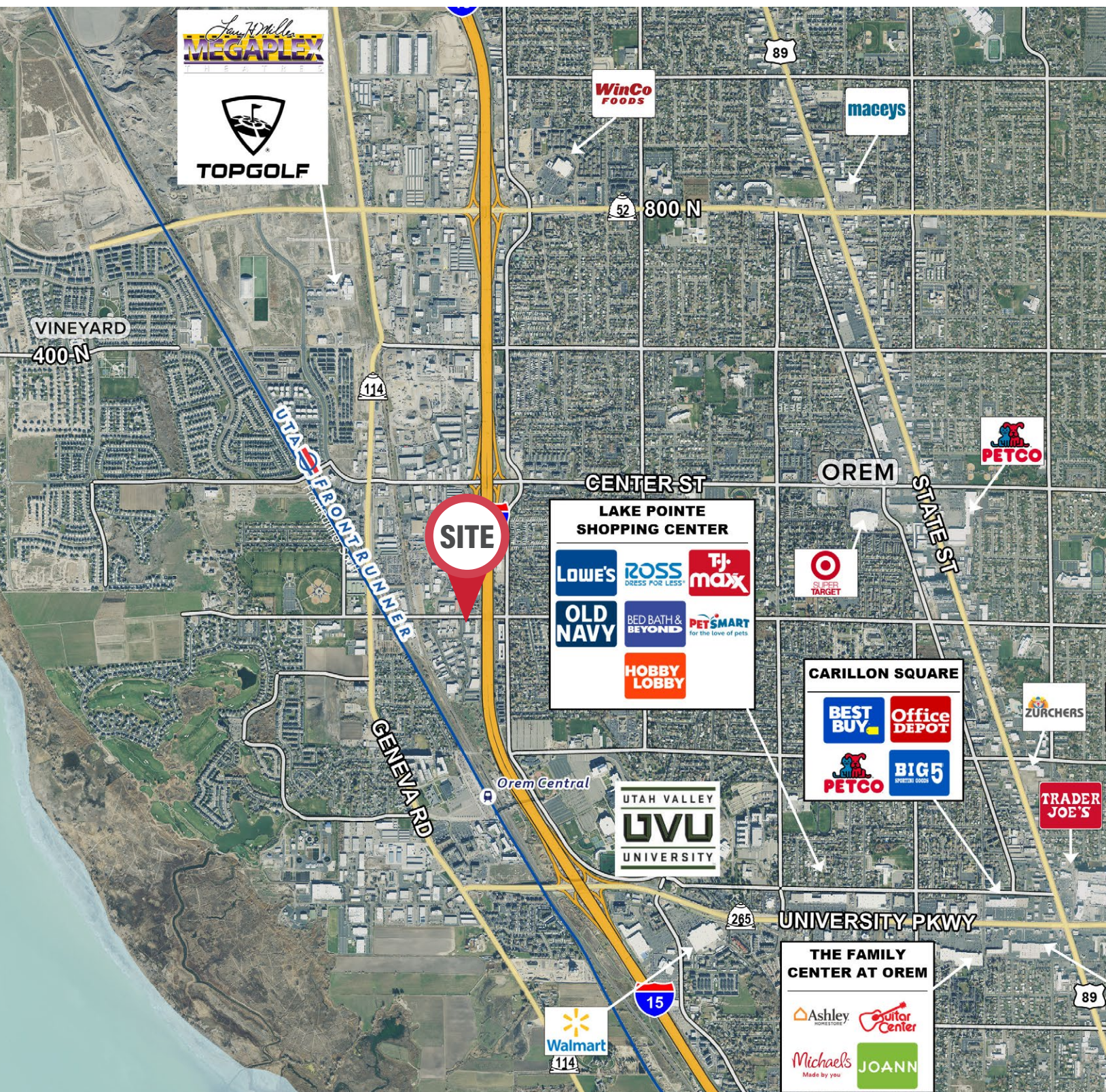


# FORMER ELECTRONICS MANUFACTURING FACILITY

1315 West 400 South | Orem, UT 84058



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## FOR LEASE

\$1.05 PSF Monthly NNN

## Property Highlights

- Total Available: 17,054 SF
- Warehouse/Production: 13,858 SF
- Office (Main Level): 3,196 SF
- Additional Upstairs Mezzanine and Office Not Included In Total SF
- Acres: 1.35 Acres
- Clear Height: 22'
- Grade Level Loading:
  - One (1) Grade Level Door (10'x12')
  - Two (2) Grade Level Doors (14'x14')
- Dock High Loading: One (1) Dock High Loading Platform
- Zoning: M-2 (Heavy Manufacturing)
- Compressed Airlines Throughout
- Ventilation Ducts Throughout For Machines
- Clerestory Windows in Warehouse
- Temperature Controlled Warehouse
- Heating: Gas Forced Air throughout Warehouse
- Access: Easy Freeway Access (I-15 and Center Street)

### Contact

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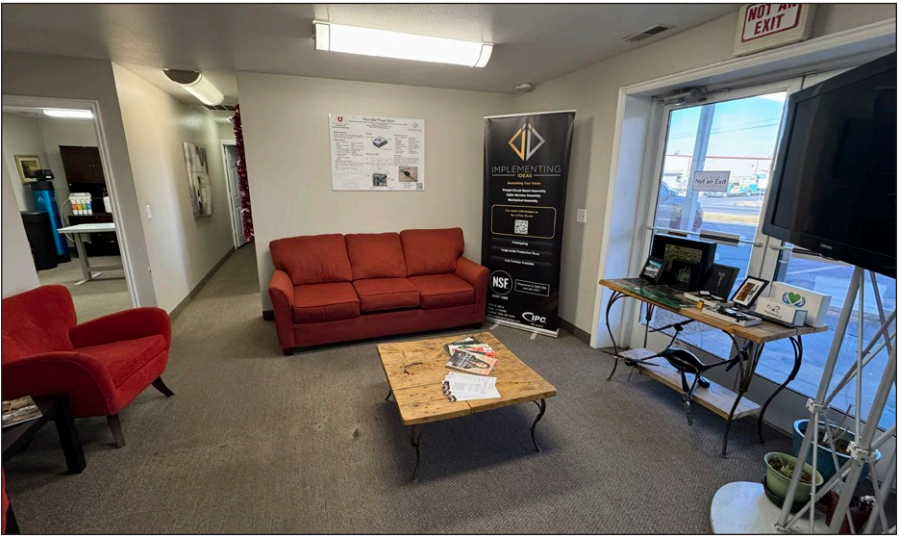
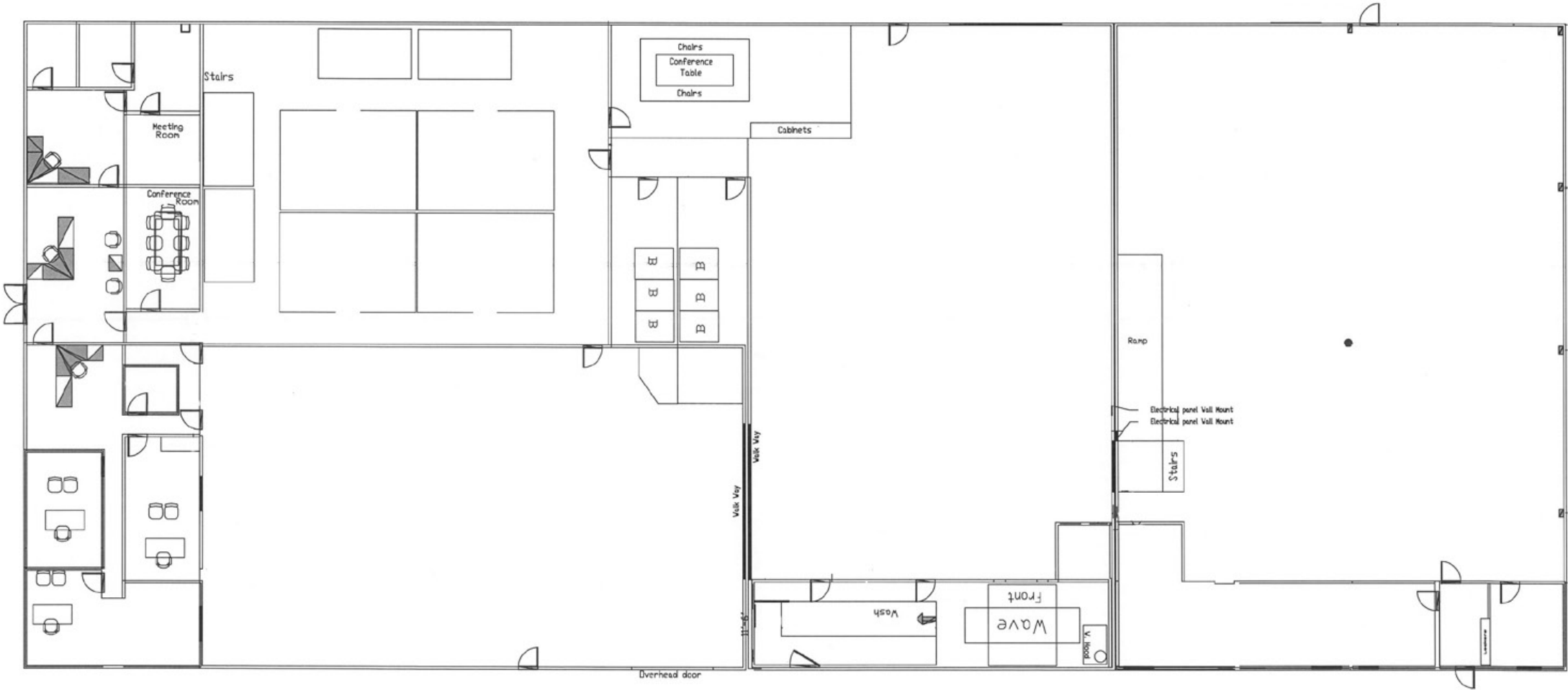
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