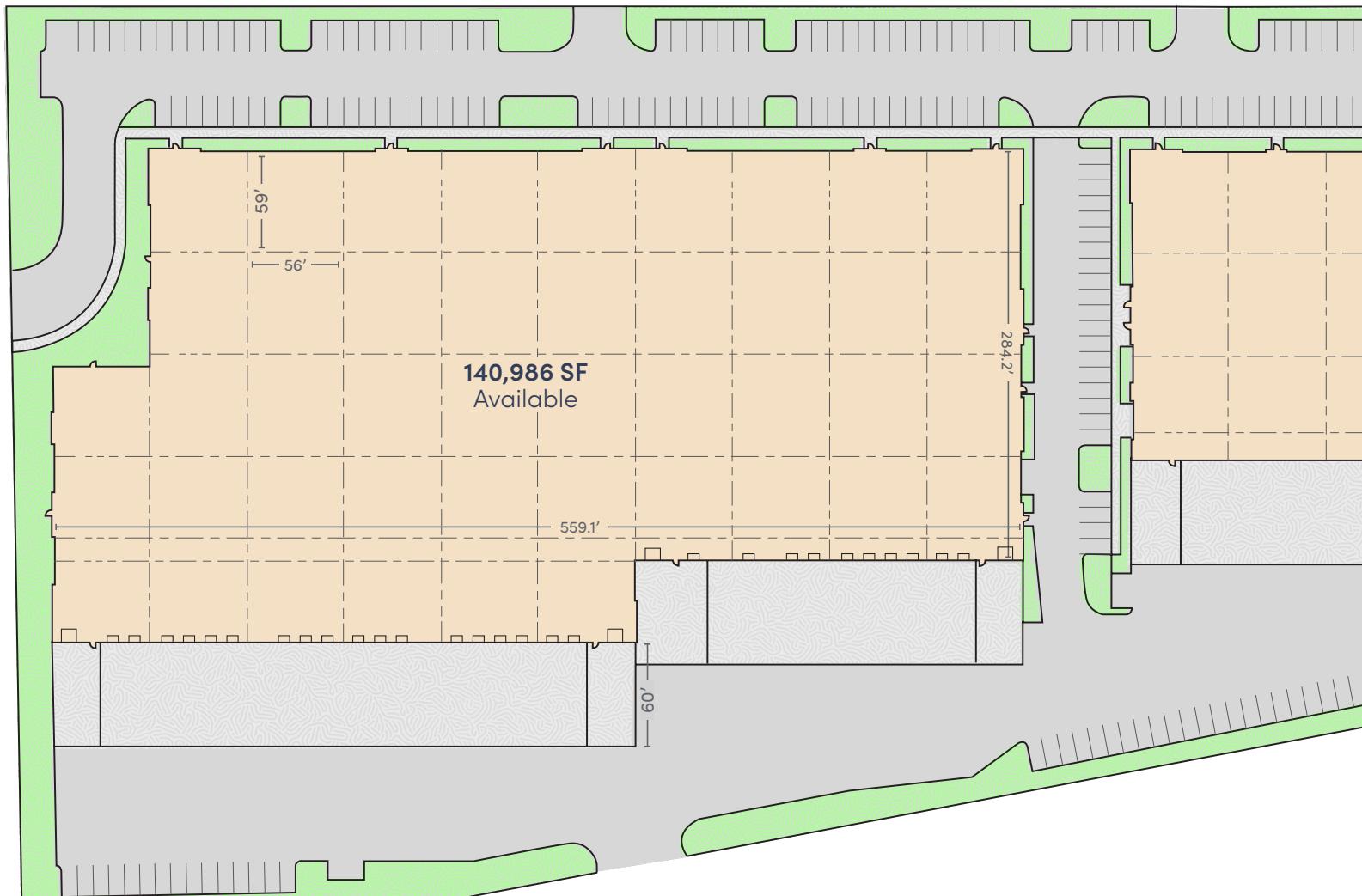
Dock High Doors 28 | 9' x 10'

Ground-Level Doors 4 | 12' x 14'

Clear Height 32'

Column Spacing 56' x 59'

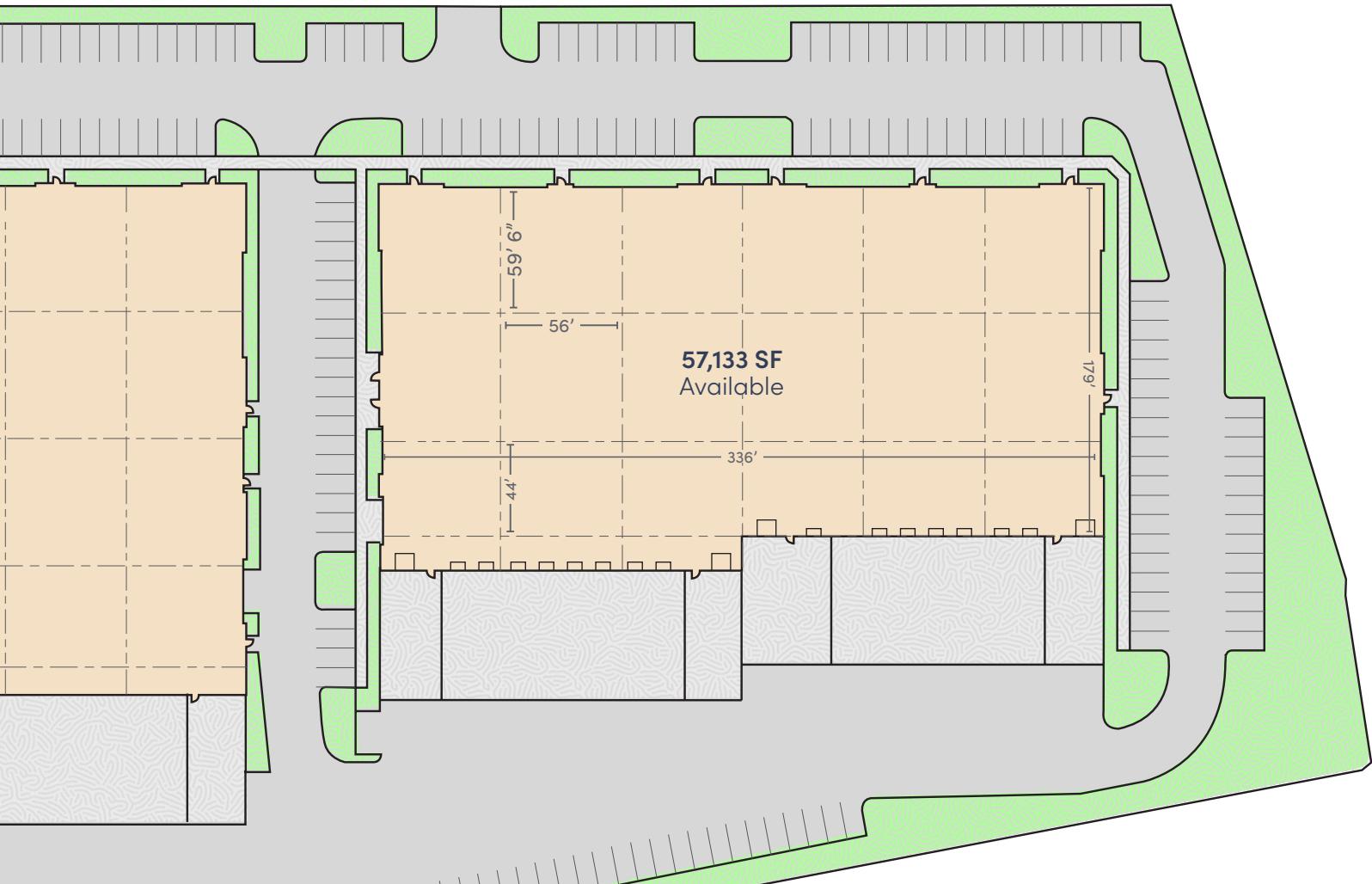
Parking Stalls 111



Building 2 FLOORPLANS



Total SF	57,133 SF
Available SF	57,133 SF
Minimum Divisibility	10,024 SF
Floor Thickness	6"
Truck Apron	60'
Dock High Doors	15 9' x 10'
Ground-Level Doors	4 12' x 14'
Clear Height	28'
Column Spacing	56' x 59'
Parking Stalls	143



5 mile radius

\$100,196

Median Household Income

\$591,374

Median Home Value

5,566

Total Businesses

69,961

Total Employees

72%

White Collar

17%

Blue Collar

11%

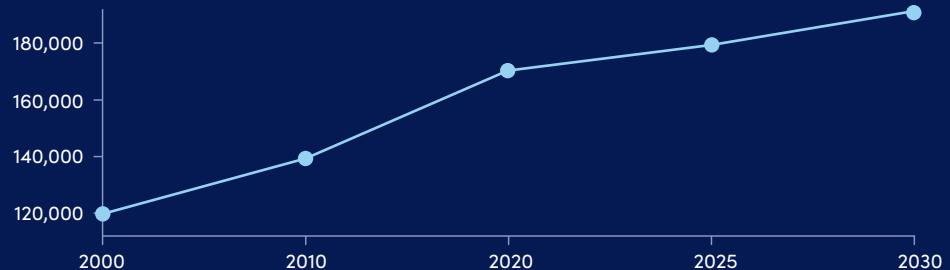
Services

3.5%

Unemployment Rate

Lindon DEMOGRAPHICS

Historical Trends: population



180,261

Population

3.14

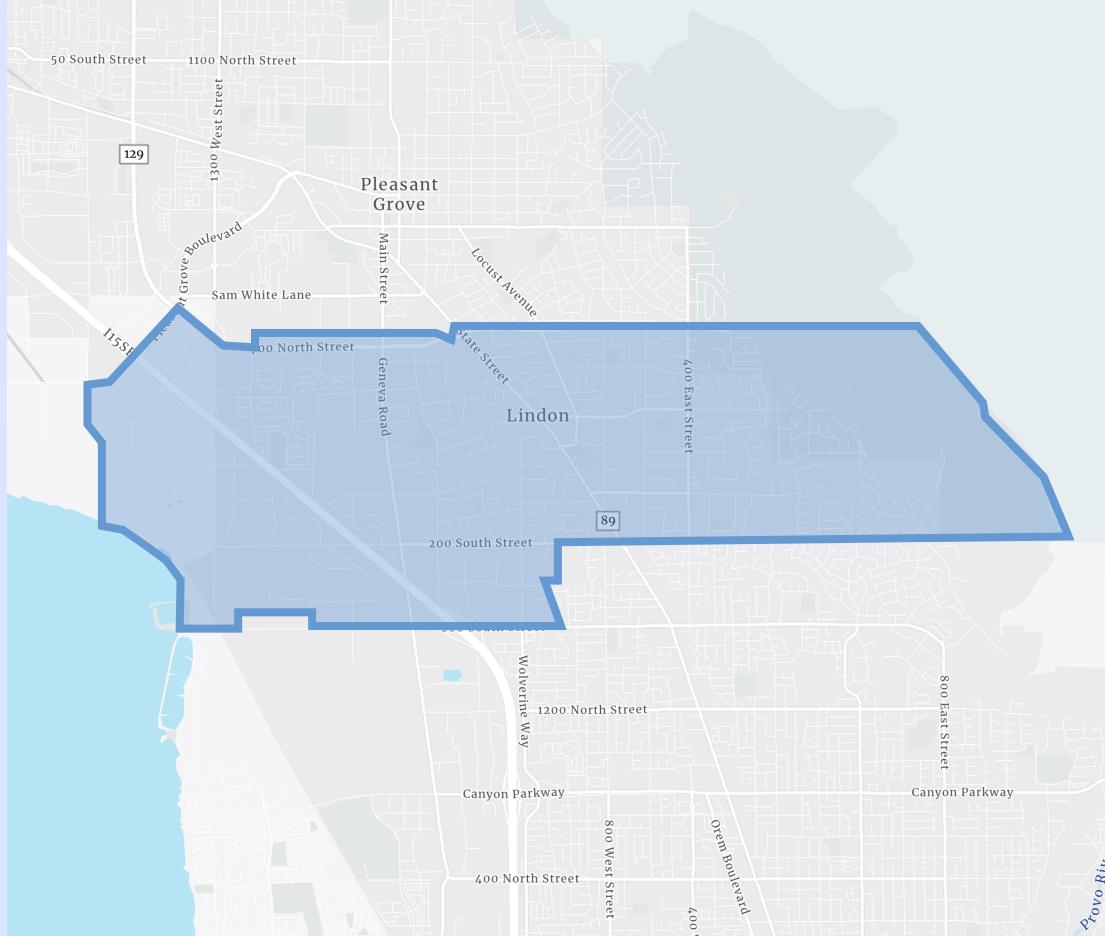
Avg. Size Household

56,463

Households

29.3

Median Age





Drive Times

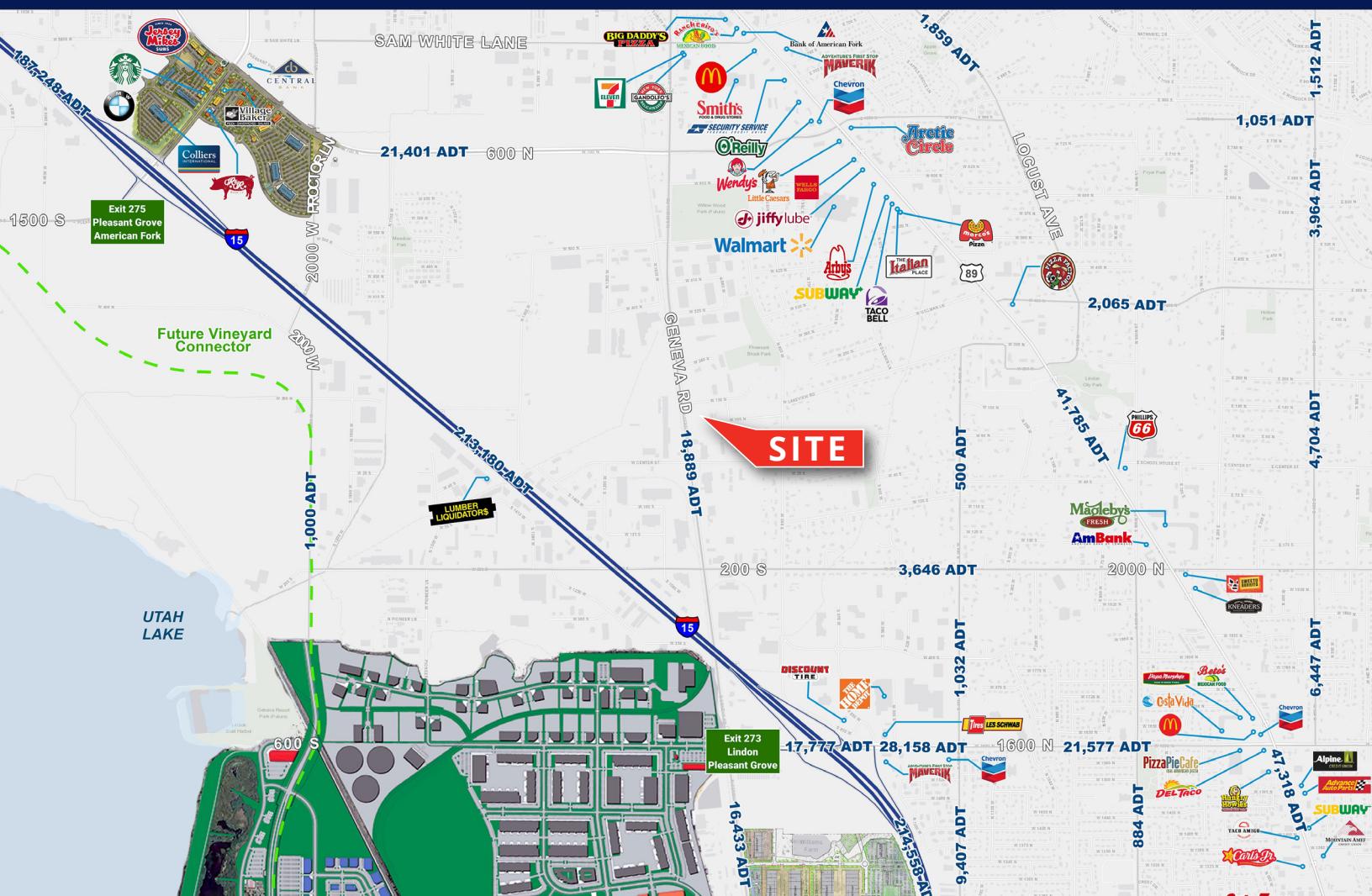
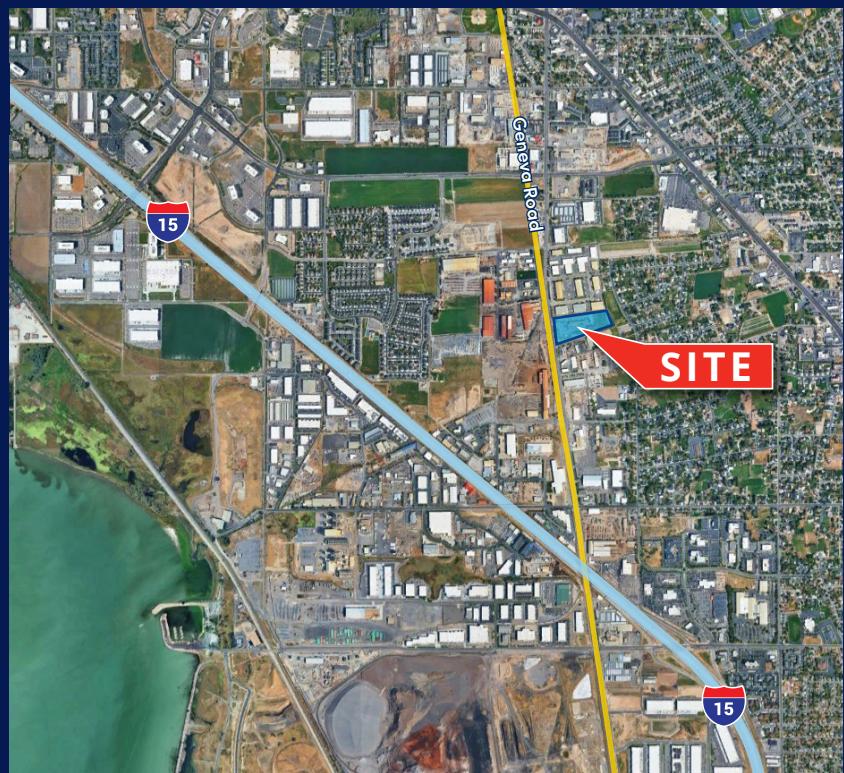
Interstate 15 3 min

Provo Airport 15 min

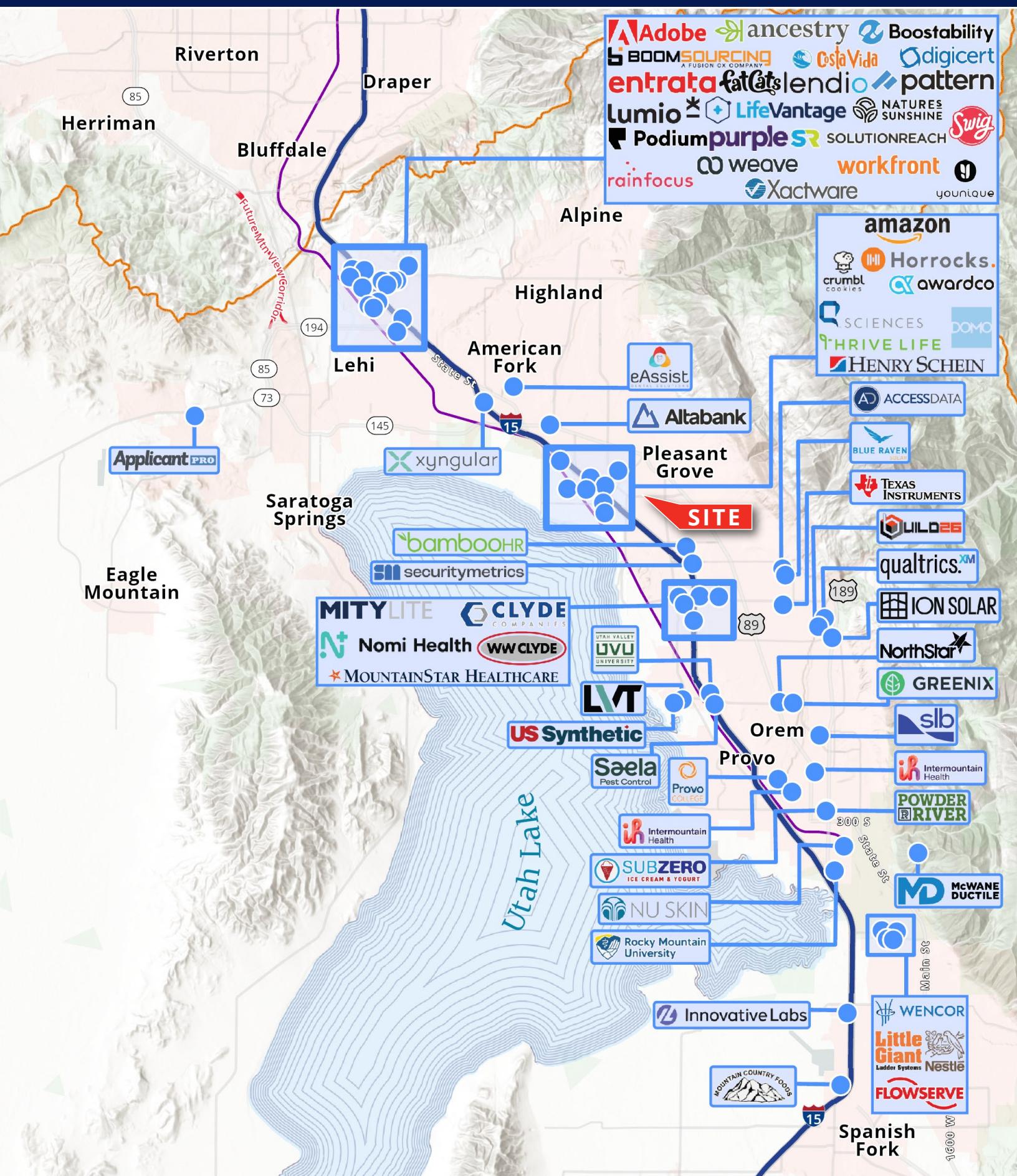
Salt Lake City 36 min

SLC Airport 36 min

St. George 3 hr 37 min



UTAH COUNTY OCCUPIERS





310

Geneva Rd.

Jarrod Hunt
Vice Chair
+1 801 787 8940
jarrod.hunt@colliers.com

Andy Blunt
Vice President
+1 801 870 9648
andy.blunt@colliers.com

Lana Howell
Broker
+1 801 450 1143
lana.howell@colliers.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2024. All rights reserved.