

# OREM TECH CENTER

1400 North Geneva Road | Orem, Utah 84057

Industrial for Lease



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# PROPERTY OVERVIEW

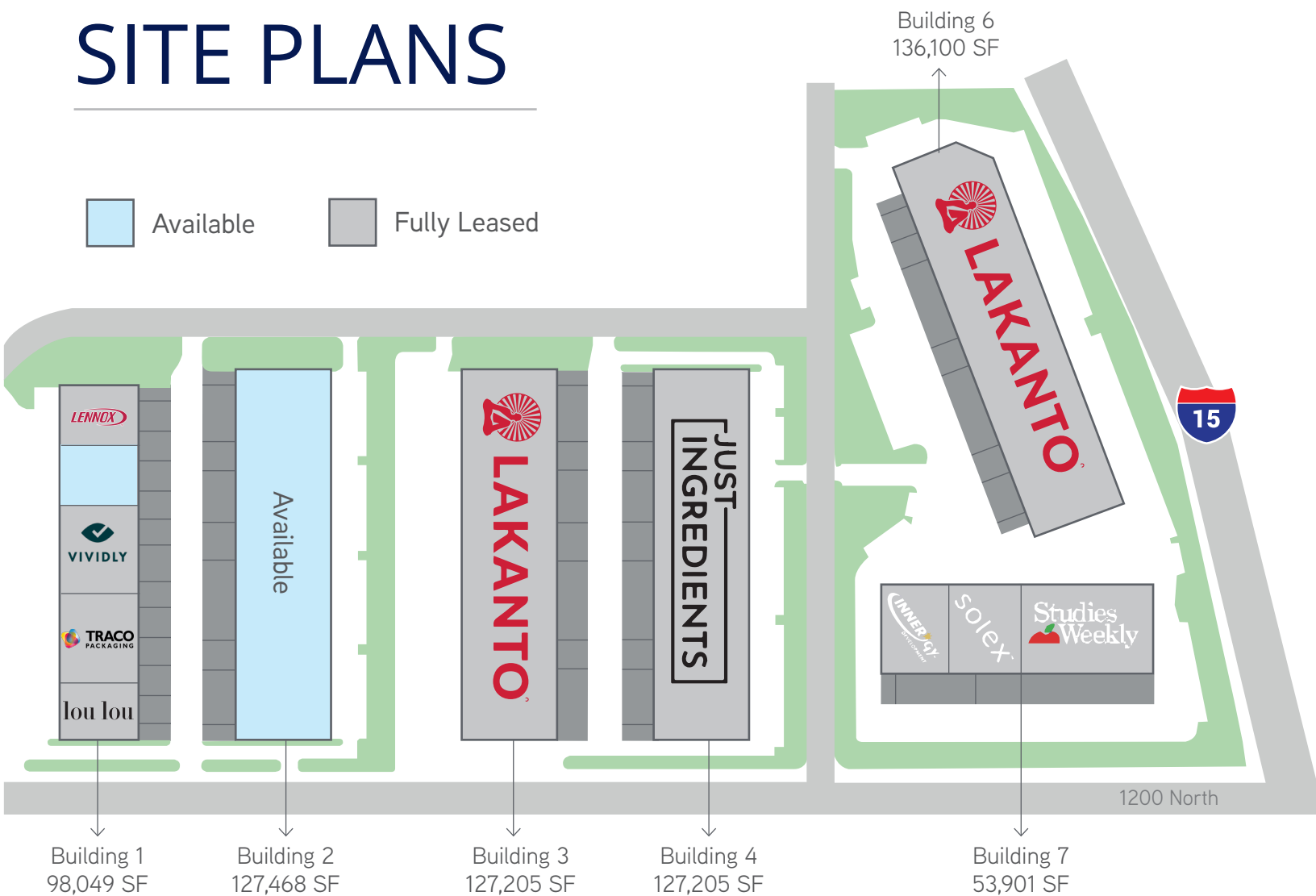


## HIGHLIGHTS

- A+ Utah County Location with convenient access to I-15 via Geneva Road, 1600 North and 800 North exits
- Comparable lease rates remain strong with very low market vacancies.
- Great I-15 visibility
- 3 min drive to I-15 access
- Class A Warehouse, Distribution, and Production Space

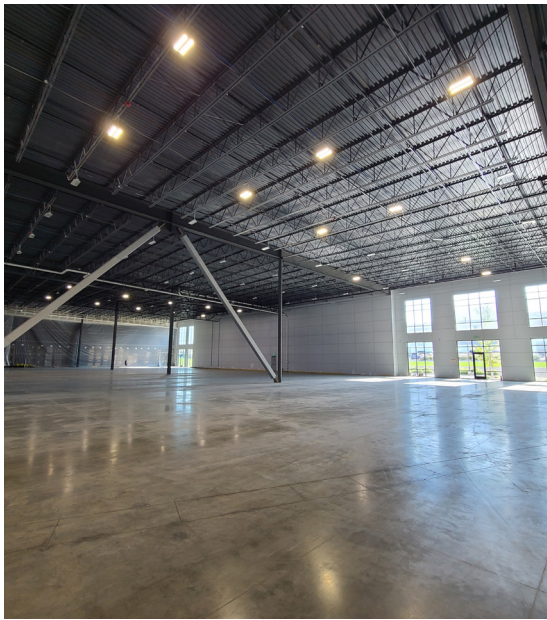


# SITE PLANS



## PROPERTY DETAILS

Total Available SF	143,712 SF
Lot Size	69.59 acres
Building Construction	Tilt wall construction
Year Built	2023
Clear Height	28'
Overhead Doors/Docks	See Floor plans   All dock-high doors equipped with hydrolic leveler
HVAC	Gas, forced-air heat and central air conditioning
Power	200 amps 480 volt per bay
Fire Suppression System	ESFR in warehouse; office space by code
Utilities	Orem City Municipal water and sewer
Zoning	PD36 light industrial and technology center development with urban design concept
Warehouse Lighting	Clerestory Windows   LED
Total Building SF	669,928 SF



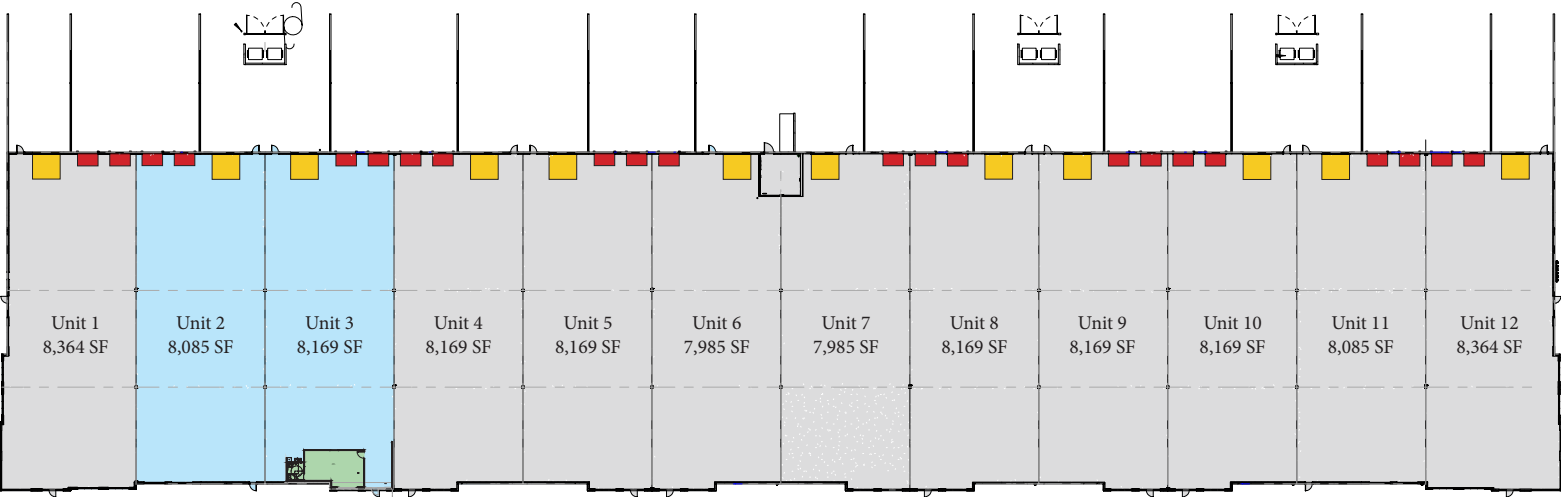
# PROPERTY PHOTOS

# BUILDING 1 PLANS

## BUILDING 1 FLOORPLAN

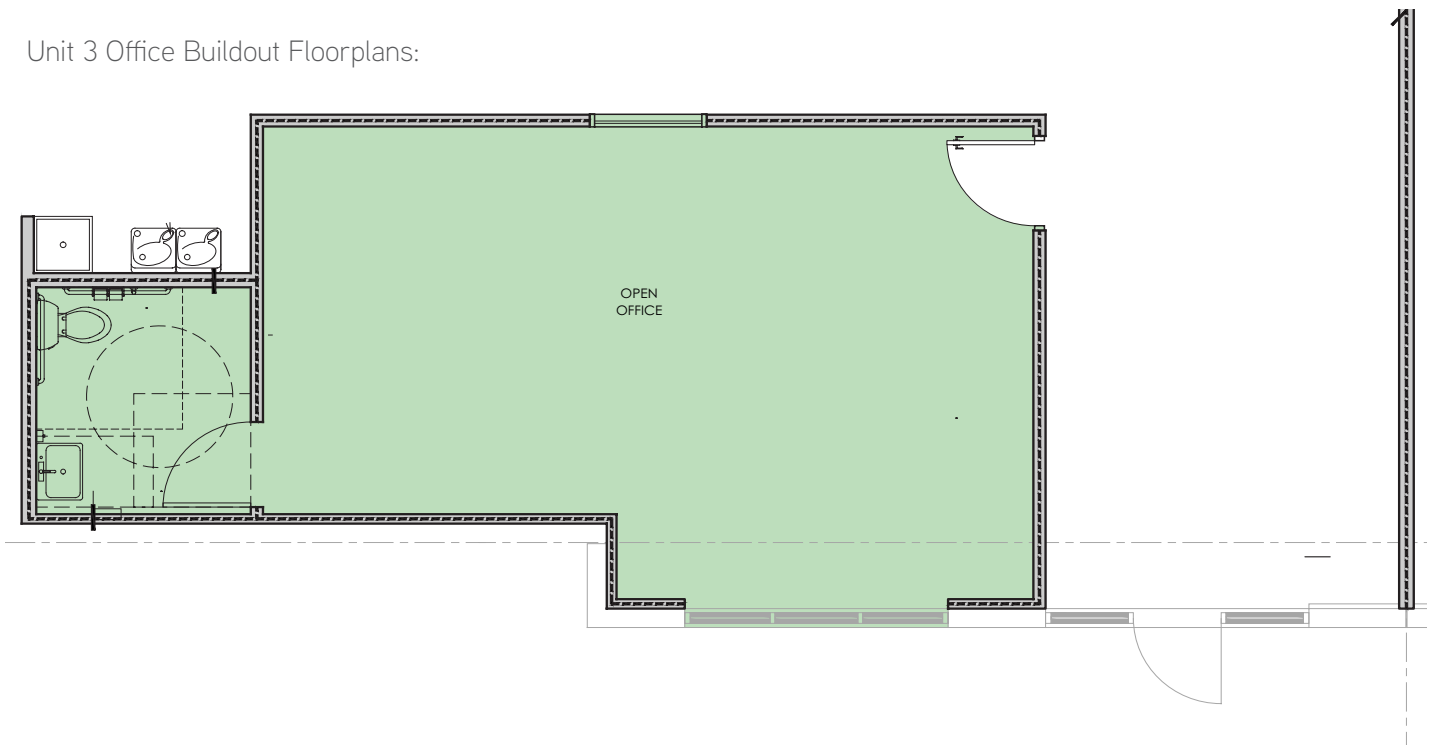
\$1.15 psf NNN

- Office
- Warehouse
- Ground Level Doors
- Dock High Doors



Total SF: 98,049 SF | Total Available: 16,254 SF | Parking Stalls: 16

### Unit 3 Office Buildout Floorplans:

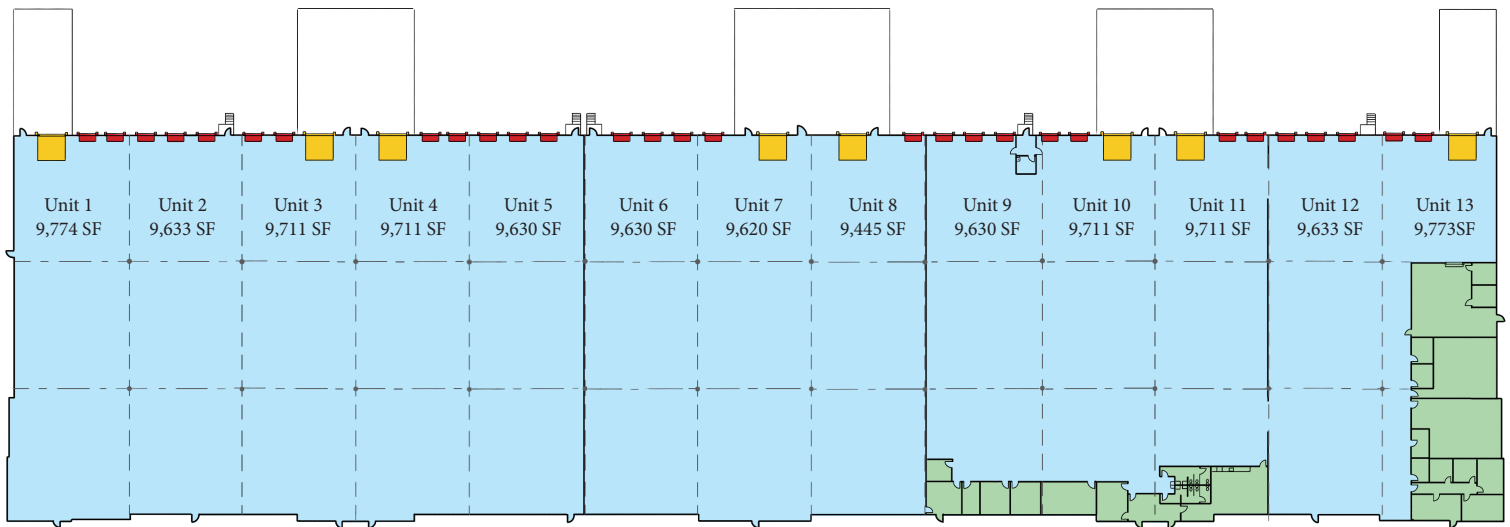


# BUILDING 2 PLANS

5 mile radius

## BUILDING 2 FLOORPLAN

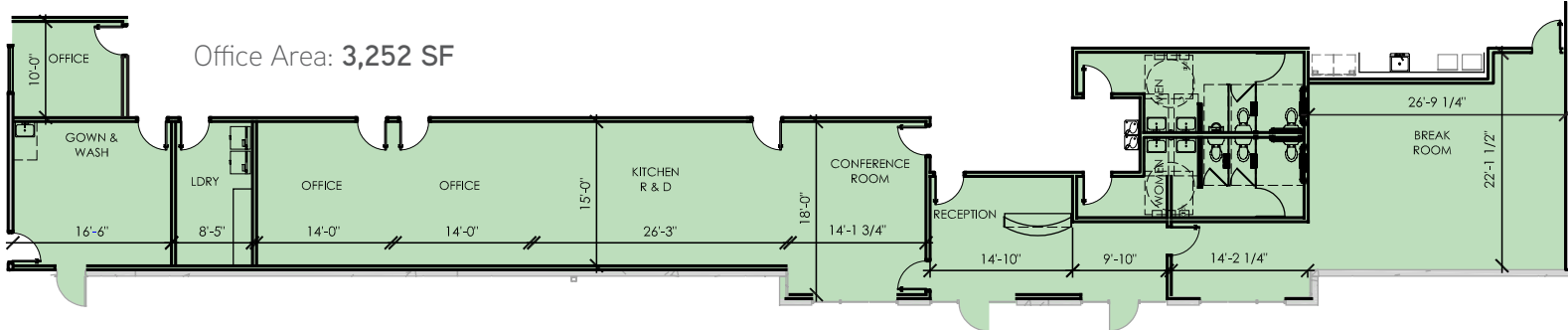
1470 West 1200 North



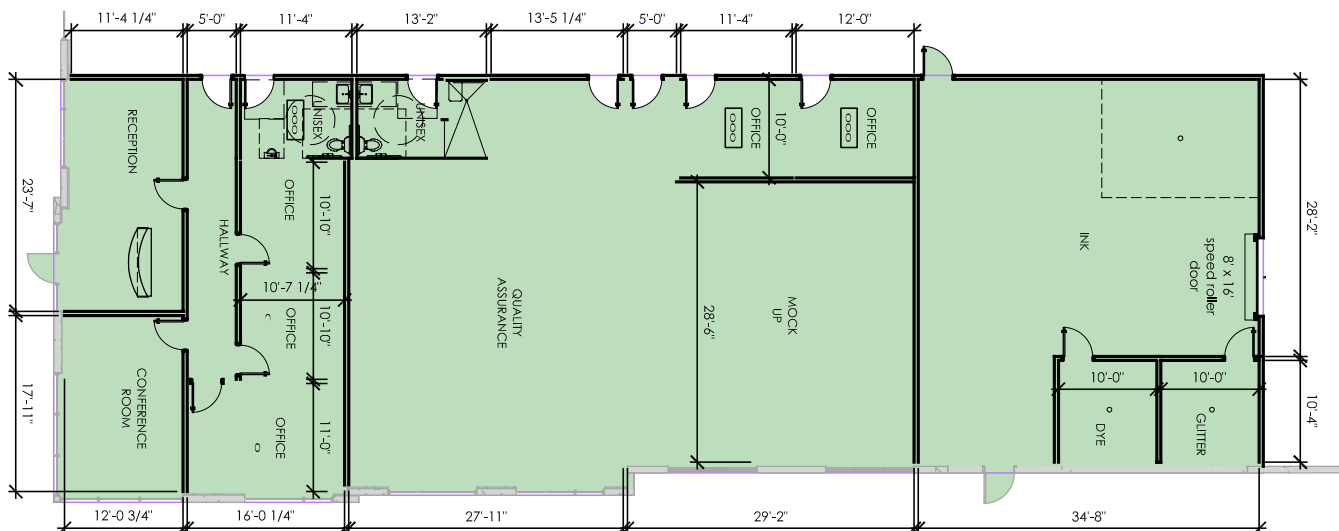
- Office
- Ground Level Doors
- Warehouse
- Dock High Doors

Total SF: 127,468 SF | Parking Stalls: 141 | Total Suites: 13 | Minimum divisibility: 29,000 SF

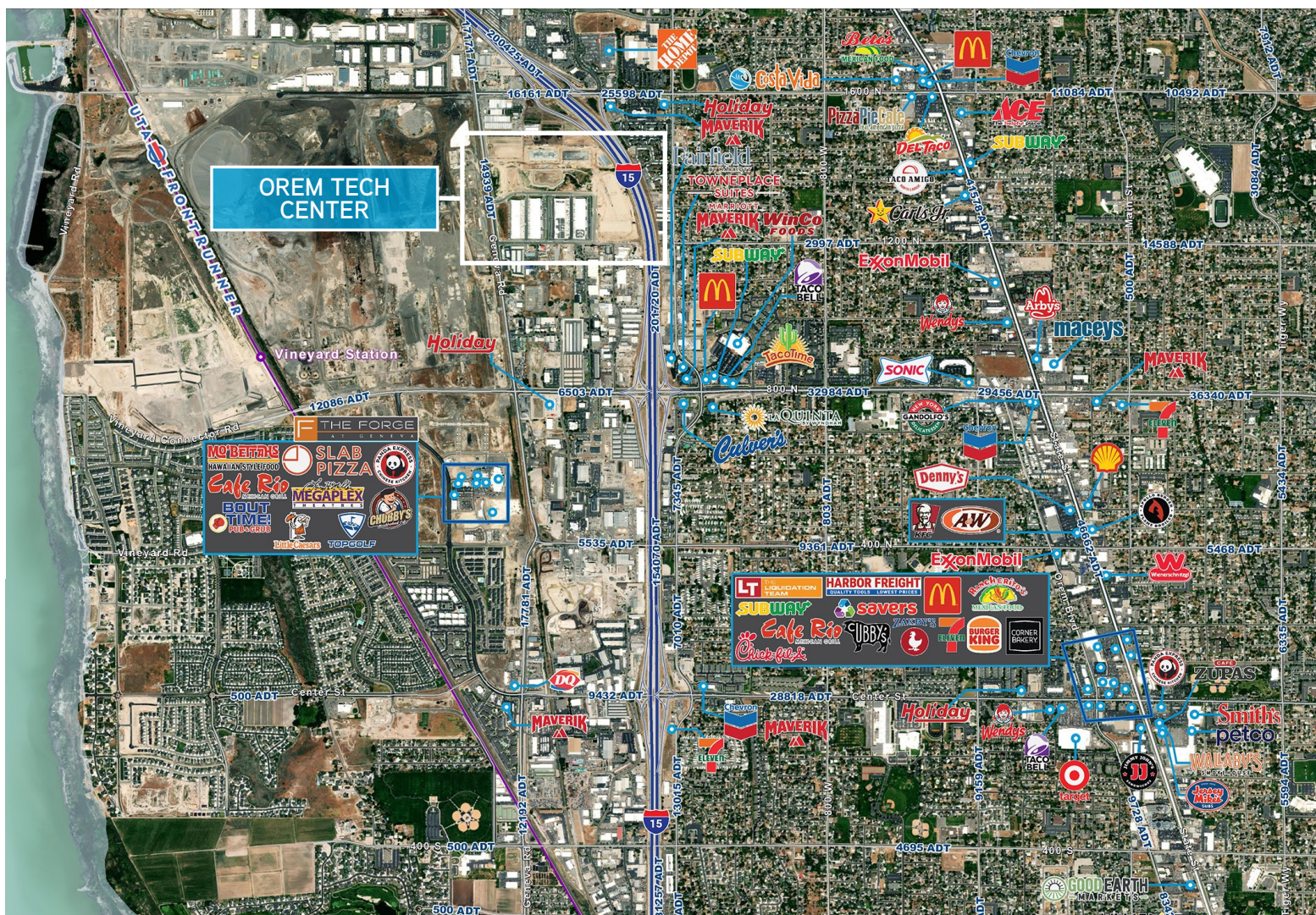
Office Area: 3,252 SF



Office Area: 5,119 SF



# AREA MAPS





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