

NEXT DAY  
PRINTING

BIG FAT  
DESIGN

2nd Floor Office 2500 Sqft  
FOR LEASE 801-787-7834  
ROBERT EVELYN  
\$11.571 NR 3-5 YR

# PROPERTY FOR LEASE

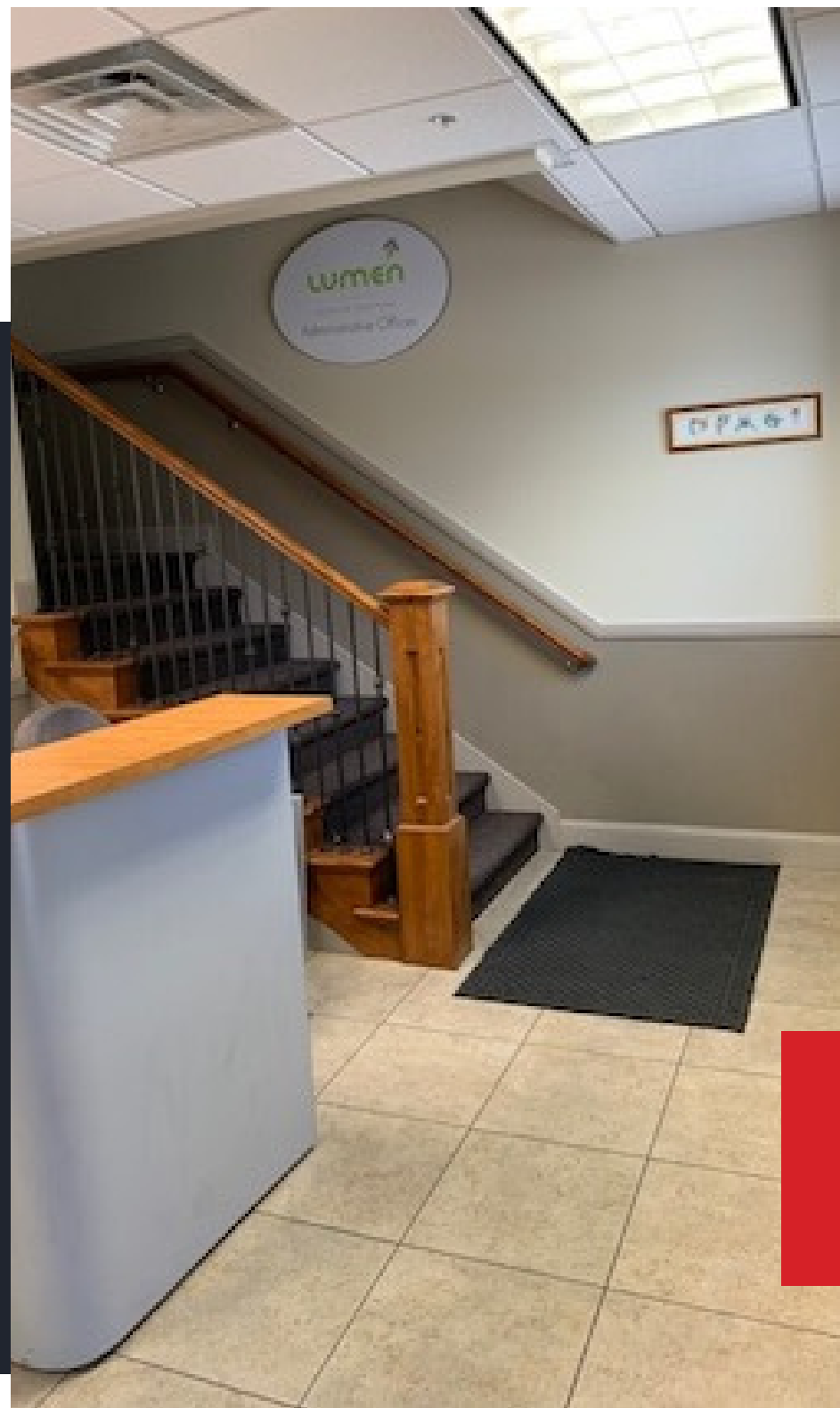
OFFICE / WAREHOUSE FOR LEASE IN OREM, UTAH

1349 W 760 N Orem, Utah 84057

## OFFICE /WAREHOUSE FOR LEASE

Located at 1349 W 760 N Unit 2, Orem, Utah 84057, this property combines second-story office space with first floor warehouse space just minutes from I-15. The office area includes five private offices, a conference room, a break area, and two bathrooms.

The warehouse offers functional space for storage, distribution, or light manufacturing with easy access for loading. Its location near major roads ensures convenient access for employees, clients, and suppliers.





# PROPERTY HIGHLIGHTS



## Unit 2 - Available

**4,050 Total Square Feet**

- **\$13.76 NNN (\$2.35)**
- **2,800 Sq Ft Office (2<sup>nd</sup> Story)**
- **1,250 Sq Ft Warehouse**
- **5 Offices**
- **Reception Area**
- **2 bathrooms**
- **Conference Room**
- **Open Area / Break Room**
- **Dock Door**
- **23' Clear Height**
- **Right Off I-15**
- **Ample Parking**

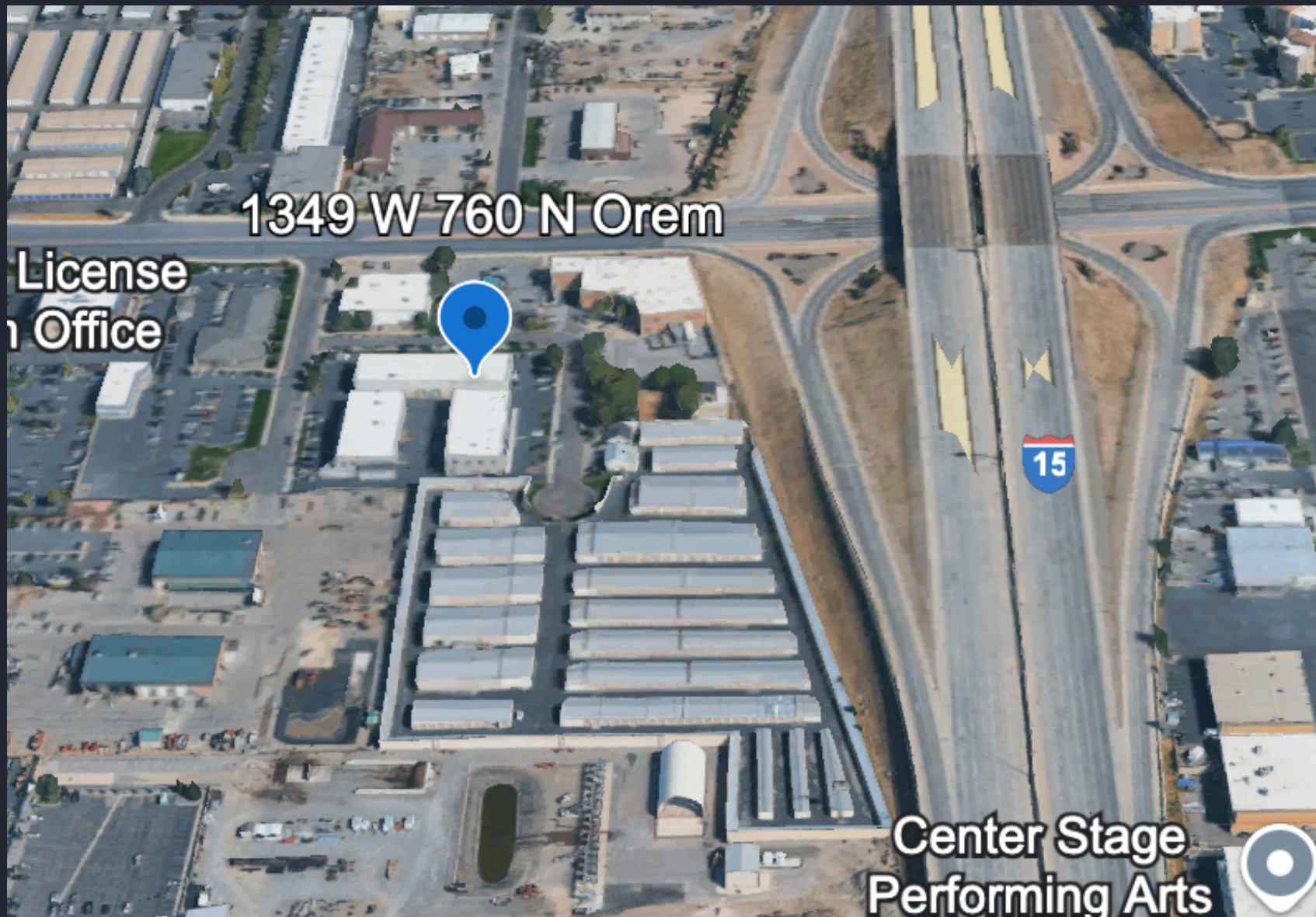




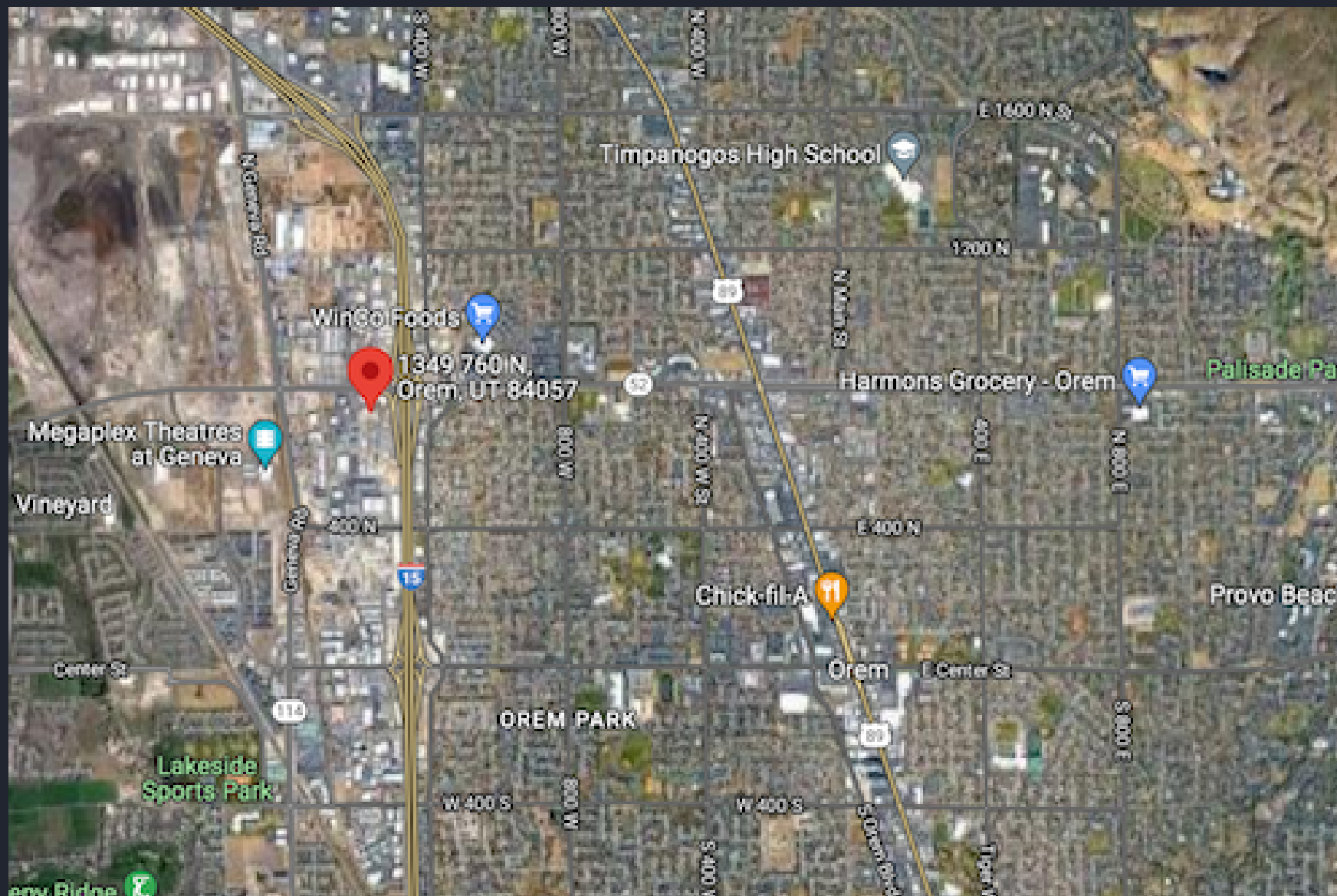




# AERIAL VIEW



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# CONTACT US TODAY FOR A PRIVATE TOUR!



Caden Butterfield  
Caden@Coreutah.com  
385-350-1811



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