

PAYSON CENTRAL TECH

BUILDING 3



1397 WEST 450 SOUTH | PAYSON, UTAH 84561

FOR LEASE



KW WESTFIELD
KELLERWILLIAMS REAL ESTATE

PAYSON CENTRAL TECH BUILDING 3



Payson Central Tech features a light industrial campus setting strategically located with exceptional I-15 frontage, under construction. Spanning over 900,000 square feet across five state-of-the-art buildings, this project sets a new standard for industrial space.

The campus features buildings ranging from 100,000 sq. ft. to 150,000 sq. ft.—all Type A industrial facilities designed with the aesthetic appeal of upscale office space. Built to the highest construction standards, Payson Central Tech provides the perfect environment for businesses seeking quality, visibility, and growth.

- . Building 3: 140,000 square feet
- . Lease Rate: \$0.90 to \$1.00 per square foot, NNN
- . 900,000 square feet across five state-of-the-art buildings
- . 36-40 FT Clear Height - Ideal for Racking
- . I-15 Crown Signage
- . Factory Mutual Specifications
- . Pro Business Environment
- . Close Proximity to UVU and MTech Campus
- . Recreational Courts and Walking path with Pond
- . Zoning: Light Industrial-Manufacturing

PROPERTY DESCRIPTION

DOCKS

Auto Levelers, Skirts, Bumper Stops,
Effective Drains, 18" Concrete Landing

DOORS

Ramp Access With Oversized doors

BAYS

Speed Bays On Each End Unit With Low
Stress Ramps For Flatbed Inside Access
Loading and Unloading

COLUMN SPACING

56'

FIRE SUPPRESSION

ESFR Fire sprinklers

CLEAR HEIGHT

36' (40 FT in Some Areas)

ZONED

M-1 Light Industrial-Manufacturing

BUILDING POWER

2000 Amps at 480

CONSTRUCTION TYPE

Concrete panels

EMPLOYEE PARKING

162 stalls

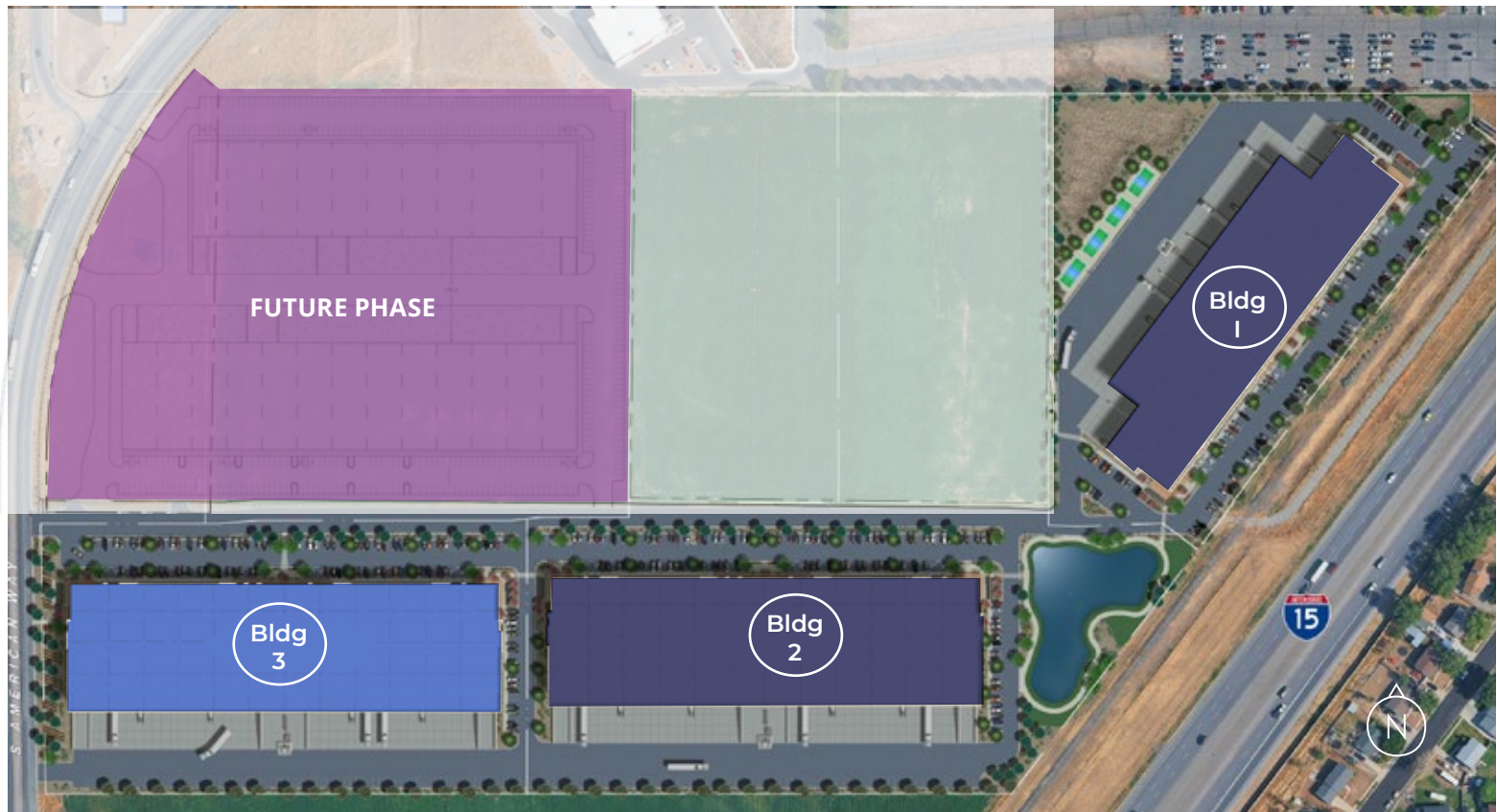
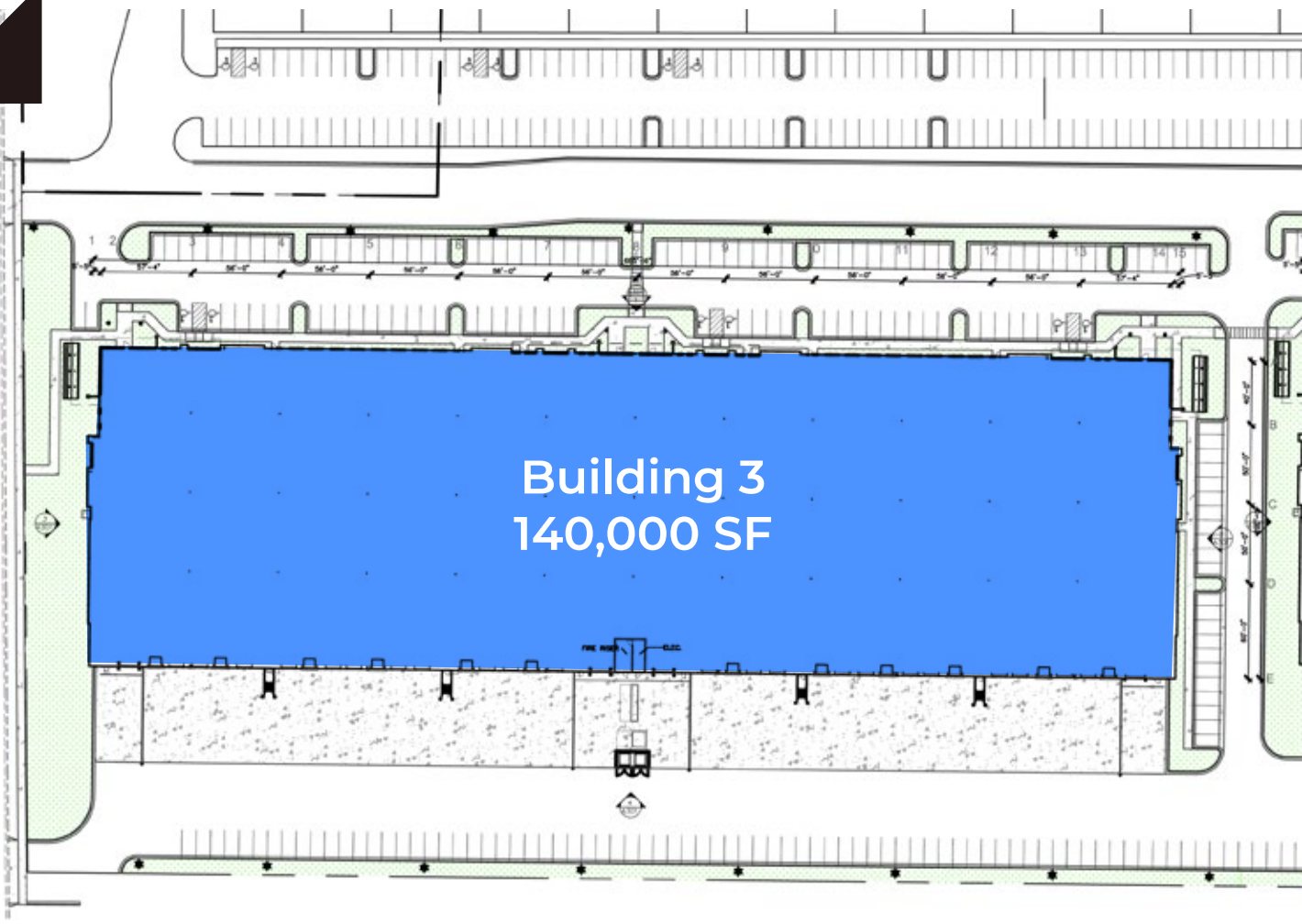
CLERESTORY LIGHTING

LED Motion Activated Lighting

OFFICE SPACE

Type A industrial facilities designed with
the look and feel of high-end office space





Crossroads of the West

National Trucking Drive Times

Centered around Salt Lake City, this map illustrates the Utah's pivotal position as North America's logistics center. Hourly trucking drive time buffers showcase its accessibility within 24 hours, while highlighting direct domestic flight connections and key trade nearshore and sea ports.

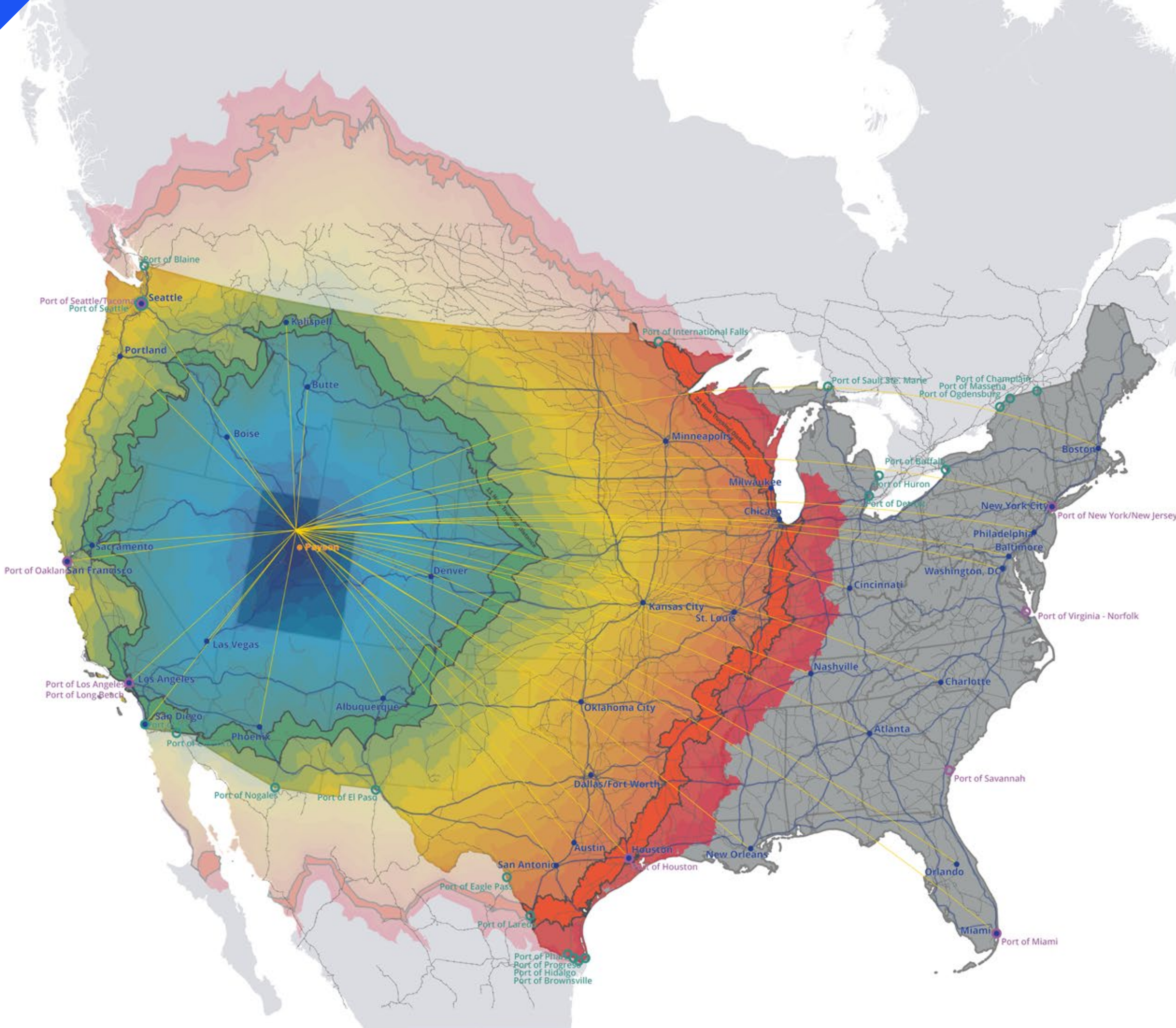
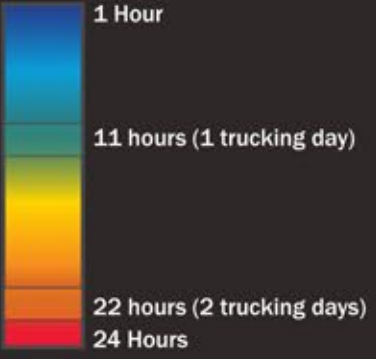
TRANSPORTATION

-  Interstates
-  North American Rail Network
-  Direct Daily Domestic Flights

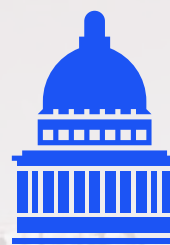
POINTS

-  Major Cities
-  Major Seaports
-  Major Nearshore Ports

TRUCKING DRIVE BUFFERS



UTAH Accolades



Growth Rate

6.2%

2025-2030

#2 for best state economy

WalletHub (June 2024)

Best-Performing Cities:
(Focus on Sustainable Growth & Resilience)

#4 Tier 1 Large Cities Salt Lake City, Utah

#5 Tier 1 Large Cities Provo, Utah

#4 Tier 1 Small Cities St. George, Utah

(February 20 24)

#9 in Venture Capital

(July 2024)

Utah's land is geographically diverse, encompassing the convergence of three distinct geological regions; the Rocky Mountains, the Great Basin & the Colorado Plateau.



Population

3.5M



Workforce

1.4M



Median Age

32.5



Unemployment Rate

3.2%

(June 2025)

#1 Rankings

Utah is a national leader in high job growth, low unemployment, low cost of doing business, & talented labor.

Utah Ranks **#1**

- Best Overall State
- Best Economic Outlook
- Most Affordable State
- Best State to Start a Business
- Best Environment for Social Mobility

Best Economic Outlook
for the **17th** year in a row

(April 2024)

Best State to Start a Business

(January 2024)

Best State & Best Economy

(April 2023)

Most Affordable State

(March 2024)

Best State for the Middle Class

(April 2024)

Highest Employment Rate

(97.7%)

(September 2024)



Utah's Mighty **5** National Parks



Arches



Canyonlands



Capitol Reef



Bryce Canyon



Zion

Attract more than **11M** visitors per year



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BUILDING 3

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KELLERWILLIAMS REAL ESTATE



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