



Industrial for Lease

# Mill Place Park

305 S 850 E Millpond Road  
Lehi, UT 84043

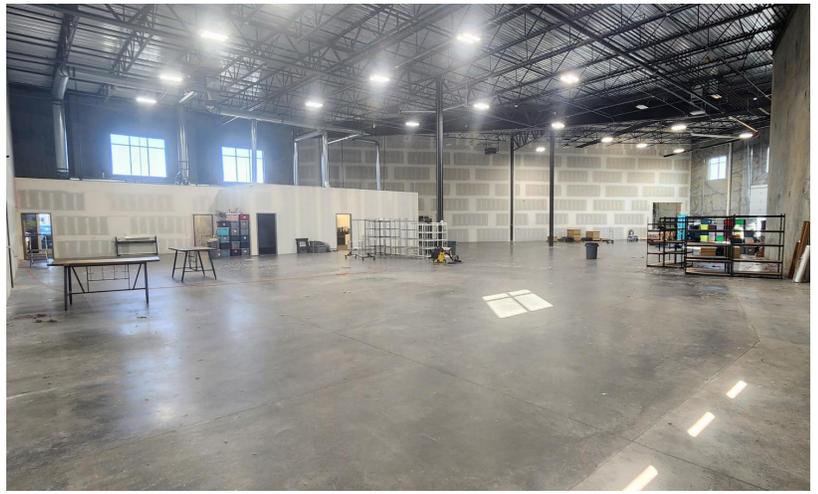
**Jarrod Hunt**  
Vice Chair  
+1 801 787 8940  
jarrod.hunt@colliers.com

**Lana Howell**  
Senior Director Transaction  
+1 801 453 6857  
lana.howell@colliers.com



# Overview

- Lease Rate: \$1.25 NNN
- 10,753 total SF available
- Includes office build-out
- HVAC in Warehouse
- 24' clear height
- 2 14' X 14' Grade Level doors
- Easy acces to freeway



## Lehi Demographics

### Key Facts

Population	Average Household Size
<b>82,735</b>	<b>3.68</b>
Median Age	Daytime Population
<b>27.0</b>	<b>88,386</b>

### Education

No High School Diploma	Some College
<b>2%</b>	<b>73%</b>
High School Graduate	College Degree
<b>98%</b>	<b>49%</b>

# Site Plan



## Lehi Demographics

### Employment

White Collar  
**75%**

Blue Collar  
**15%**

Services  
**10%**

Unemployment  
**1.2%**

### Business

Total Employees  
**32,950**

Total Businesses  
**1,662**

### Income

Median Household Income  
**\$106,735**

Median Net Worth  
**\$279,019**

# 105 A and 107A Floor Plans



## 105A: 10,753 Total SF

- Office: 2,189 SF
- Mezzanine: 2,189 SF
- Warehouse: 6,375 SF
- 2 Ground Level doors
- 24' Clear Height
- 3 phase power

## 107A: LEASE PENDING

- Office: 1,421 SF
- Warehouse: 10,875 SF
- 1 Ground level door
- 1 Dock High door
- 24' Clear Height
- 3 phase power

# Utah County Industrial Users



## Local Amenities Nearby

- 1 Maceys
- 2 Costco
- 3 Walmart
- 4 UTA Frontrunner  
American Fork Station

## Drive Times

Salt Lake City, UT	29 min
Las Vegas, NV	5hr 47min
Denver, CO	8hr 24min
Los Angeles, CA	10hr 41min

## Contact Us

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