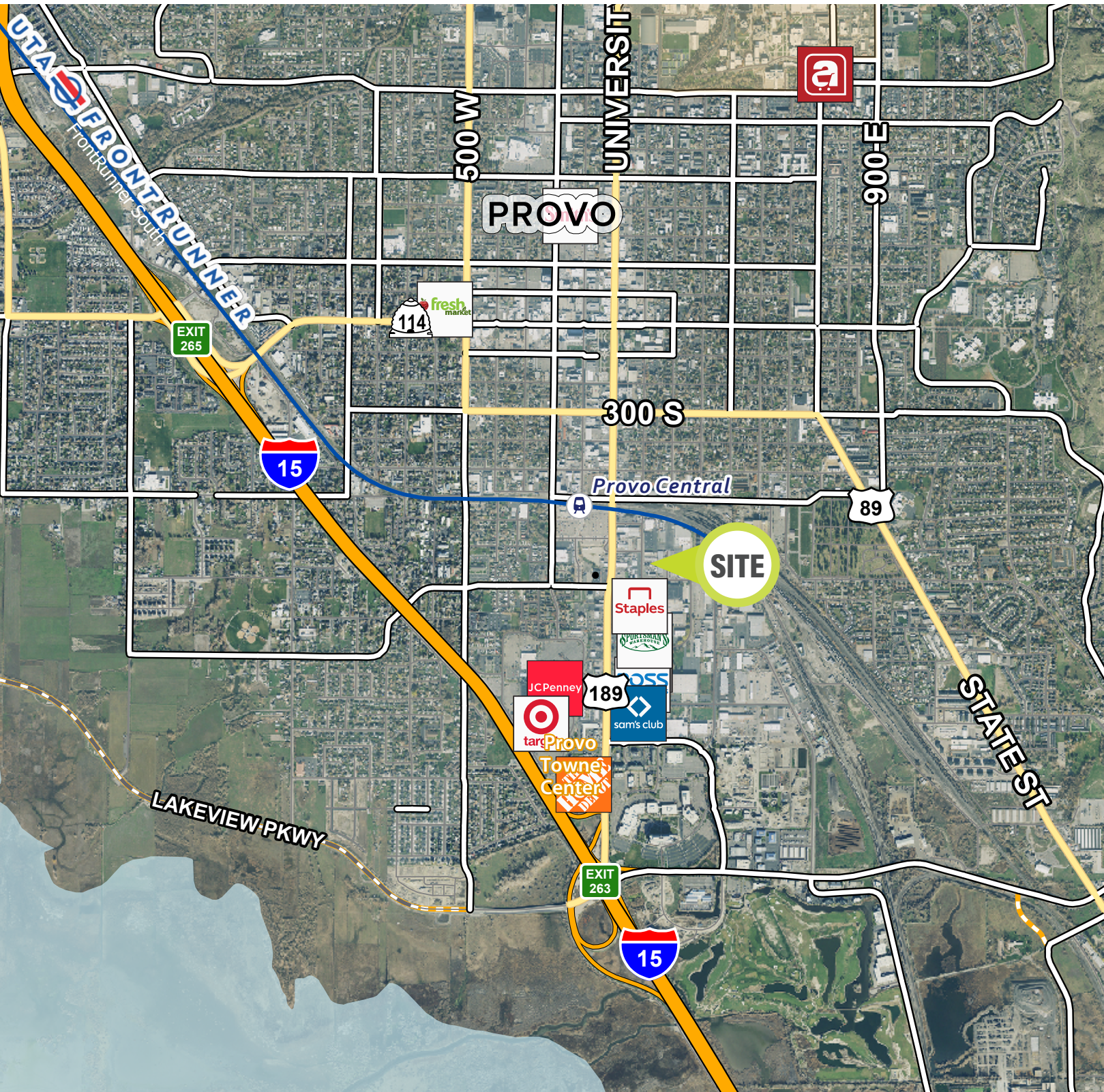# PROVO SMALL BAY INDUSTRIAL

167 East 900 South | Provo, UT 84606

PROVO SMALL BAY INDUSTRIAL

167 East 900 South | Provo, UT 84606

Renovation to be completed by December 31, 2024

FOR LEASE

$2,900 Base Rent

NNN: $360

$3,260 Monthly

Property Highlights

- Available Eight (8)-2,000 SF Units (Can Be Combined)
- One (1) 12'x14' Grade Level Door Per Unit
- One Bathroom Per Unit
- Clear Height: 16'
- Gas Forced Heaters
- Free Span Building
- Building Renovations:
  - New Siding
  - New Roof
  - New Parking Lot
- 3 Phase 200 Amp Power Per Unit

- Parking: 86 Parking Stalls
- Construction Type: Metal Building
- Year Built: 1971/2024
- Zoning: CM (Heavy Commercial)
- Lot Size: 1.83 Acres
- Access: Quick access to University Avenue and I-15
- Location: Conveniently Located in the Highly Desirable Provo Submarket

Contact

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speterson@legendcommercial.com

TRE BOURDEAUX, SIOR
Vice President
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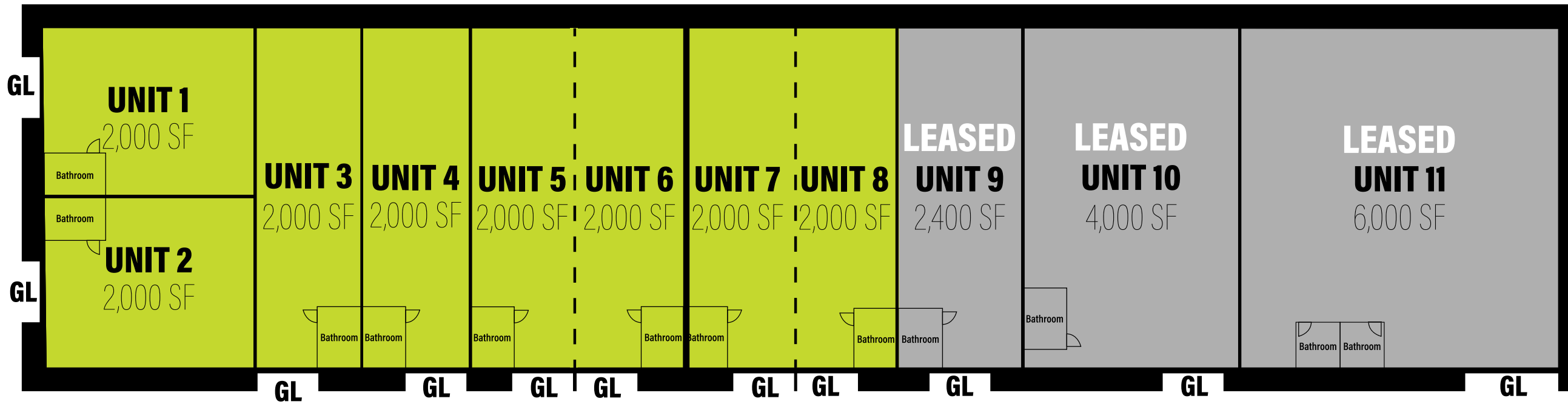tbourdeaux@legendcommercial.com

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LEGEND PARTNERS

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2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PROVO SMALL BAY INDUSTRIAL

167 East 900 South | Provo, UT 84606

GL

UNIT 1
2,000 SF

Bathroom

Bathroom

UNIT 2
2,000 SF

GL

UNIT 3
2,000 SF

UNIT 4
2,000 SF

UNIT 5
2,000 SF

UNIT 6
2,000 SF

UNIT 7
2,000 SF

UNIT 8
2,000 SF

LEASED
UNIT 9
2,400 SF

LEASED
UNIT 10
4,000 SF

LEASED
UNIT 11
6,000 SF

Bathroom | Bathroom | Bathroom | Bathroom | Bathroom | Bathroom | Bathroom | Bathroom | Bathroom | Bathroom | Bathroom

GL | GL | GL | GL | GL | GL | GL | GL | GL

UNIT	SIZE (SF)
1	2,000
2	2,000
3	2,000
4	2,000
5	2,000
6	2,000
7	2,000
8	2,000
9	LEASED
10	LEASED
11	LEASED

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