

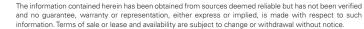
For information, please contact:

Ben Richardson

Executive Managing Director t 801-706-1137 ben.richardson@nmrk.com

Kolby Long

Associate t 801-727-4413 kolby.long@nmrk.com 376 E. 400 S. Suite 120 Salt Lake City, UT 84111





777 S. AUTOMALL DR., SUITE 111 AMERICAN FORK, UT 84003

For Sublease \$1.30/SF

Property Highlights

- Suite 111: 5,000 total SF
- Sublease LED: May 31, 2025
- Uses: warehouse, distribution, production, light manufacturing, flex
- Column spacing: 50'x50'
- Clear height: 23'
- Sprinklers: ESFR
- Power: 480 volt / 250 amp / 3 phase

- 6" reinforced and polished floors
- Enclosed trash areas between bays
- Energy efficient
- High efficiency, low cost fluorescent lights with timers and motion/UV light sensors
- I-15 visiblity and signage- superb access
- Building has floor drains and easy-to-setup GMP

For information, please contact:

Ben Richardson

Executive Managing Director t 801-706-1137 ben.richardson@nmrk.com

Kolby Long

Associate t 801-727-4413 kolby.long@nmrk.com 376 E. 400 S. Suite 120 Salt Lake City, UT 84111



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

HAWTHORNE AMERICAN FORK BUILDING 2

