



FOR LEASE

VINEYARD FLEX UNIT + FENCED YARD

478 - 480 South Geneva Road
Vineyard, UT 84059

PROPERTY HIGHLIGHTS

- 10,120 - 21,458 SF Available
- Up to .50 Acres (Approx) Fenced Yard Space
- Units Available Immediately
- Units May Be Combined or Separate
- Geneva Road Frontage w/ Prime Access to I-15

UNIT 480: 10,120 SF Available

- 2,340 SF Office
- 7,780 SF Warehouse
- 6 Offices
- Conference Room
- 4 Overhead Doors
- Restrooms in Warehouse
- Breakroom

UNIT 478: 11,338 SF Available

- 4,438 SF Office
- 6,900 SF Warehouse
- 8 Offices
- 2 Spacious Conference Rooms
- 4 Overhead Doors
- Restrooms on Main & Second Level
- Breakroom

LEASE RATE

\$1.20
SF / NNN

CONTACT US

James Yeates

Vice President
+1 801 995 0049
james.yeates@colliers.com

Justin Irvine

Vice President
+1 801 400 4260
justin.irvine@colliers.com



Colliers

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

Floorplan | Unit 480

MAIN FLOOR



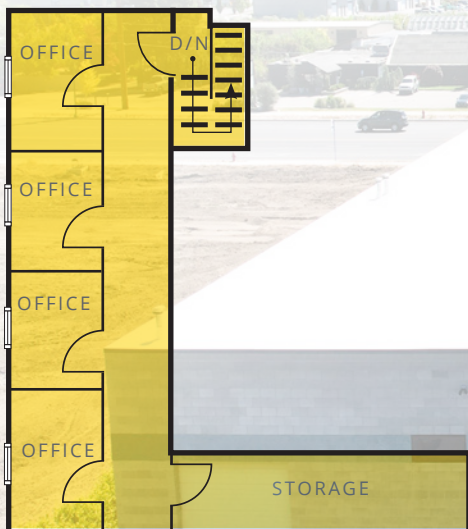
● 7,780 SF WAREHOUSE

● 2,340 SF OFFICE

● 0.25 ACRES of FENCED YARD SPACE

● 4 GL DOORS

SECOND FLOOR



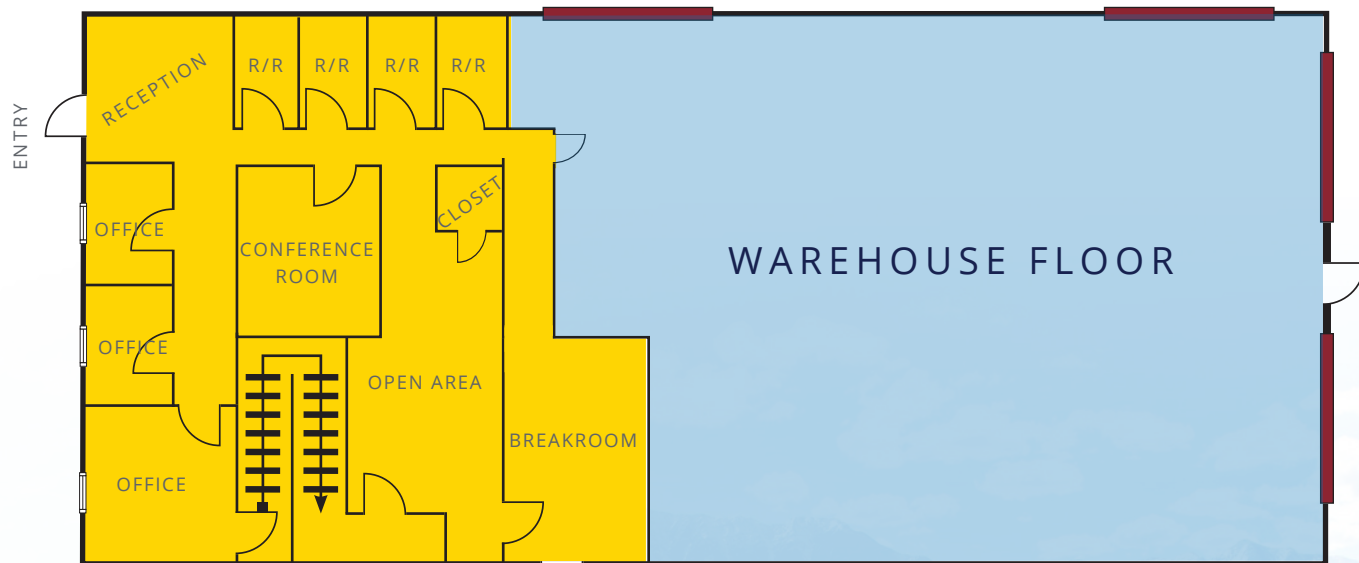
AVAILABLE

INDUSTRIAL FLEX UNIT | FOR LEASE

478 - 480 South Geneva Road | Vineyard, UT

Floorplan | Unit 478

MAIN FLOOR



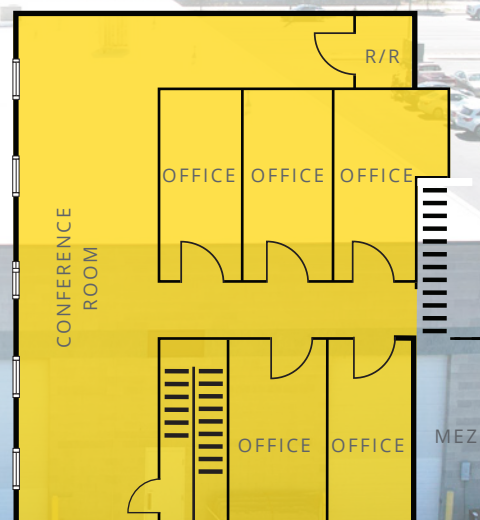
6,900 SF WAREHOUSE

4,438 SF OFFICE

0.25 ACRES of FENCED YARD SPACE

4 GL DOORS

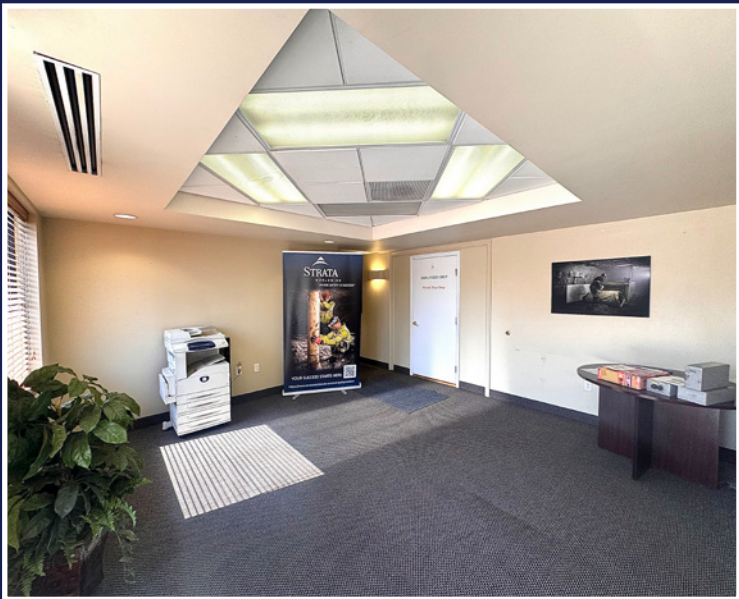
SECOND FLOOR



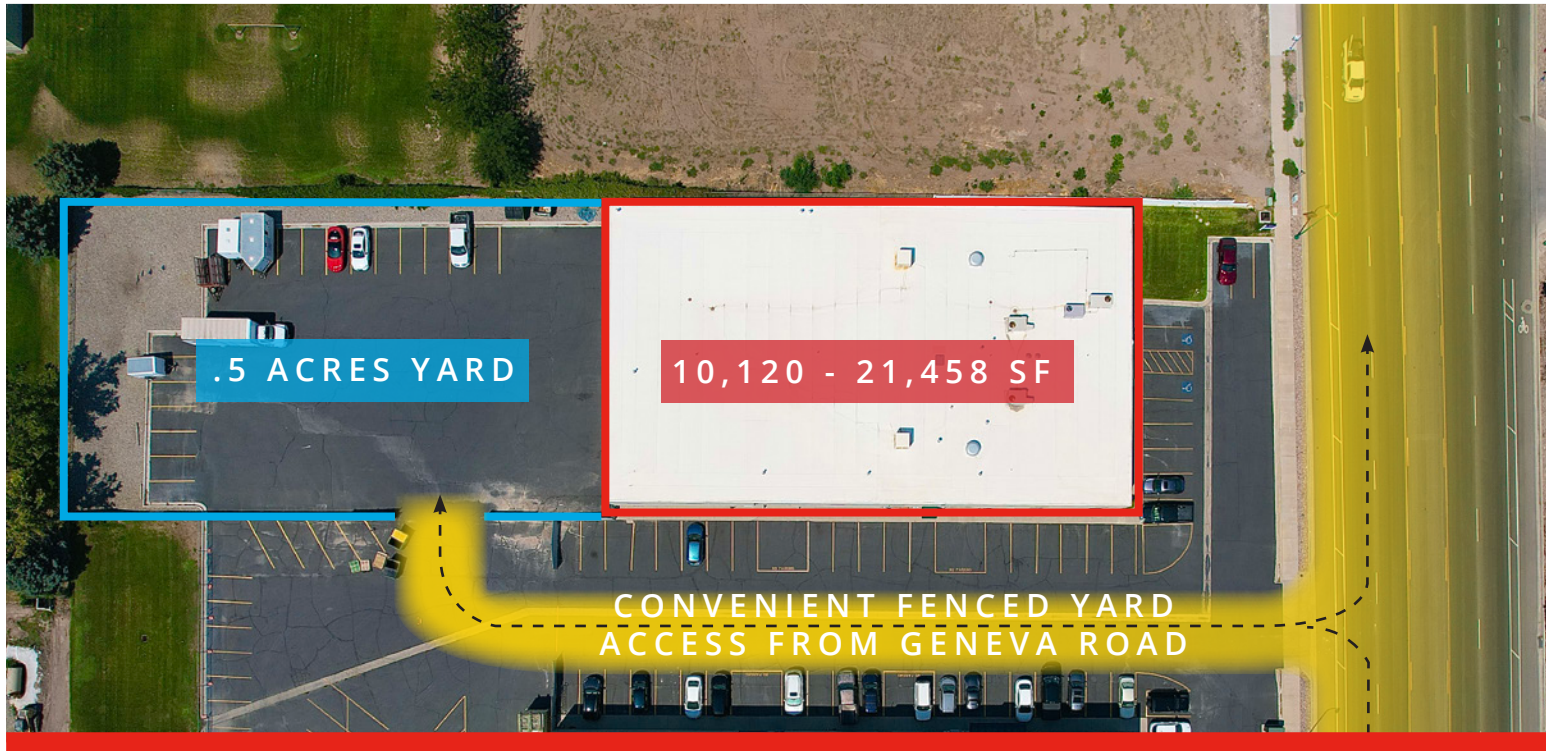
AVAILABLE

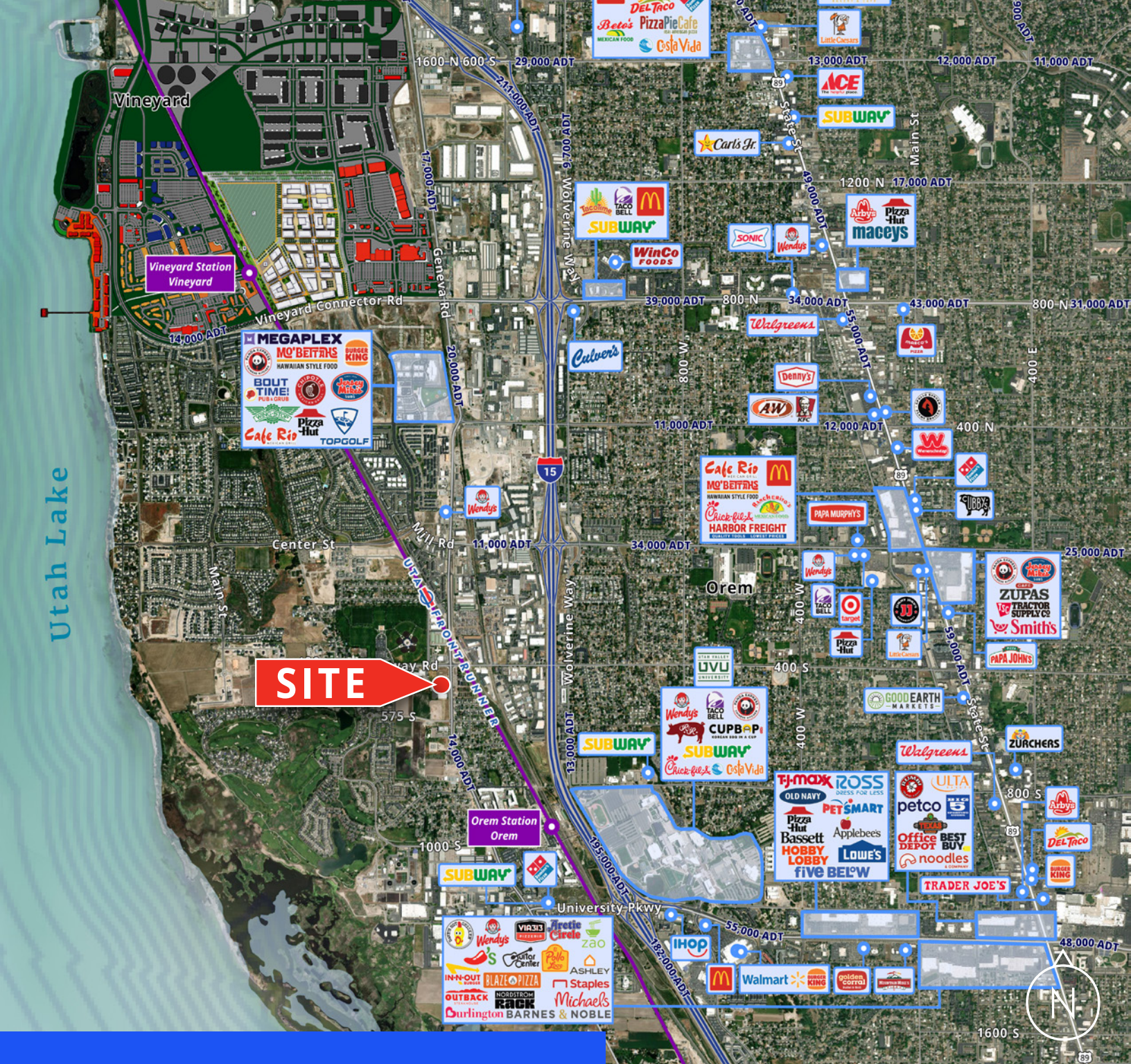
INDUSTRIAL FLEX UNIT | FOR LEASE

478 - 480 South Geneva Road | Vineyard , UT









CONTACT US

James Yeates

Vice President
+1 801 995 0049
james.yeates@colliers.com

Justin Irvine

Vice President
+1 801 400 4260
justin.irvine@colliers.com

Colliers
2100 Pleasant Grove Blvd. | Suite 200
Pleasant Grove, UT 84062
Main: +1 801 610 1300
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). ©2026. All rights reserved.

