

824 NORTH 1430 WEST | OREM, UTAH 84057



CORNERSTONE

OFFICE & WAREHOUSE

FOR LEASE

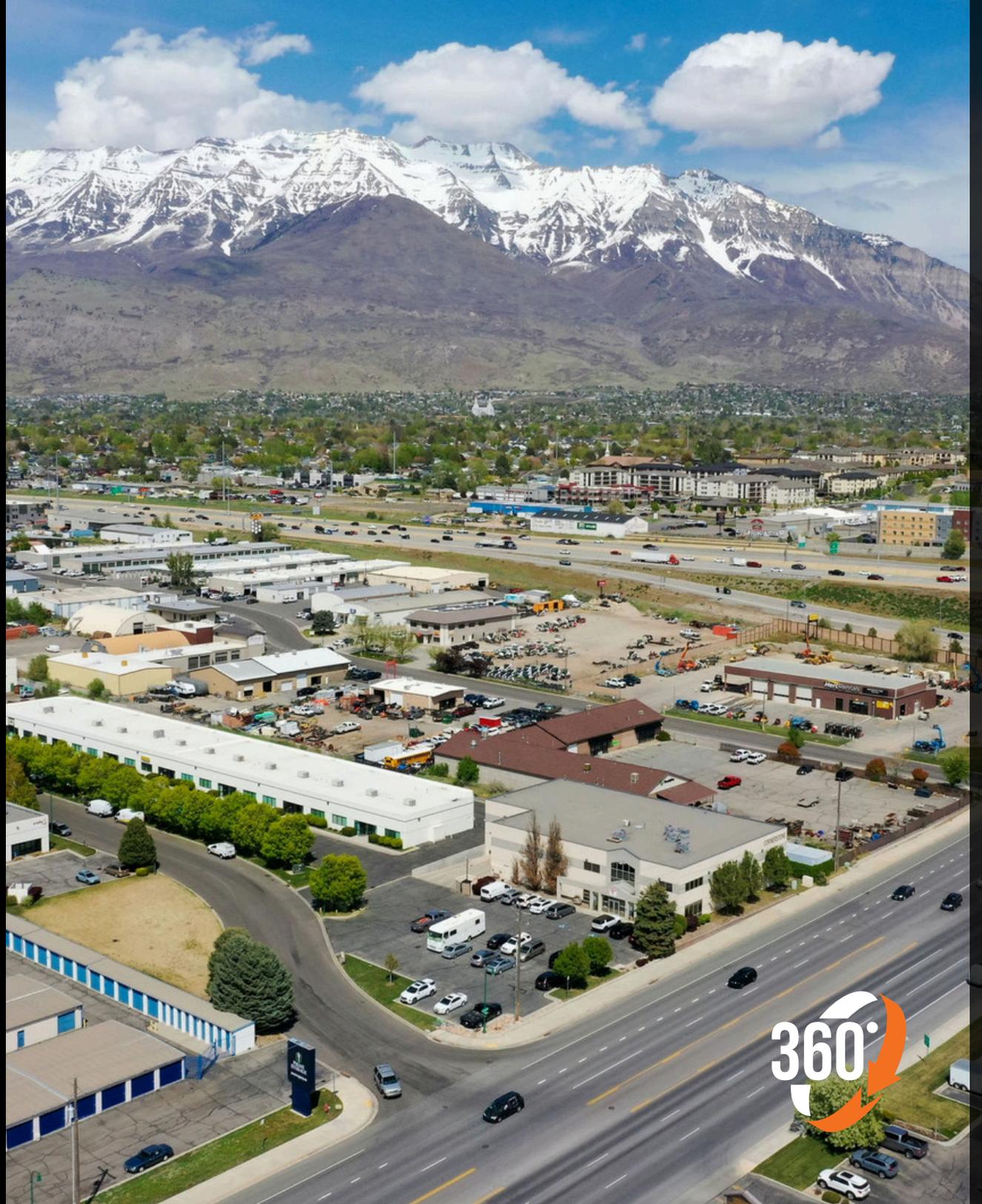
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FOR LEASE

Now available for lease, this standalone industrial/office building presents a unique opportunity in one of Orem's most accessible and established business districts. With direct access to I-15 via 800 North, the property offers exceptional regional connectivity and visibility in a highly professional setting.

Set against a backdrop of mountain views and positioned just off the freeway, the site benefits from immediate I-15 exposure and proximity to key arterials. Cornerstone stands out in today's market as one of the few quality, freestanding lease options in Utah County—an ideal fit for growing businesses looking to secure a well-located, flexible facility.



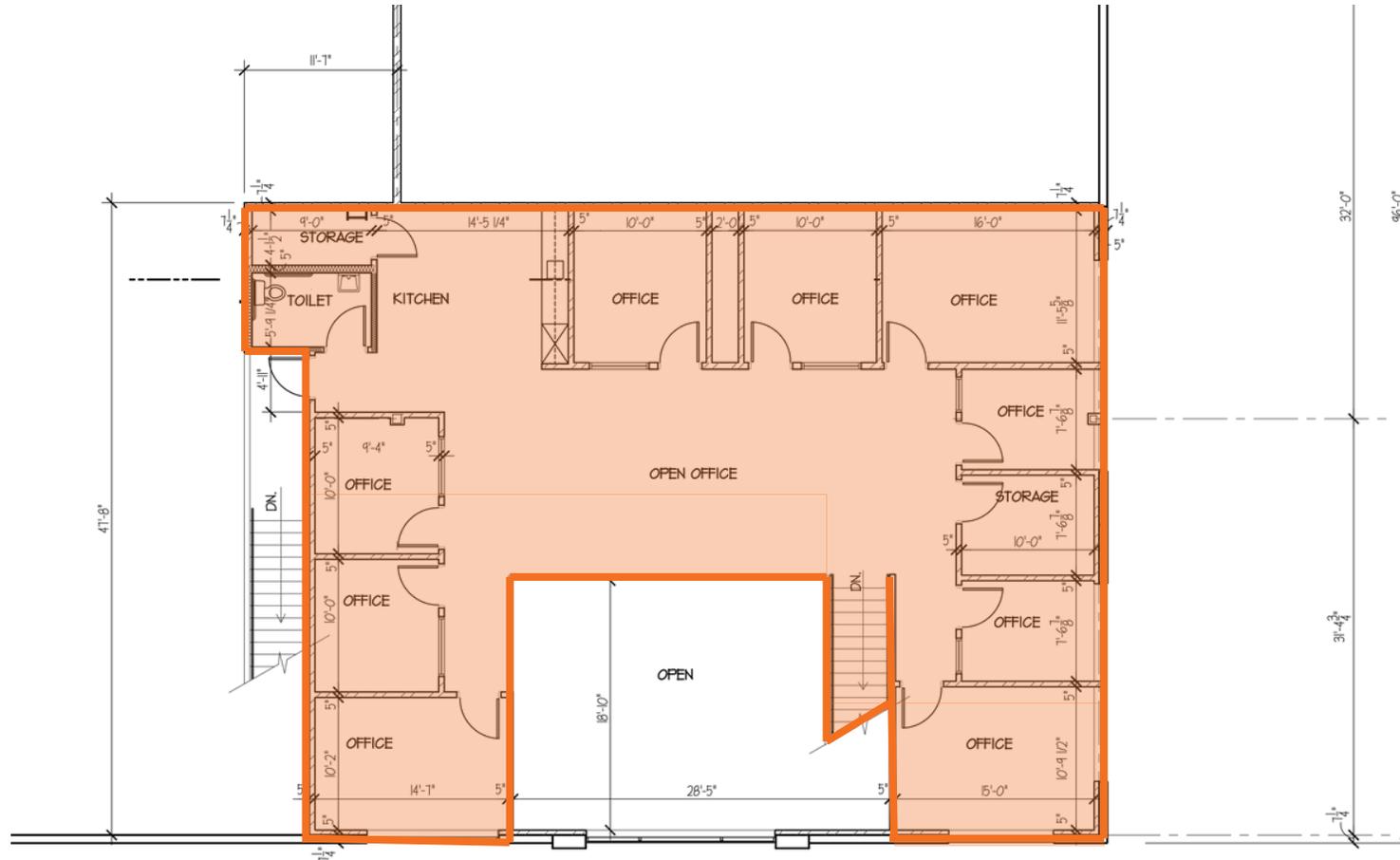
PROPERTY DETAILS

- Total building size: 15,666 SF
- 13,154 SF warehouse | 2,512 SF office
- Lot size: 0.83 acres
- Zoned M2 (Light Industrial)
- 34 surface parking stalls
- Building & monument signage
- Immediate access to I-15 via 800 North
- One dock-high door & grade-level door
- Heating & air conditioning in office areas
- Available now



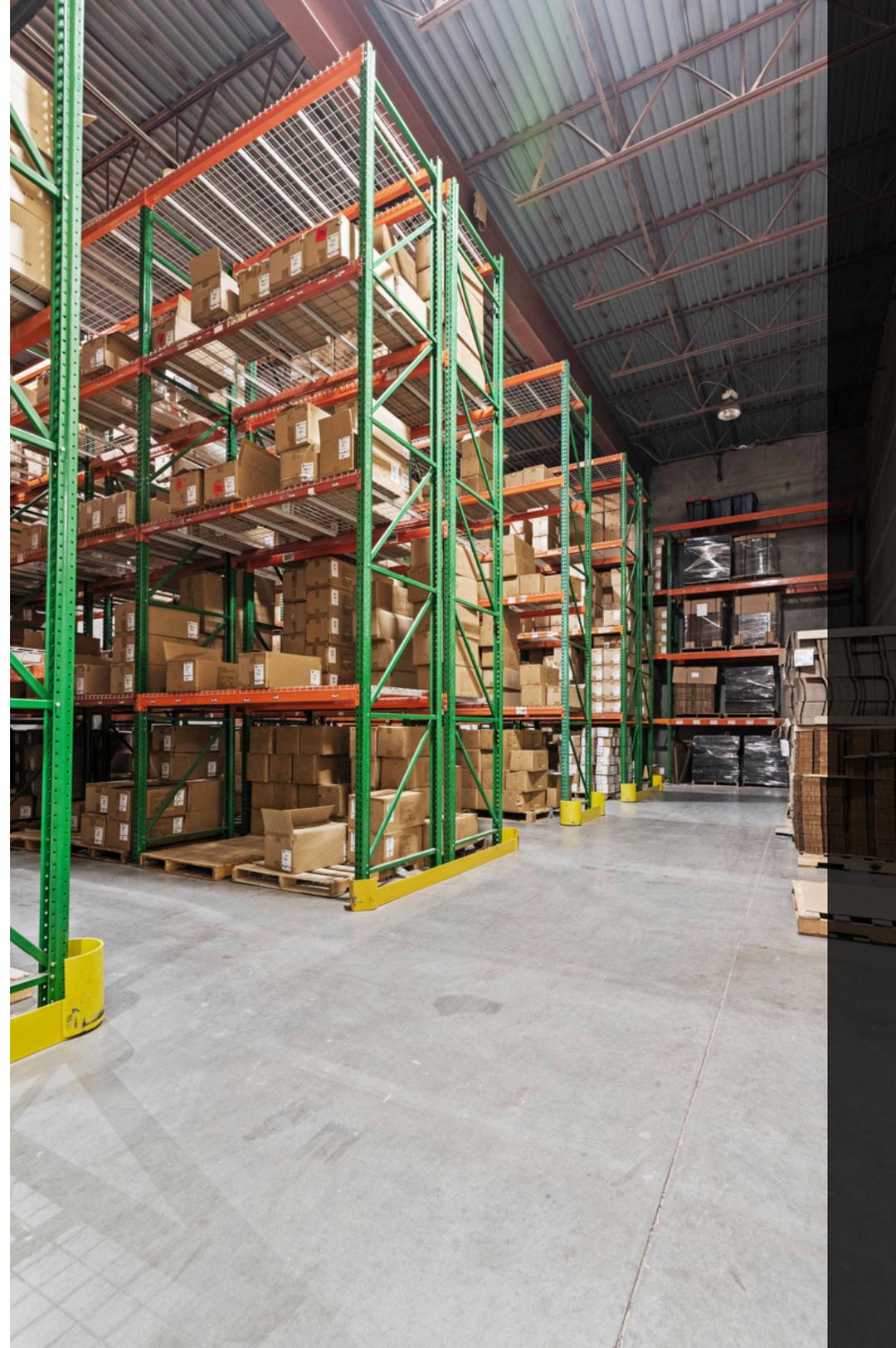
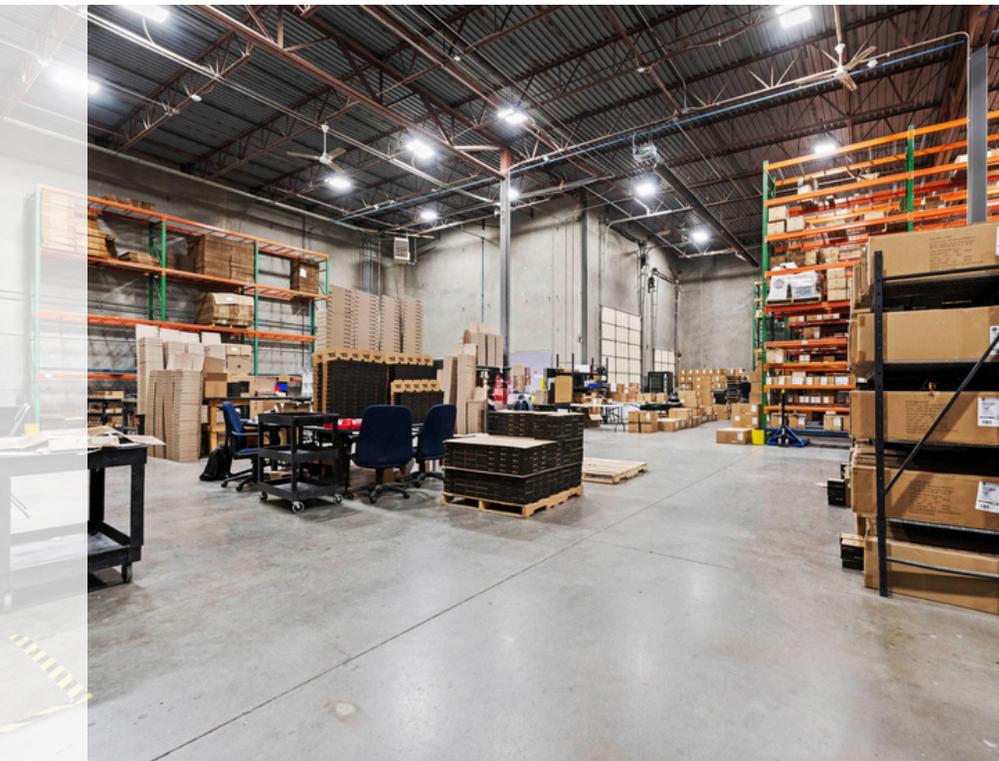
BUILDING FLOOR PLAN

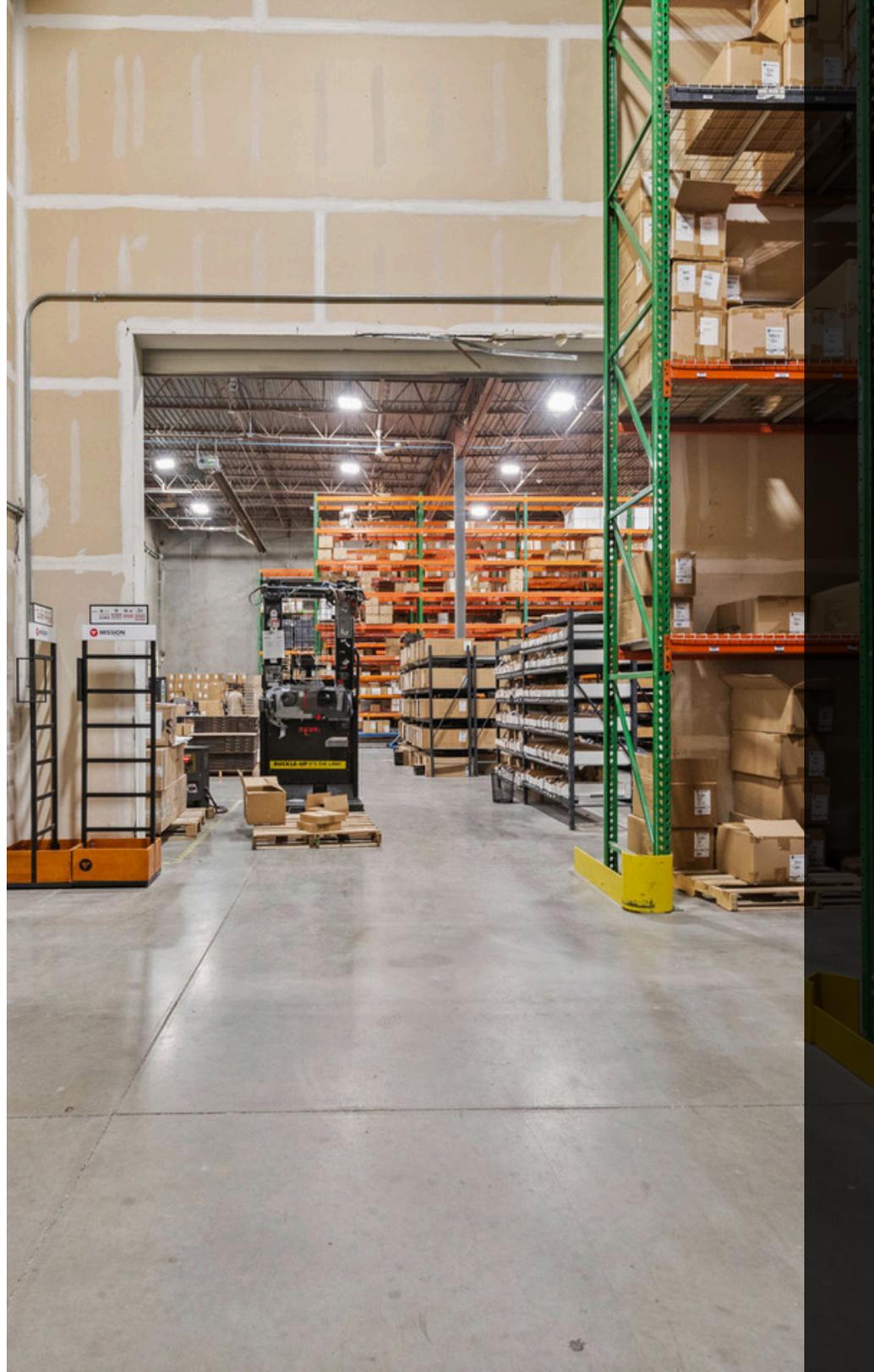
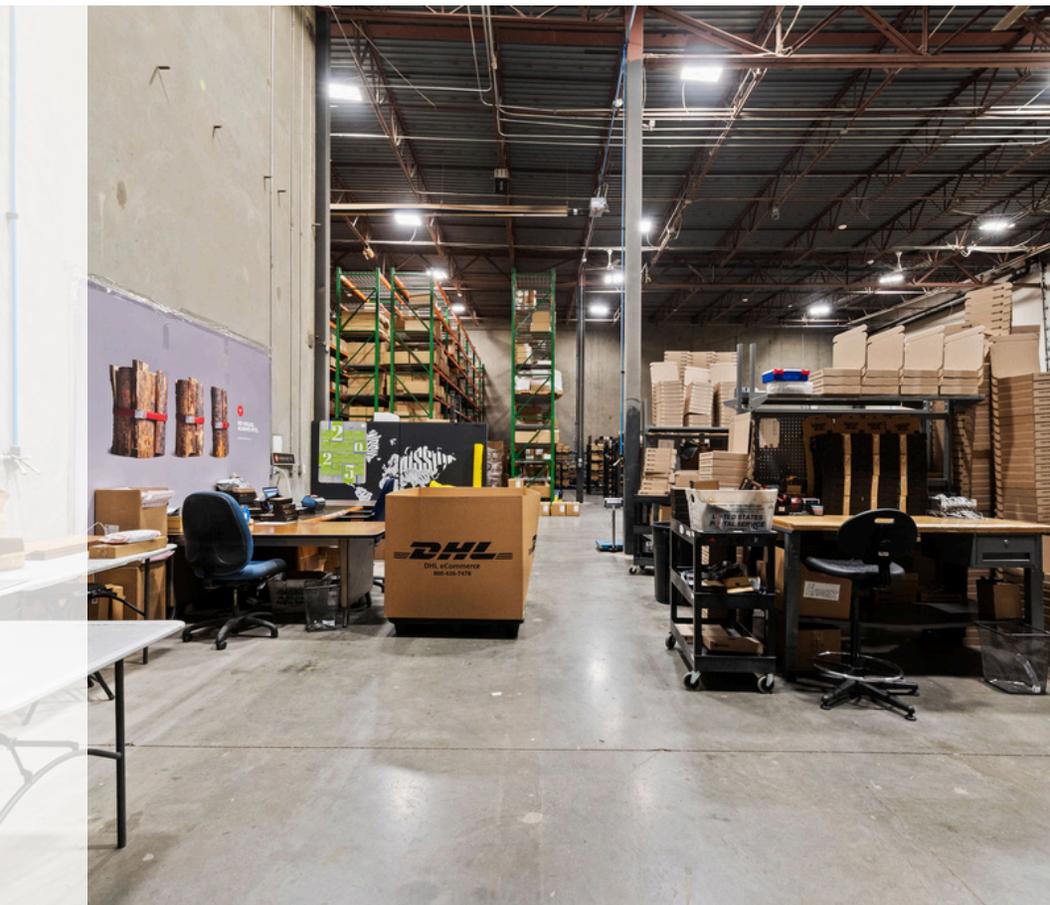
SECOND FLOOR OFFICE



WAREHOUSE DETAILS

- 13,154 SF of functional warehouse space
- 23' clear height
- One dock-high door (10')
- One grade-level roll-up door (15')
- Overhead gas heating throughout
- Compressed air lines installed
- 400-amp, 208V, 3-phase power
- Racking available







OFFICE DETAILS

Main Floor

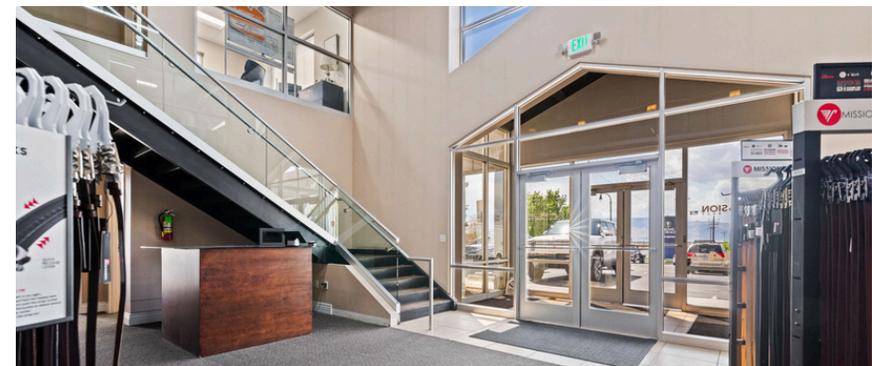
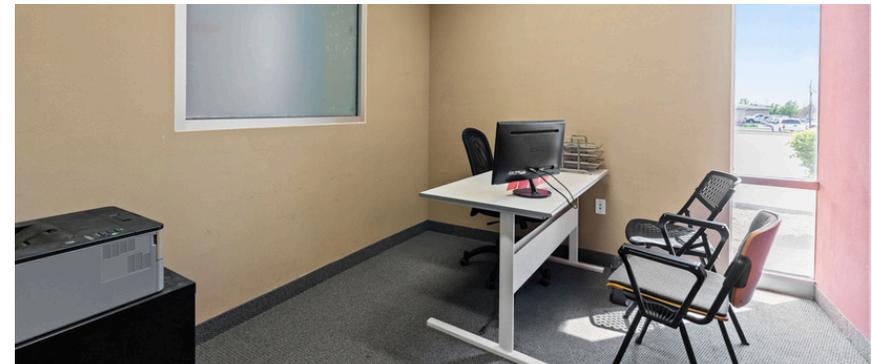
- 6 private offices with natural light
- Conference room with nearby restroom access
- Spacious breakroom with cabinetry and sink
- 3 restrooms, including 1 with a shower (ideal for warehouse or field staff)
- Dedicated storage area for supplies or equipment
- Open, client-facing showroom-style lobby with tall ceilings and visibility from second floor

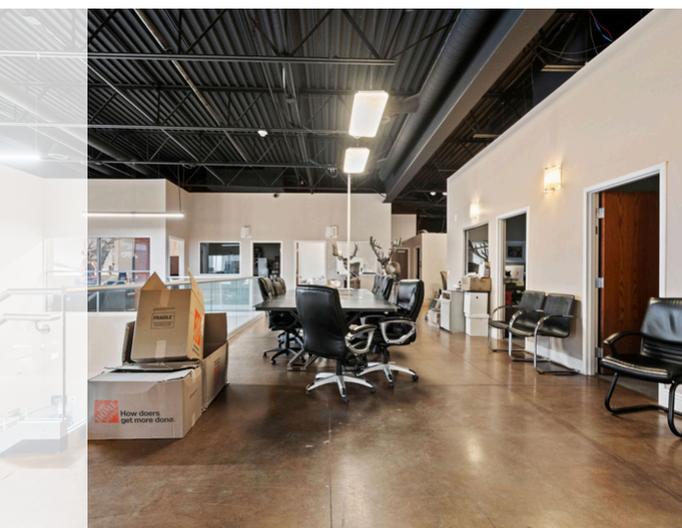
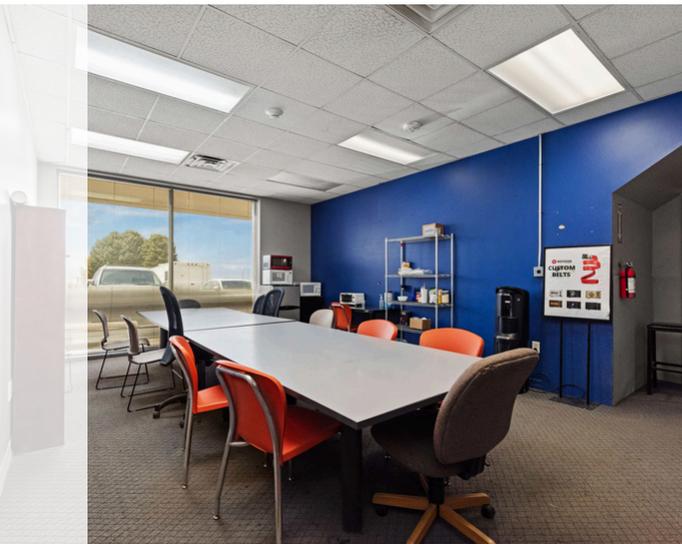
Second Floor

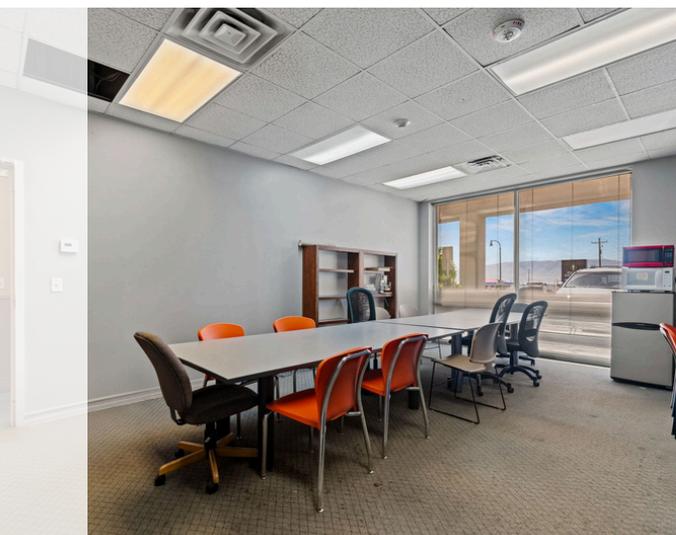
- 10 private offices, suitable for individual workspaces or team leads
- Second breakroom area with kitchenette setup
- Open lobby overlooking main floor showroom—ideal for reception, flex workspace, or collaboration area
- Additional restroom for upstairs staff

Additional Office Features

- Central heating & air conditioning
- Functional layout ideal for both administrative operations and customer interaction
- Multiple points of access between office and warehouse for workflow efficiency

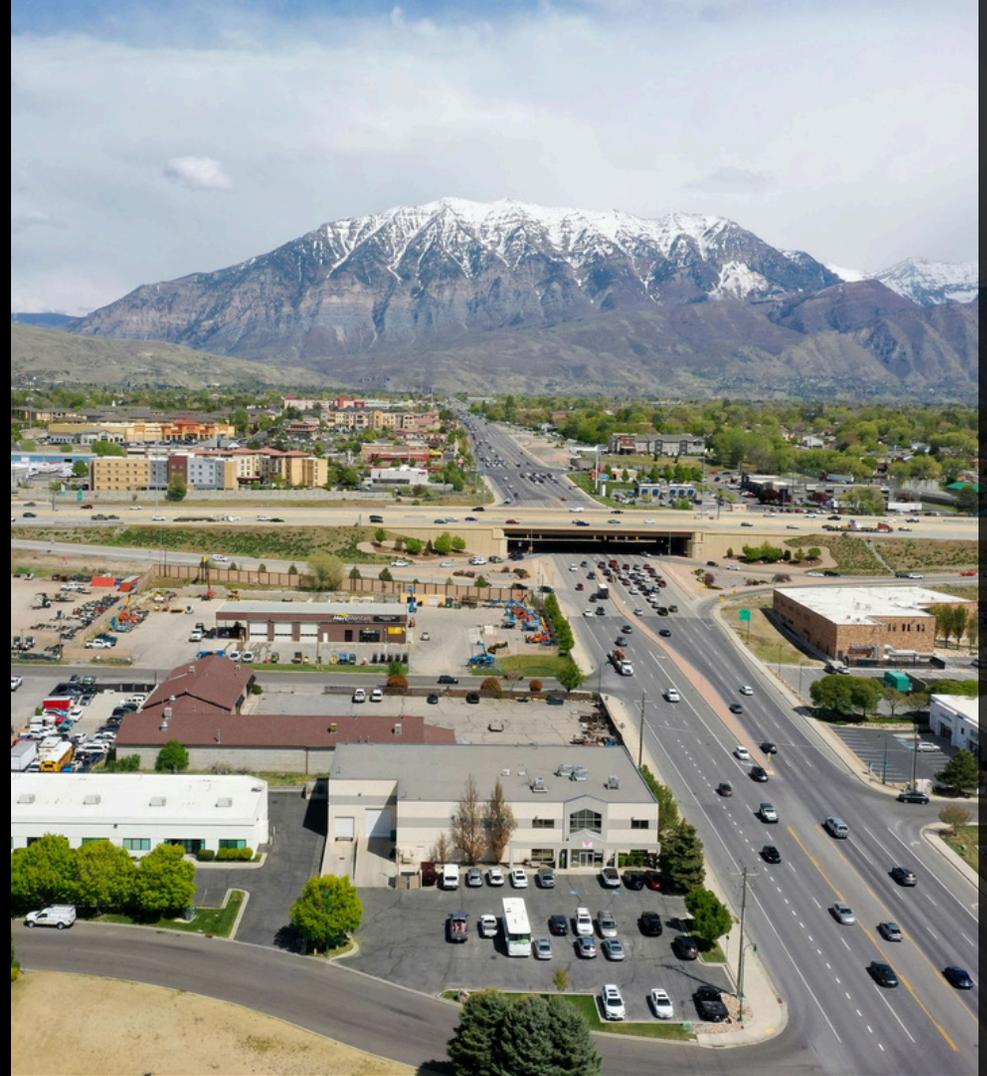






WHY CORNERSTONE

- Freestanding building on 0.83 acres
- Modern, well-maintained exterior with professional frontage
- 15,666 SF
- Efficient layout of office + warehouse
- 34 surface parking stalls
- Dock-high & grade-level loading
- Two-story office space
- Open showroom lobby
- M-2 zoning—ideal for light industrial use
- Building and monument signage available
- Central location with immediate I-15 access
- Surrounded by established businesses and strong demographics



An aerial photograph of a commercial property. The main building is a large, light-colored structure with a flat roof and several large white roll-up doors. To the right of the building is a paved parking lot containing a white motorhome, a silver pickup truck, and several other cars. In the background, there are other commercial buildings, a road, and a range of mountains with patches of snow under a cloudy sky.

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