



Bldg 3 entrance & signage

BLENDTEC BUILDING

1206 S 1680 W
Orem, UT 84058

264,816 SF Total
Industrial for Lease

Lease Rate: \$0.68 NNN



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BLENDTEC BUILDING

Overview

Floorplans

Photos

Location

Property Highlights

Immediately Available

Entire property can also be made available

Large Contiguous Footprint

of 264,816 SF on 8.12 acres with CM zoning

Strategic Location

Located in central Utah County with quick access to I-15 and nearby transit stations - ideal for labor access and regional logistics.

Property Amenities

Heavy Power Service, Additional Parking, Fully Climate Controlled, Generator, Structured Mezzanine



Property Summary

The Blendtec Building presents a rare opportunity to acquire a highly specialized, institutional-grade industrial asset in the heart of Utah County. Spanning 264,816 square feet on 8.12 acres, this state-of-the-art facility combines advanced manufacturing infrastructure with well-appointed office and amenity space, making it an ideal “plug and play” solution for manufacturers seeking immediate operational capability.

The property features over \$10 million in in-place capital improvements, including dedicated air compressor lines, clean rooms, significant electrical capacity, generator, and built-in engineering areas. Its current configuration supports a seamless transition for a wide range of industrial users, particularly those in food production, tech manufacturing, or specialized assembly.

Located in Orem’s well-established manufacturing corridor, the building benefits from CM zoning, proximity to multiple transit options, and easy access to both workforce and logistics infrastructure. Amenities such as a conferencing center, on-site fitness facility, freezer space, and LED lighting enhance employee experience and operational efficiency. With 8 dock-high doors, one grade-level door, and a 23-foot clear height, the building supports both flexibility and functionality.

Building Specs

Total 264,816 SF

Price \$0.68 NNN

Available 157,125 SF

Zoning CM

Year Built Bldg 1: 1995
Bldg 2: 2006
Bldg 3: 2011

Acres 8.12

Parking 360

Parcel # 44:208:0001

BLENDTEC BUILDING

Overview

Building Floorplans

Photos

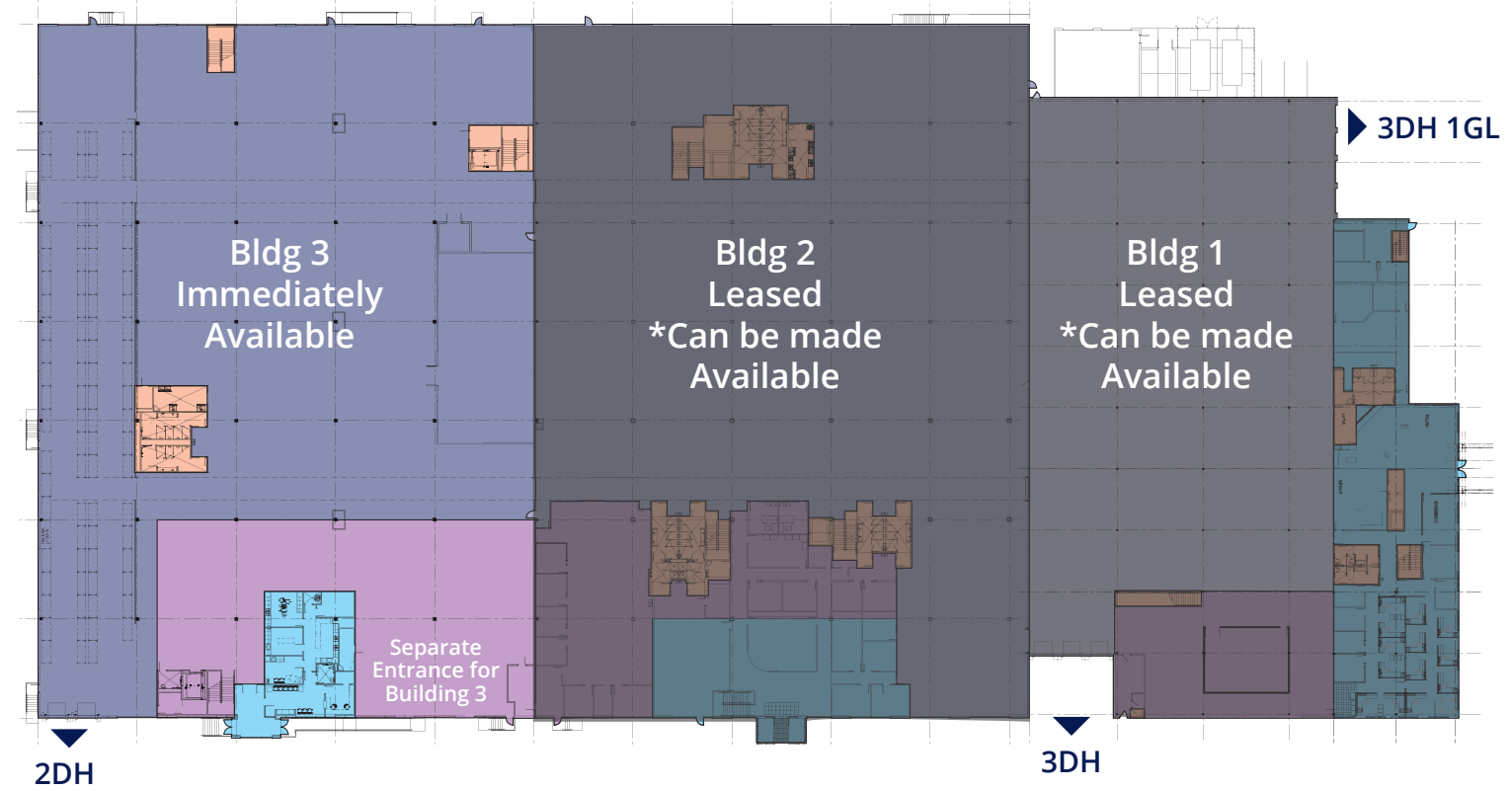
Location

First Floor

Building 3 - 56,162 SF
 Production - 42,167 SF
 Office - 2,011 SF
 Lab - 9,504 SF
 Utility - 2,480 SF

Building 2 - 54,540 SF
 Production - 40,142 SF
 Office - 4,142 SF
 Lab - 6,848 SF
 Utility - 3,408 SF

Building 1 - 39,197 SF
 Production - 23,392 SF
 Office - 7,889 SF
 Lab - 6,463 SF
 Utility - 1,453 SF

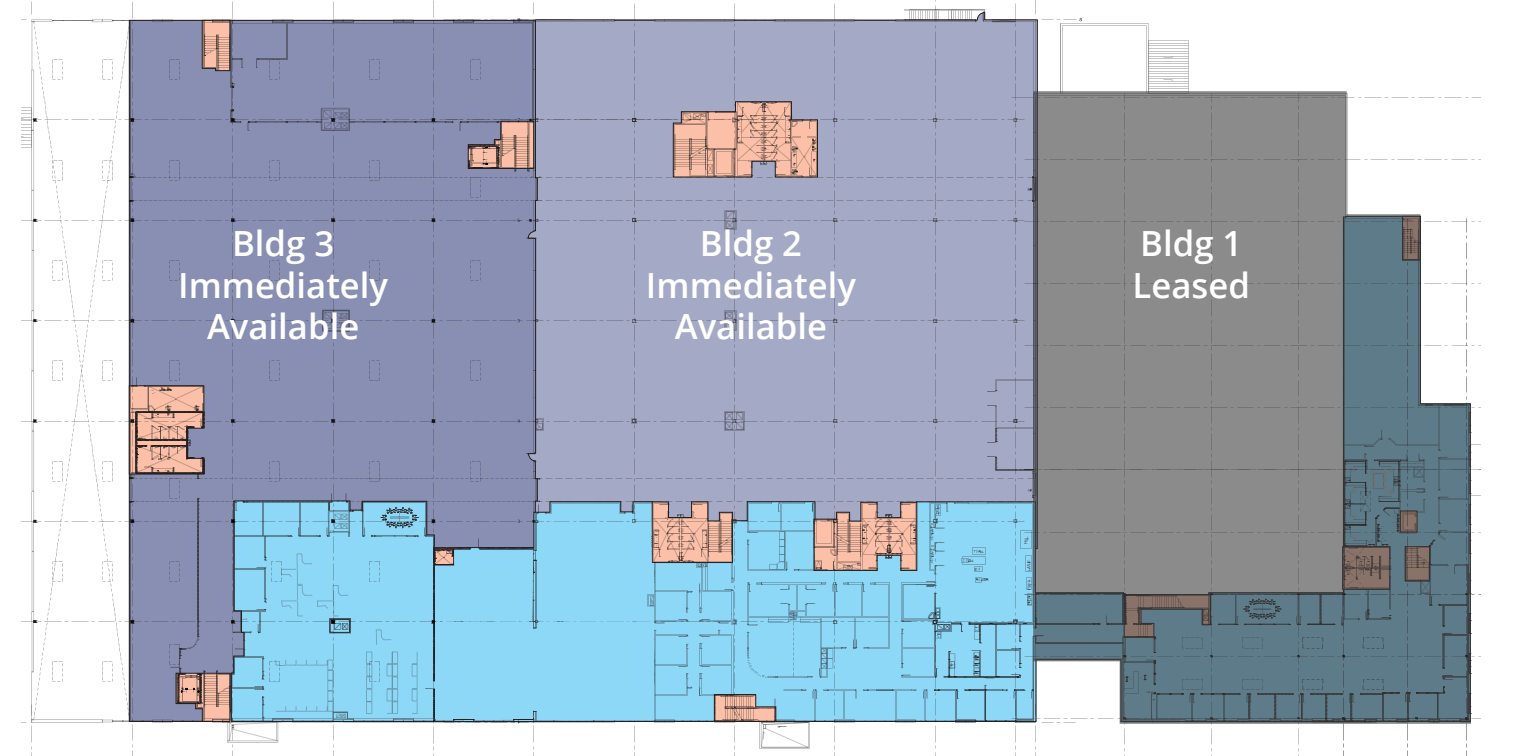


Second Floor

Building 3 - 45,114 SF
 Production - 33,500 SF
 Office - 9,631 SF
 Utility - 1,983 SF

Building 2 - 55,849 SF
 Production - 37,207 SF
 Office - 15,361 SF
 Utility - 3,281 SF

Building 1 - 13,954 SF
 Office - 13,018 SF
 Utility - 936 SF



Building 1

Total SF	53,151 SF
Available SF	0
Office	21,843 SF
Lab	6,463 SF
Production/Assembly	23,392 SF
Utility	2,389 SF
Dock High Doors	6
Ground Level Doors	1

Building 2

Total SF	110,389 SF
Available SF	55,849 SF
Office	19,503 SF
Lab	6,848 SF
Production/Assembly	77,349 SF
Utility	6,689 SF
Dock High Doors	0 *potential for 2
Ground Level Doors	0

Building 3

Total SF	101,276 SF
Available SF	101,276 SF
Office	11,642 SF
Lab	9,504 SF
Production/Assembly	41,765 SF
Utility	4,463 SF
Dock High Doors	2
Ground Level Doors	0



BLENDTEC BUILDING

Overview

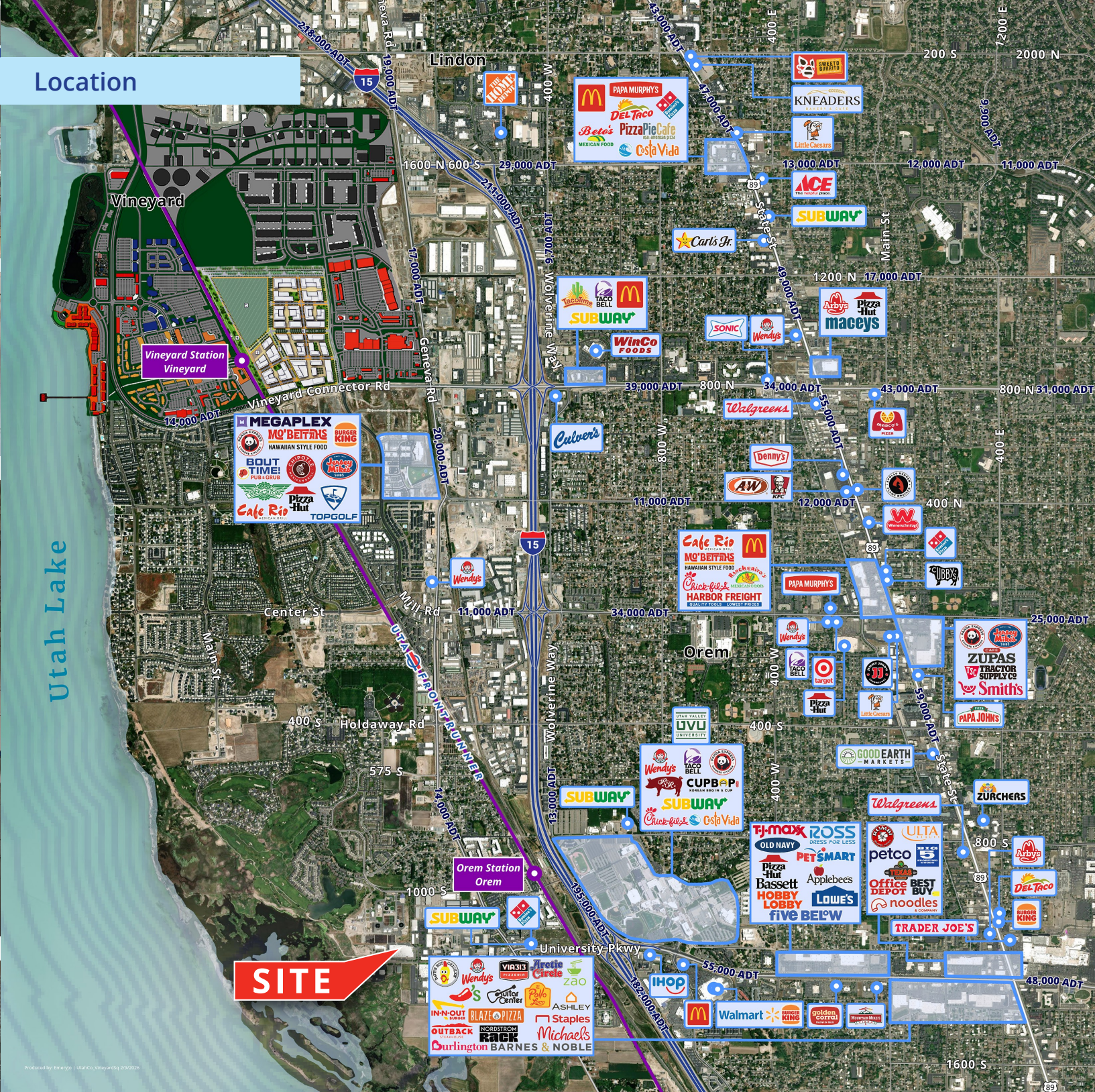
Floorplans

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Location



Location



Key Demographics

5 Mile Radius



187,689

Total Population



\$582,574

Median Home Value



6,615

Businesses



222,843

Daytime Population



INDUSTRIAL FOR LEASE

BLENDTEC BUILDING

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