

# WAREHOUSE FOR LEASE

PRIME-LOCATION WAREHOUSE NEAR THANKSGIVING POINT ON LEHI STATE STREET

1657 N State St Lehi Utah



## LEHI STATE STREET WAREHOUSE

Welcome to your newly remodeled warehouse space in Lehi. Situated just south of Thanksgiving Point, and just off of I-15, the location is very central to both Salt Lake and Utah Counties. The property is loaded with plenty of power (former woodshop). The space includes three 8x8 dock-high doors, and two 16 wide x 14 tall ground level doors to make for easy loading of all sizes of materials. The 40,426 Square foot warehouse property boasts approximately 6,400 Square feet of designated office space. Additionally, portions of the warehouse are currently used as a gym and large training/event areas.



# PROPERTY HIGHLIGHTS



- > Rate: Available upon request
- > 40,426 (Approx 6,400 of this is office)
- > Clear Height: Varies between 17' to 20' (Beams) and 13 to 16' (Radiant Heat Dropdowns)
- > Heating & Cooling: Radiant Heat / Swamp / Units in Offices
- > Parking: 74 Spaces (potential to fit up to approx 80 cars)
- > Docks: Three available at 8' x 8'
- > Ground-Level Doors: Two Available at 16W x 14H
- > Warehouse Sprinklers: Yes
- > Warehouse Layout: Currently used for racking, storages cages, training, events, gym
- > Power: Former Woodshop - Space has heavy power. Approximately 1800 Amps with 480/250/240 Volt power

## LAYOUT

### 1st Floor

- Lobby/Reception
- 2 Conference Rooms
- 10 Offices
- Bathrooms

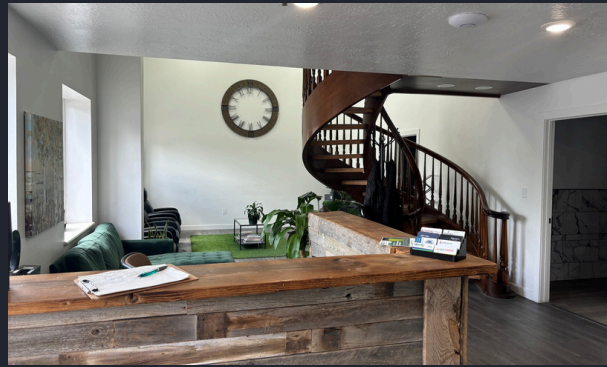
### 2nd Floor

- 4 Call Booths
- 9 Offices
- Large open collaborative area for cubicles
- Medium open office room/breakroom
- Bathrooms





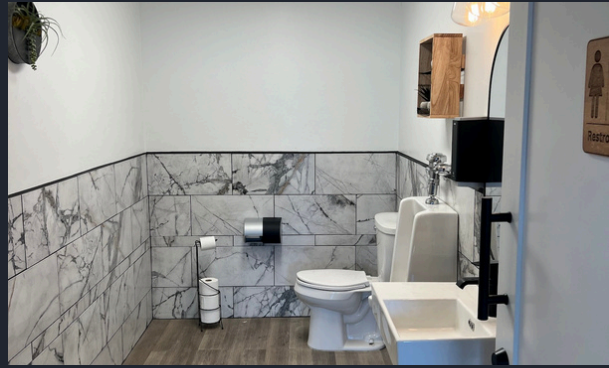
















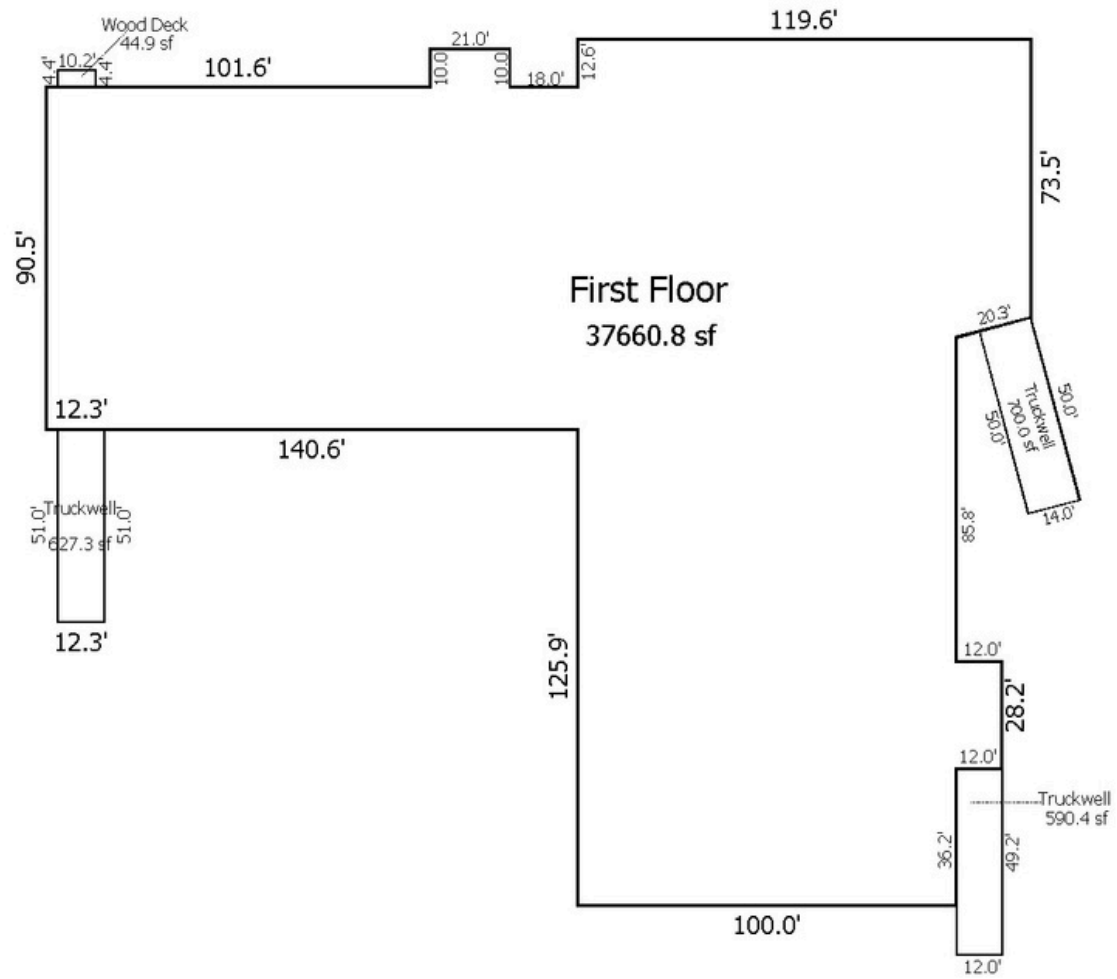






# FLOORPLAN

**\*ACTUAL FINISHED LAYOUT DIFFERS SLIGHTLY FROM FLOORPLAN BELOW AS SOME AREAS ARE BUILT OUT (WORKOUT ROOM, OFFICES, TRAINING AREA, ETC)**

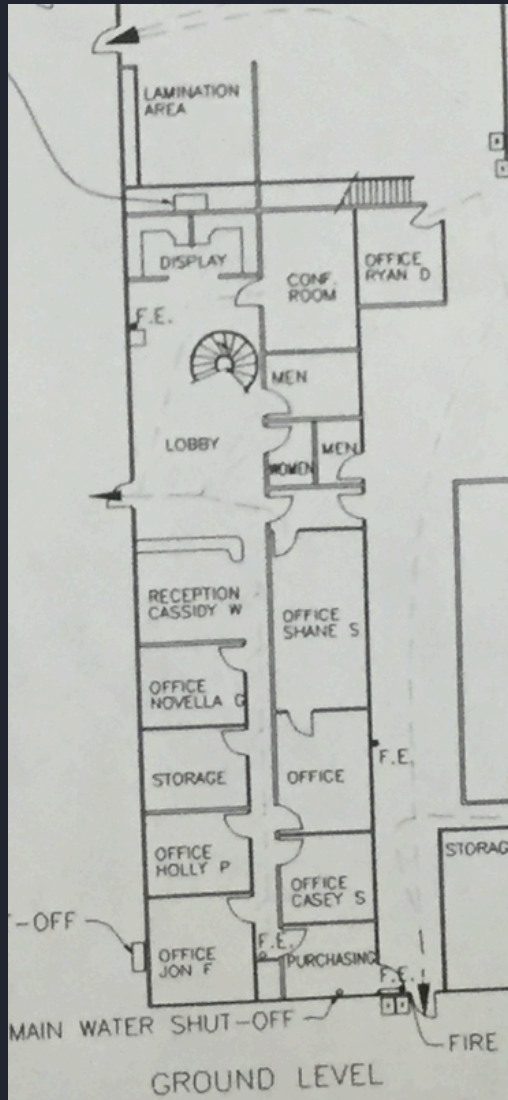




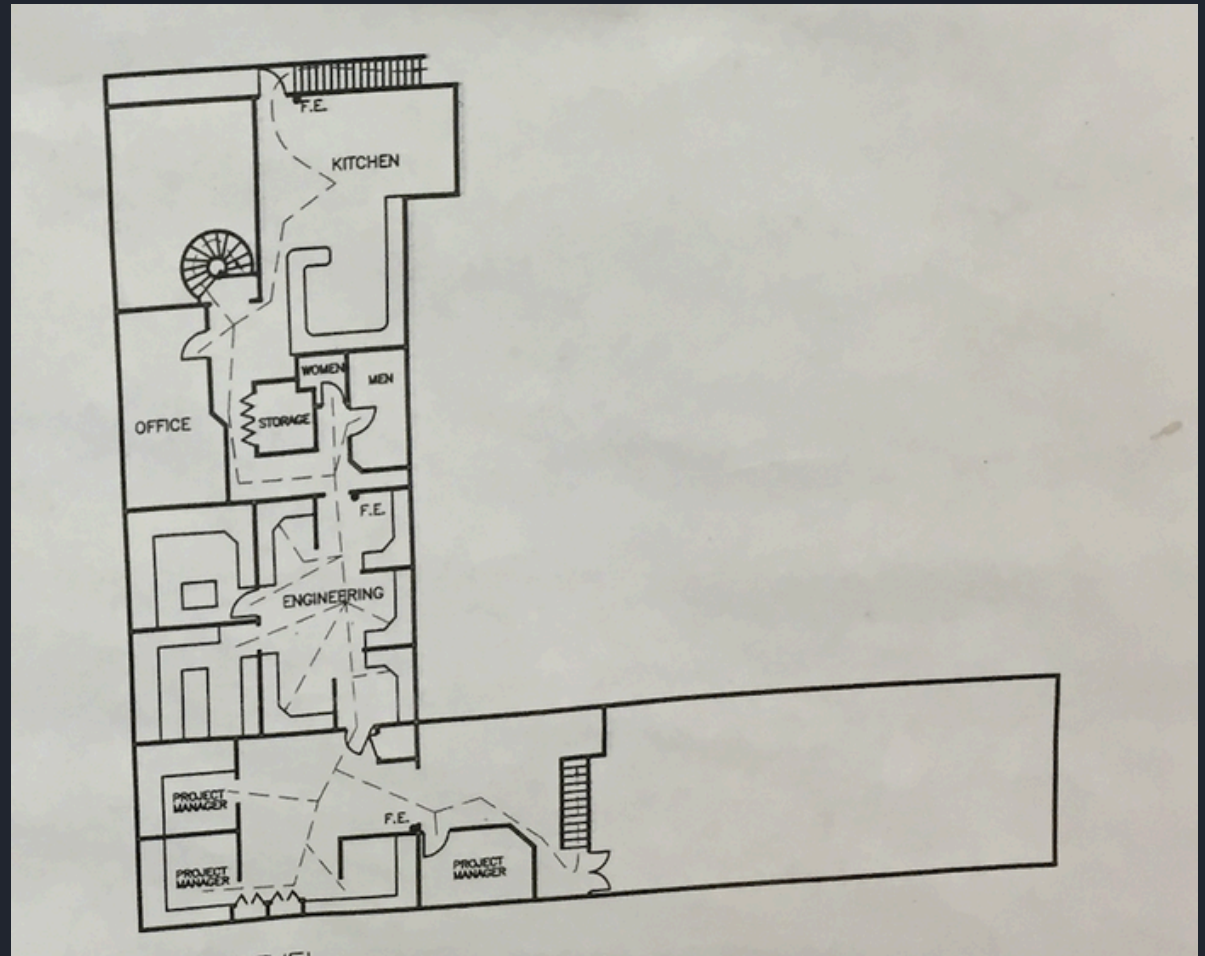
# OFFICE FLOORPLAN

\*ACTUAL FINISHED LAYOUT DIFFERS SLIGHTLY FROM FLOORPLAN BELOW AS SPACE WAS REMODELED

**GROUND LEVEL OFFICE**

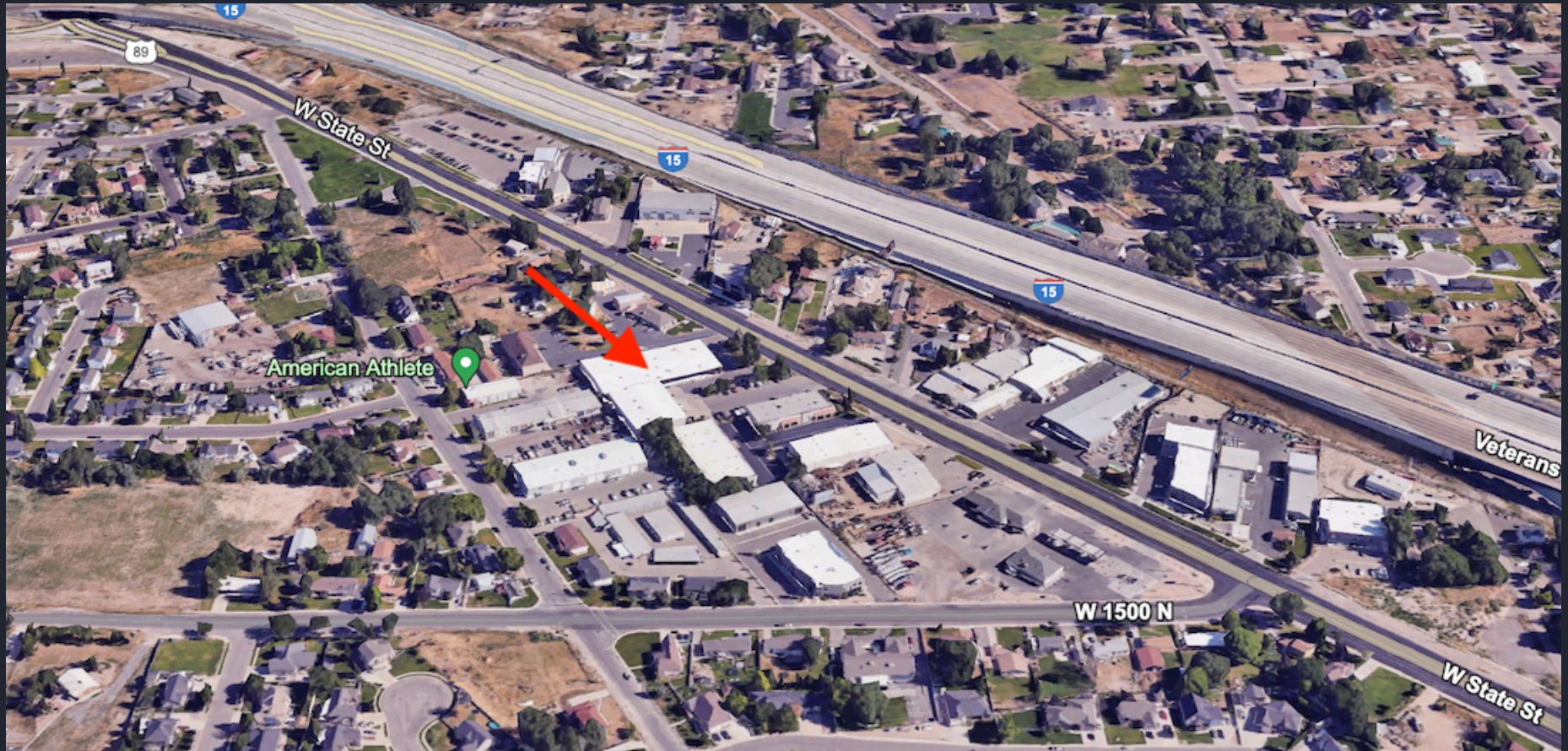


**2ND LEVEL OFFICE**



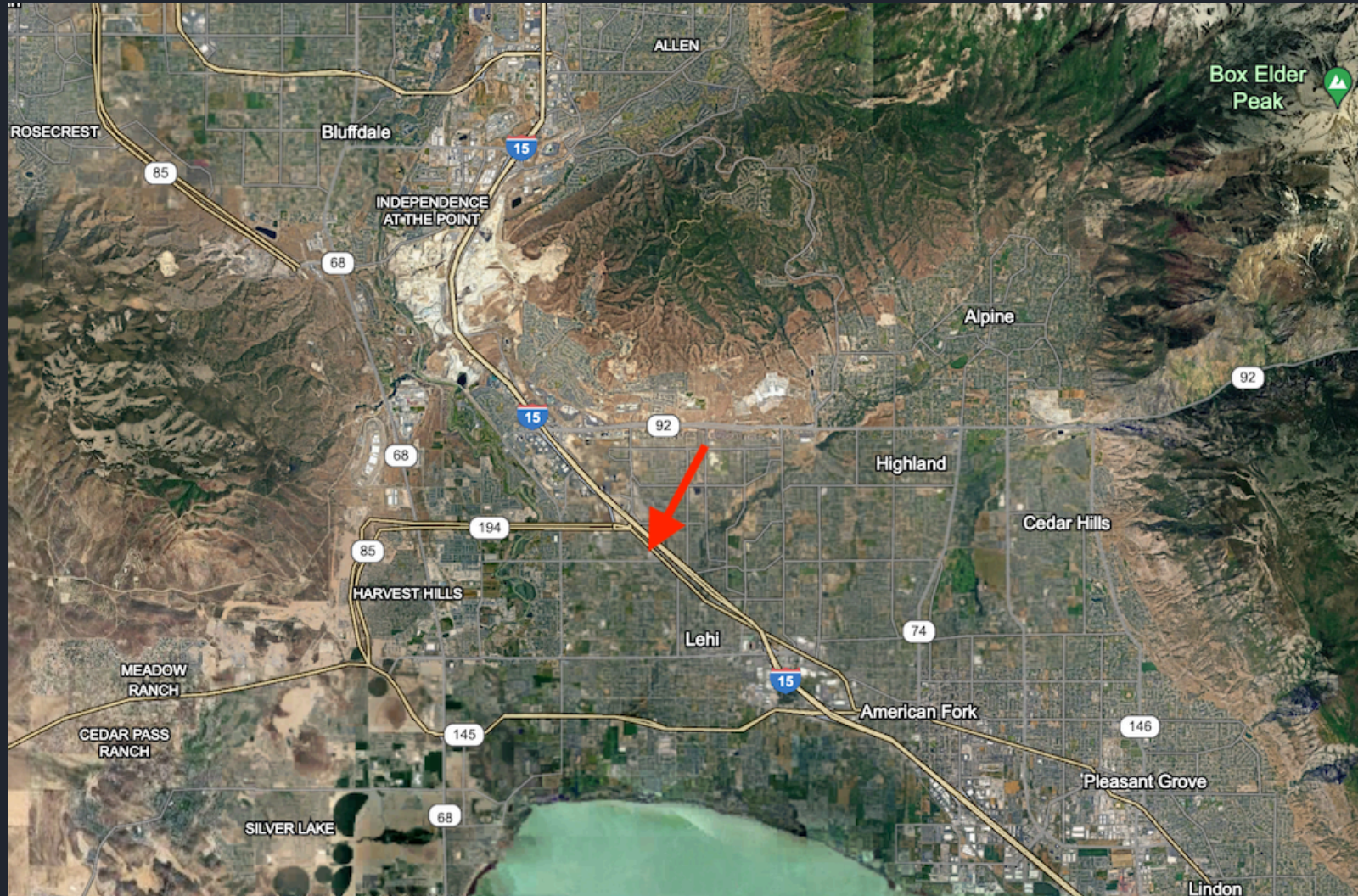


# AERIAL VIEW





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# CONTACT US TODAY FOR A PRIVATE TOUR!

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