



Gateway Industrial

Available



Exclusively Marketed By:

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

Andy Blunt
Vice President
+1 801 870 9648
andy.blunt@colliers.com

500 S. 500 W. | Lindon, UT 84042

Industrial For Lease

Colliers | 2100 Pleasant Grove Blvd., Suite 200 | Pleasant Grove, UT 84062 | +1 801 947 8300 | colliers.com

Property Summary

500 S. 500 W. | Lindon, UT 84042

Located in Lindon, Utah, benefits from the long-term commitment of Vivint Smart Home, Inc. representing 54 percent of property occupancy. Gateway Industrial utilizes executive offices, call center operations, product assembly, and warehouse and shipping space, enjoying an atypical rental rate well below the market for similar operations. Ample parking serves the daytime employment, which exceeds 700, and employees enjoy numerous break-room and recreational amenities as well as a modern commissary that provides quality, healthy options from 7:00 am until 6:00 pm every day.

Gateway Industrial Complex is ideally located just minutes from more than 65,000 students who attend BYU and UVU, providing access to full- and part-time employment with significant benefits.

The additional campus buildings provide a mix of office and warehouse opportunity to meet the high demand for fulfillment and distribution requirements in the current market, which are now fully occupied.

Utah County is the home of dozens of multi-level and direct sales marketers who frequently require such irregular occupancy to fulfill both receiving and shipping demands. The Vivint campus features high-bay and low-bay building segments with dock-high and ground-level doors and elements suitable for dead storage as well as heated and air-conditioned storage and processing.

Located on 1600 North with direct access to I-15, employees, visitors and shippers all benefit from the property's convenience.

Available

1

2

4

3

Colliers

Property Highlights

366,885 Total SF (4 Buildings)

- 22.77 Acres
- (28) dock-high doors
- (6) ground-level doors
- 12-28' clear height
- (961) parking stalls
- Motion-operated LED high-bay lights
- 3-phase/480-volt power
- Efficient gas-fired radiant warehouse
- Air-conditioned warehouse space
- Built in 1991

77,500 Available SF (Building 1)

- First Floor Warehouse: 64,500 SF
- Second Floor Office: 13,000 SF
- (6) dock-high doors
- (1) ground-level doors
- 12-28' clear height
- Motion-operated LED high-bay lights
- 3-phase/480-volt power
- Efficient gas-fired radiant warehouse
- Air-conditioned warehouse space

Available

1

2

3

4

Colliers

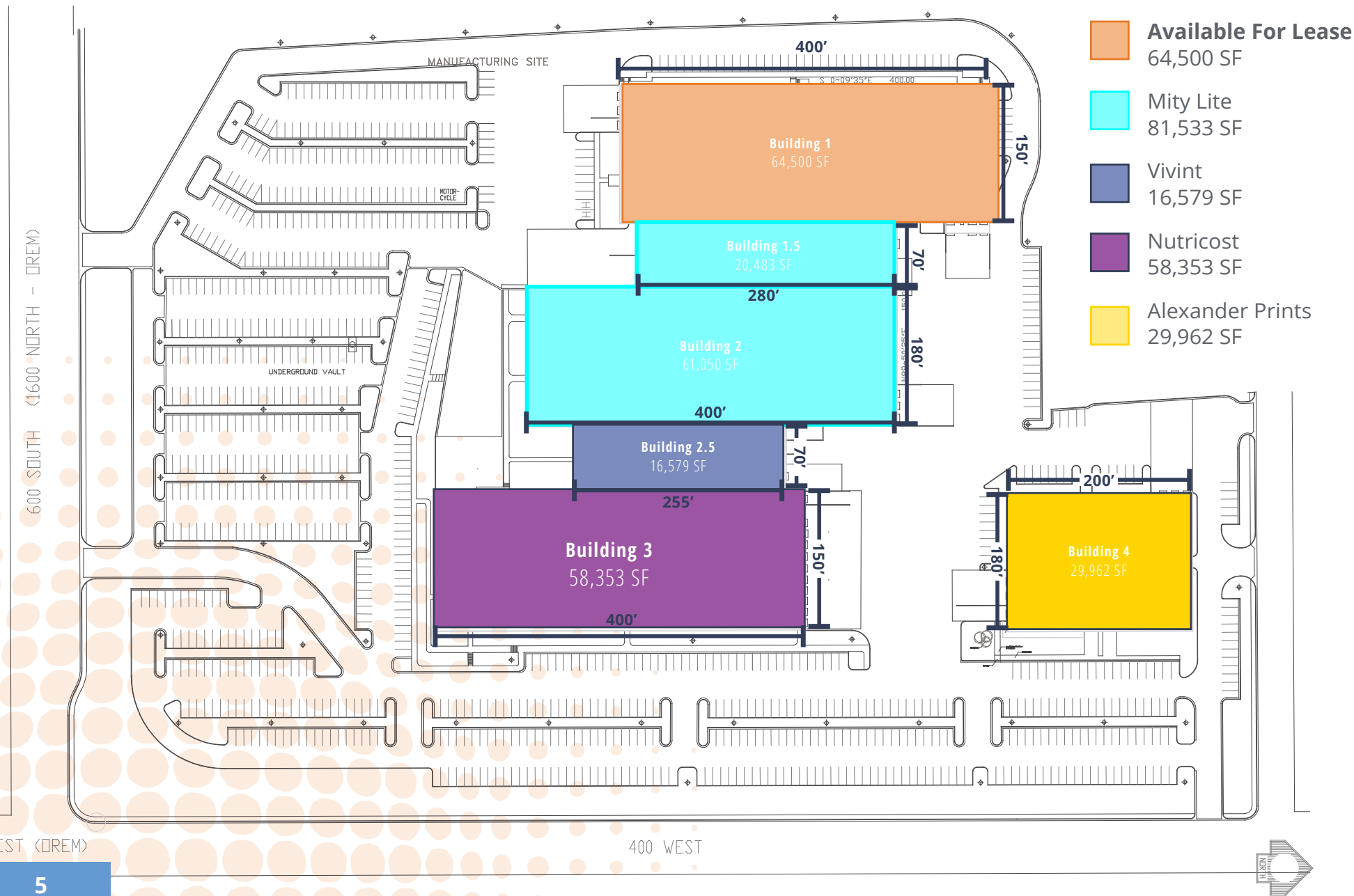


Colliers



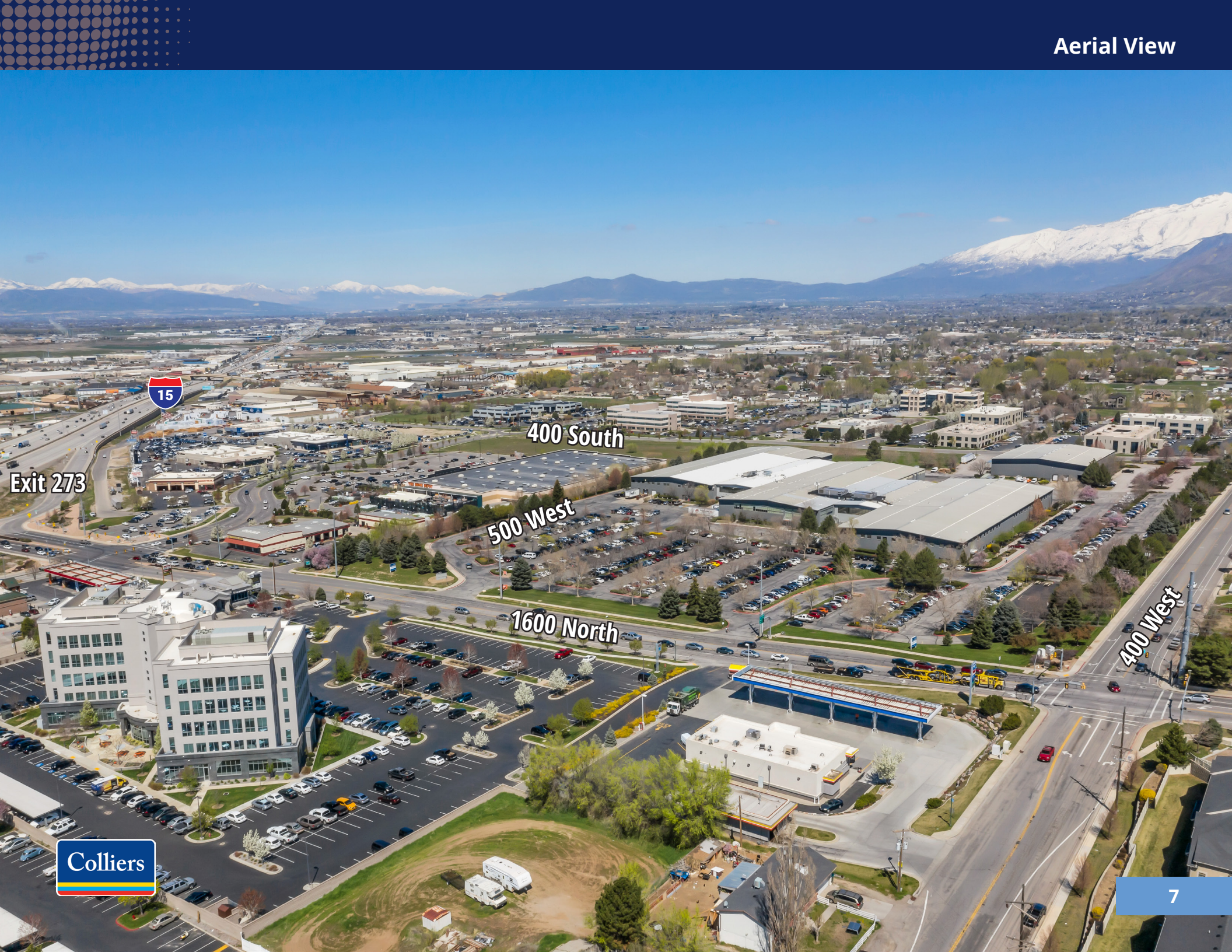
Gateway
Industrial

1st Floor



2nd Floor





Exit 273

400 South

500 West

1600 North

400 West



Utah County Demographics



KEY FACTS

Population
718,194

Median Age
27.1

Average Household Size
3.45



BUSINESS

Total Businesses
14,945

Total Employees
225,030

Daytime Population
691,002

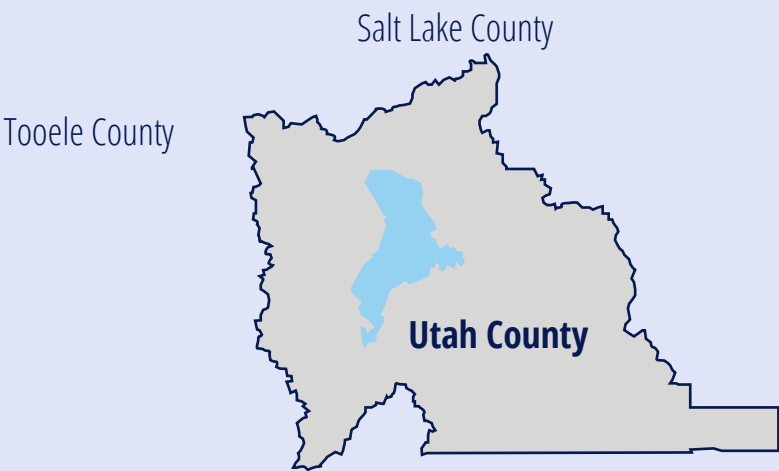


INCOME

Median Household Income
\$90,138

Average Household Income
\$121,673

Per Capita Income
\$34,533



EDUCATION

No High School Diploma
4%

High School Graduate
17%

Some College
34%

College Degree
45%



EMPLOYMENT

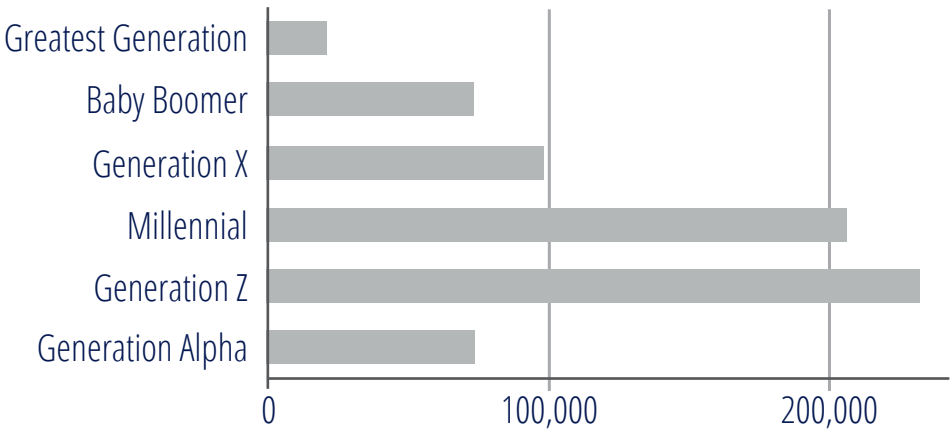
White Collar
71%

Blue Collar
18%

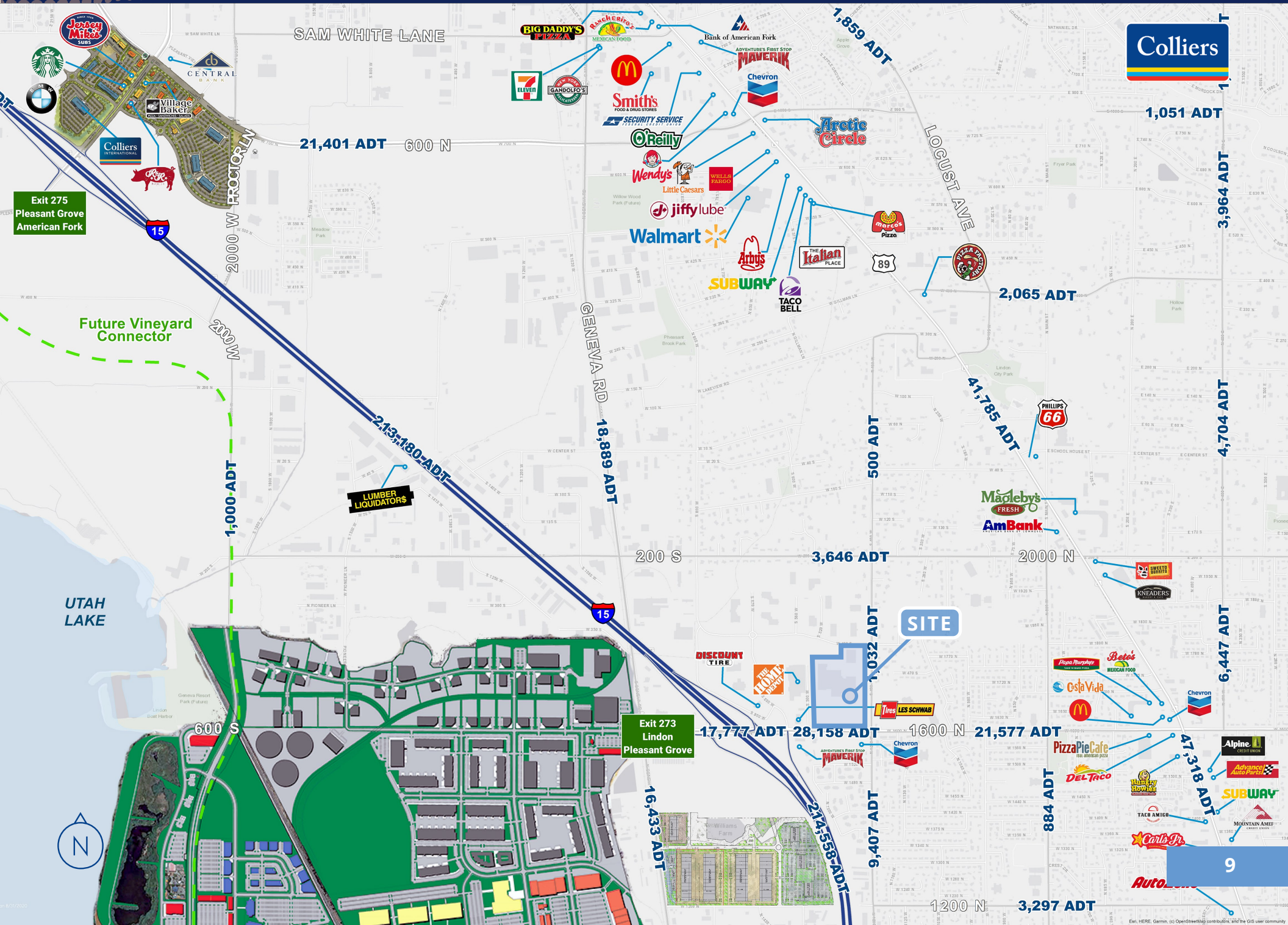
Services
11%

Unemployment
3.1%

2023 POPULATION BY GENERATION



Area Tenant Map



Industrial For Lease

Available



Gateway Industrial

500 S. 500 W.
Lindon, UT 84042

Exclusively Marketed By:

Jarrold Hunt

Vice Chair

+1 801 787 8940

jarrold.hunt@colliers.com

Andy Blunt

Vice President

+1 801 870 9648

andy.blunt@colliers.com



Colliers

2100 Pleasant Grove Blvd., Suite 200

Pleasant Grove, UT 84062

Main: +1 801 947 8300

colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2024. All rights reserved.