

FOR SALE



OFFERING MEMORANDUM

1453 W 820 N

Provo, UT 84601

HM SECURED
A DIVISION OF HUGHES MARINO
SLC, INC.

Property Details

ADDRESS

1453 W 820 N
Provo, UT 84601

ZONING

MP

TOTAL BUILDING SIZE

19,760 SF (plus ~800 SF
mezzanine bonus)

ASKING PRICE

\$3,500,000 (\$177.12/SF)

LOT SIZE

0.9 Acres

INVESTMENT HIGHLIGHTS

- Owner/user or investment opportunity
- Building constructed in 1976 using reinforced concrete
- Vacant at closing
- Upgraded to energy-efficient LED lighting in 2024
- Equipped with four (4) grade-level doors, ideal for a variety of industrial uses including distribution, manufacturing or service-based operations
- Heavy power capacity with 1,200 amps @ 480V and 600 amps @ 208V, suitable for power-intensive uses such as fabrication, production or advanced equipment needs



Location Overview

Located in the heart of Utah County, Provo offers a strategic and cost-effective setting for industrial owner-users. Positioned along Interstate 15, the property provides direct access to the primary north-south freight corridor in the Western United States, enabling efficient distribution to Salt Lake City, Las Vegas, Denver and other major markets.

As Utah County continues to experience some of the nation's fastest population growth, demand for industrial space and related services has increased significantly. Provo also boasts a strong labor pool supported by nearby Brigham Young University and Utah Valley University, both of which produce a steady stream of skilled graduates in engineering, logistics and manufacturing disciplines.

Businesses are further supported by Utah's pro-growth regulatory environment, low taxes and consistent investment in infrastructure. Compared to Salt Lake County, Provo offers more affordable land and occupancy costs, making it an attractive option for both established businesses and new ventures. Combined with its high quality of life and access to recreational amenities, Provo stands out as a premier location for industrial users seeking operational efficiency, long-term value and workforce stability.



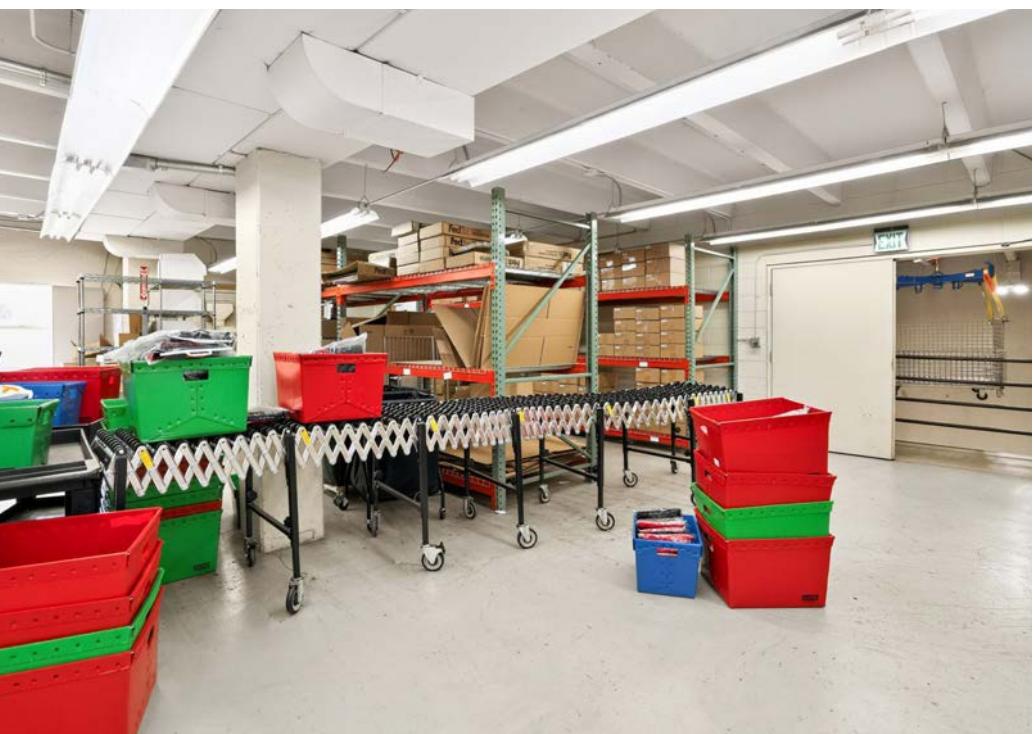


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