

# 1964 Ironton Blvd



Presented By:  
Real Estate Essentials Commercial

1964 Ironton Blvd, Provo, UT 84606



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## Property Details

This property is zoned Planned Industrial Commercial. Very close to the freeway and just off State Street. If you have heavy machinery or pallets to store, this zoning can accommodate most industrial or manufacturing businesses. Featuring 11 private offices all with built in desks and cabinets, and 1 conference room with a nice conference table, all offices have their own private climate control. Lots of sky lights for abundant natural light, 3 kitchenettes and 3 bathrooms. There is also a reception and a locker room. This lease also includes your own private warehouse/garage at 3,035 sq ft with a small crane and drains.

**Price: \$17.40 /SF/YR**

- Close to i15 freeway
- Just off State Street
- Lots of natural light
- Built in office furniture
- Private climate control for each office
- Private garage/warehouse with crane

View the full listing here: <https://www.loopnet.com/Listing/1964-Ironton-Blvd-Provo-UT/36745116/>

Rental Rate:	\$17.40 /SF/YR
Property Type:	Industrial
Property Subtype:	Manufacturing
Rentable Building Area	27,581 SF
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Year Built:	2001
Rental Rate Mo:	\$1.45 /SF/MO

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## Listing space

1st Floor	Space Available:	7,804 SF
	Rental Rate:	\$17.40 /SF/YR
	Date Available:	Now
	Service Type:	Full Service
	Space Type:	Relet
	Space Use:	Industrial
	Lease Term:	1 - 10 Years

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## Major Tenant Information

Tenant	SF Occupied	Lease Expired
Novatek	-	March 2028

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## Location



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## Property Photos



Primary Photo



Aerial

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## Property Photos



Building Photo

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