



Colliers



Industrial Flex Lab / For Sale

Asking Price:
\$8,782,872
(\$184 Per Sq Ft)

Contact:

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Industrial Flex/Lab Building

799 Utah Valley Drive
American Fork, Utah 84003

BUILDING FEATURES:

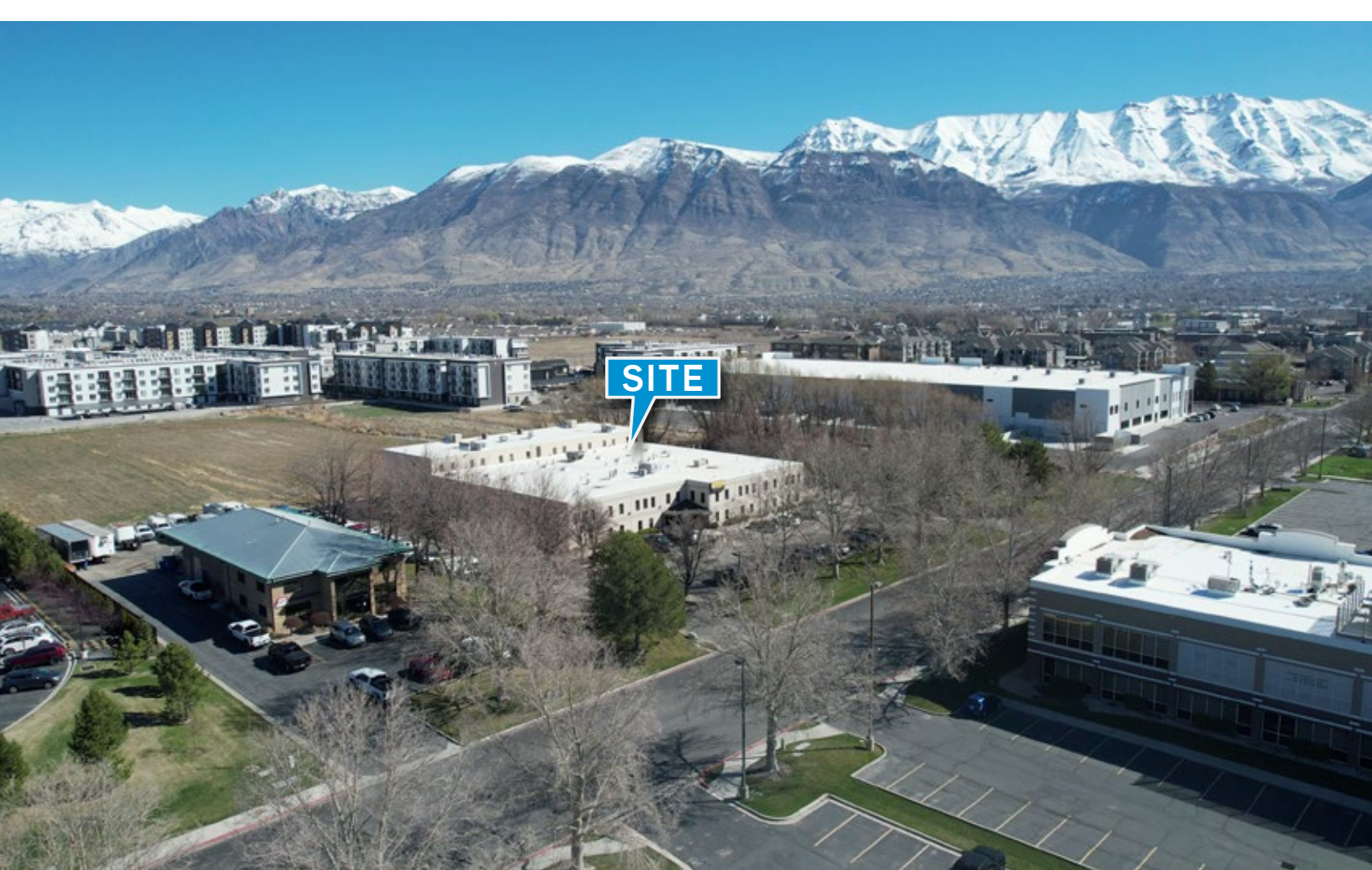
- 47,733± square feet
- 2 story building with 3rd floor mezzanine
- 3.05 Acres
- Vacant and available October 2025
- Concrete tilt construction
- Year Built 1995
- Great location driving high rates
- Excess ground for growth
- Ample parking
- Multiple grade level doors

Accelerating success.

Photos

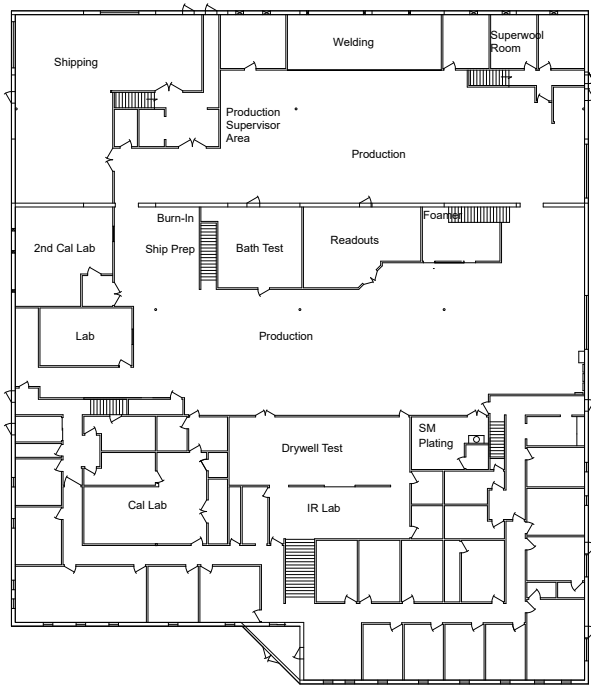




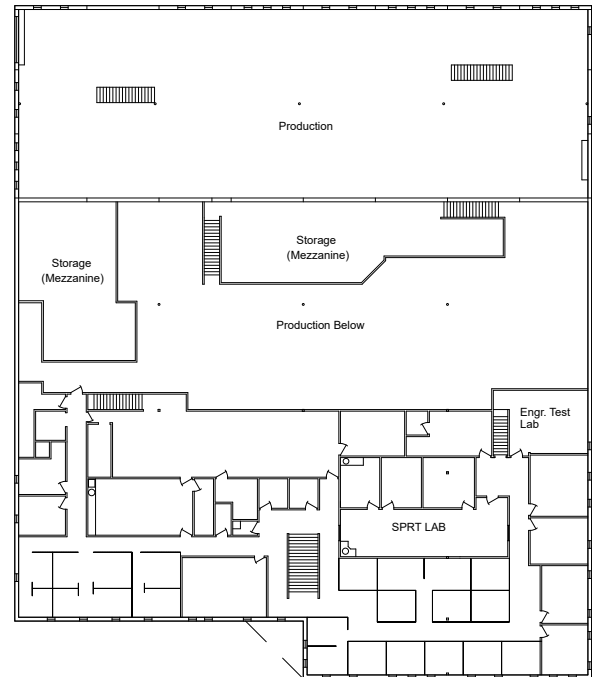


Floor Plans

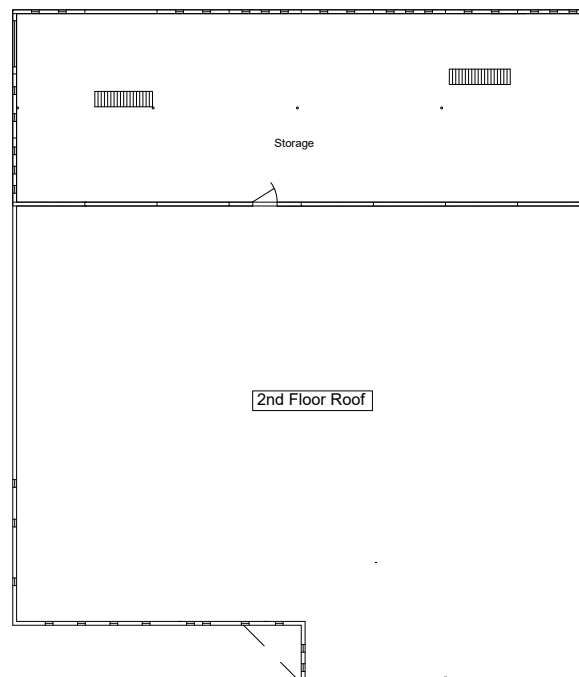
1st Floor



2nd Floor



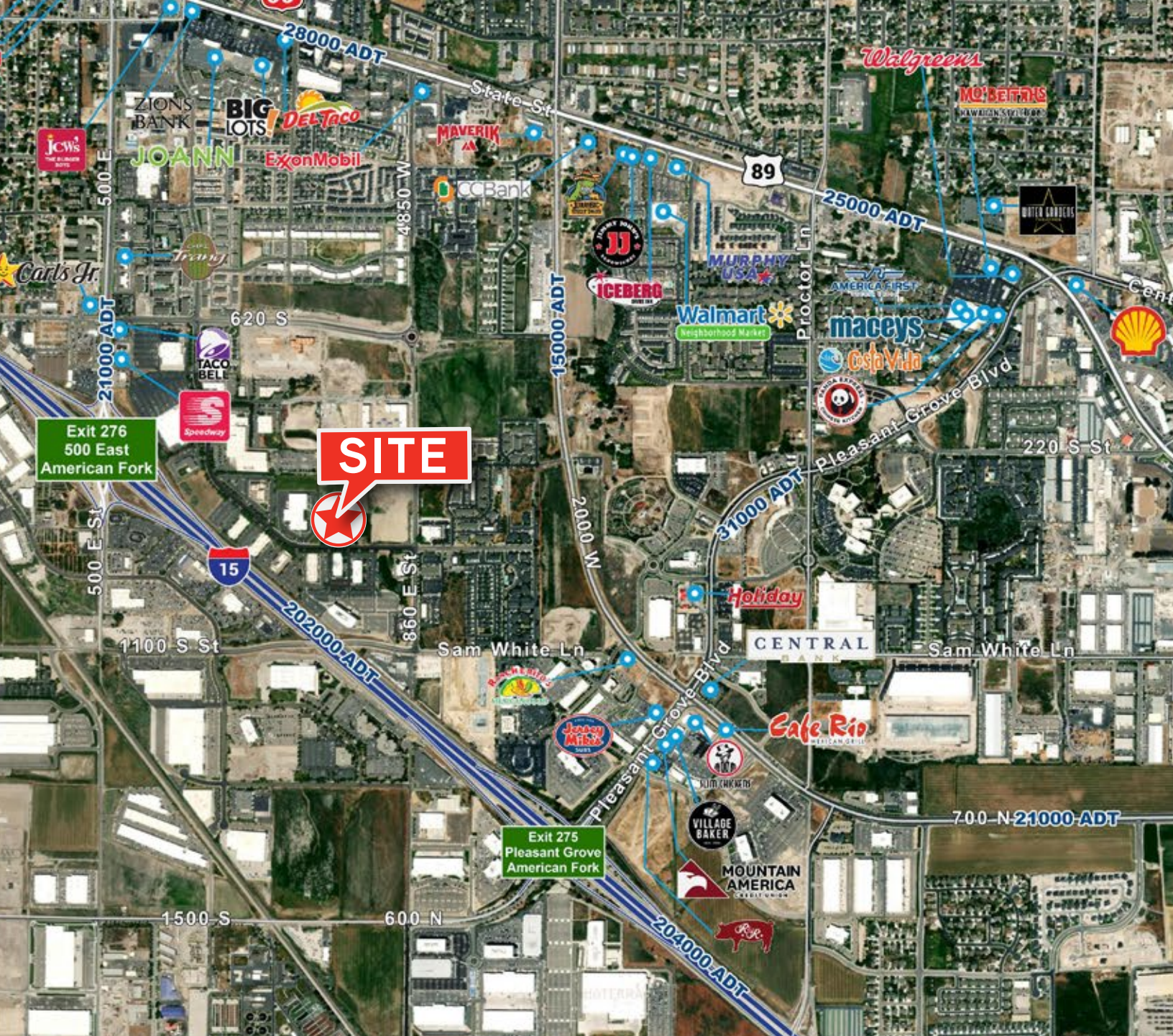
3rd Floor



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Property Aerial





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