



EASTLAKE INDUSTRIAL BUILDING

1020 West 600 South | Lindon, Utah | 84057

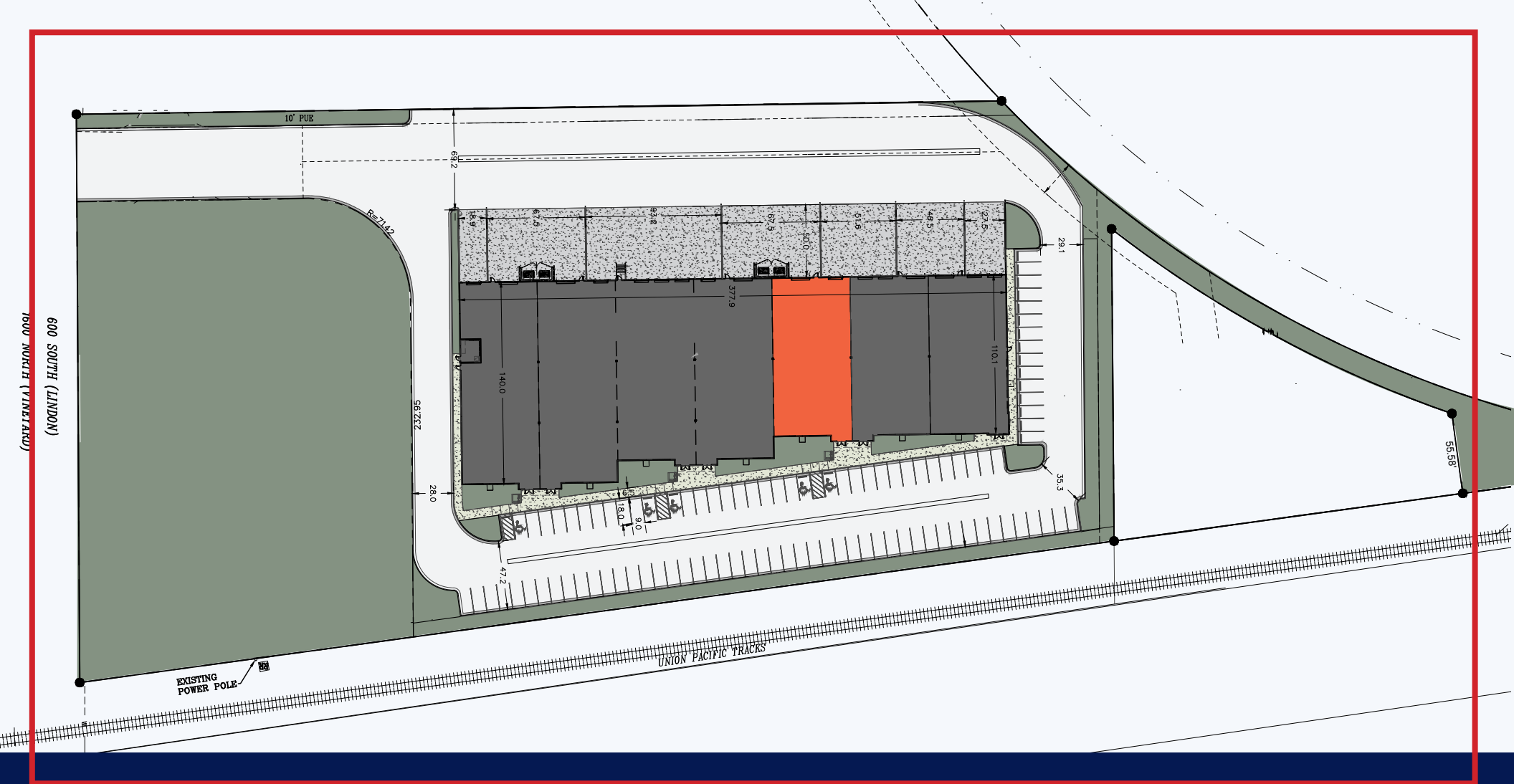
7,498 SF
For Lease
\$1.35 NNN

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PROPERTY SUMMARY

East Lake Industrial offers unbeatable visibility along Geneva Road — one of Utah County's fastest-growing corridors. This stretch continues to see major traffic growth and new development, making it an ideal spot for a business that values exposure and convenience.

The property sits right next to where the new UofU Huntsman Cancer Institute will be built and just minutes from Utah City, one of the county's most anticipated mixed-use projects. This area is quickly becoming a major destination for business, healthcare, and innovation.

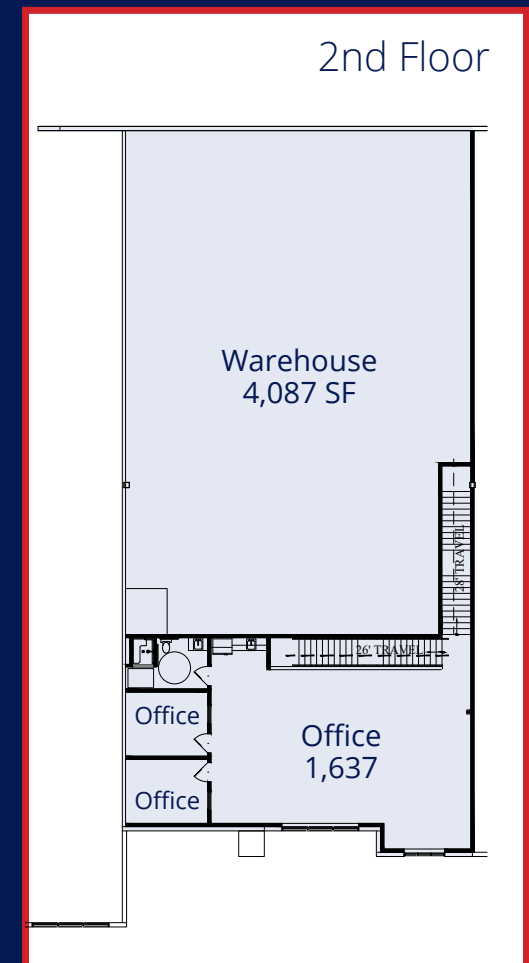
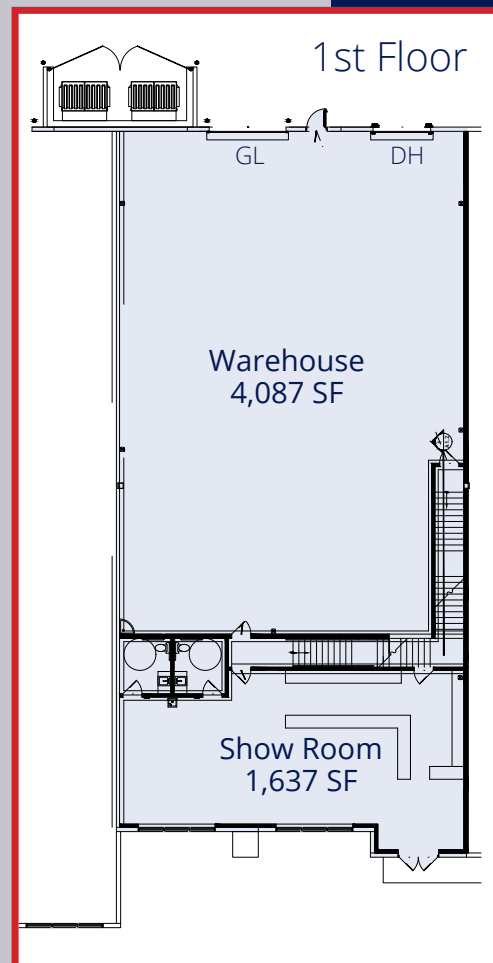
The building includes a mix of office and warehouse space — perfect for companies that need both a professional front and efficient back-end operations.

FLOORPLANS

1020 West 600 South, Lindon UT

HIGHLIGHTS

- Lease Rate: \$1.35 NNN
- Total Size: 7,498 RSF
- 1st Floor Showroom: 1,637 SF
- 2nd Floor Office: 1,637 SF
- Warehouse Area: 4,087 SF
- Clear height 28'
- 1 Dock High Door
- 1 Ground Level Door
- Power: 3 phase 280 v
- Fire suppression: ESFR
- Great Geneva Road frontage for visibility
- Easy access to I-15 and major arterial roads
- Ample parking and functional layout
- Zoning LI - Light Industrial
- Year Built 2016
- APN 38:486:0002





CORPORATE NEIGHBORS | LINDON

LINDON DEMOGRAPHICS

5 mile radius

180,993

Total population

72%

White collar

29.0

Median Age

17%

Blue collar

57,266

Total households

11%

Services

\$96,096

Median household income

17%

High school graduate

6,349

Total businesses

32%

Some college

80,211

Total employees

45%

Bachelors/graduate/prof degree



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