



Industrial For Sale or Lease

Do not disturb tenant

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# East Bay Industrial Park

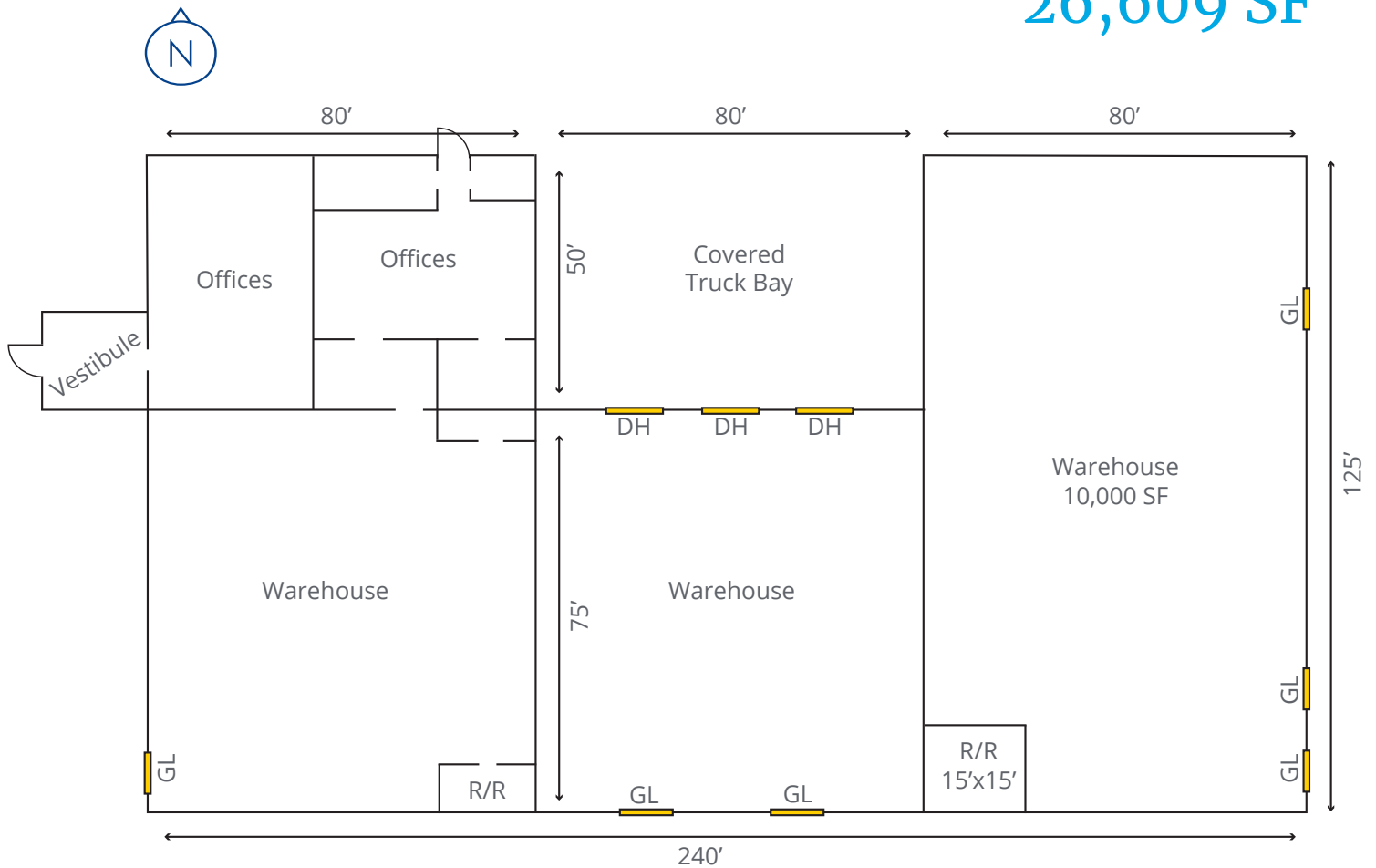
1775 S East Bay Blvd | Provo, UT 84606

## Property Information

- Stand-alone building
- 26,609 SF
  - 6 GL doors
  - 3 DH doors
  - Covered truck bay
- 3 Phase, 480 Volt power
- Great I-15 access
- 1.36 Acres
- Zoned: Heavy Manufacturing
- **Lease Rate: \$.75/SF NNN**
- **Sale Price: \$2,995,000 (\$113 SF)**
- \* Existing and proposed storage facility not a part

# Floor Plan

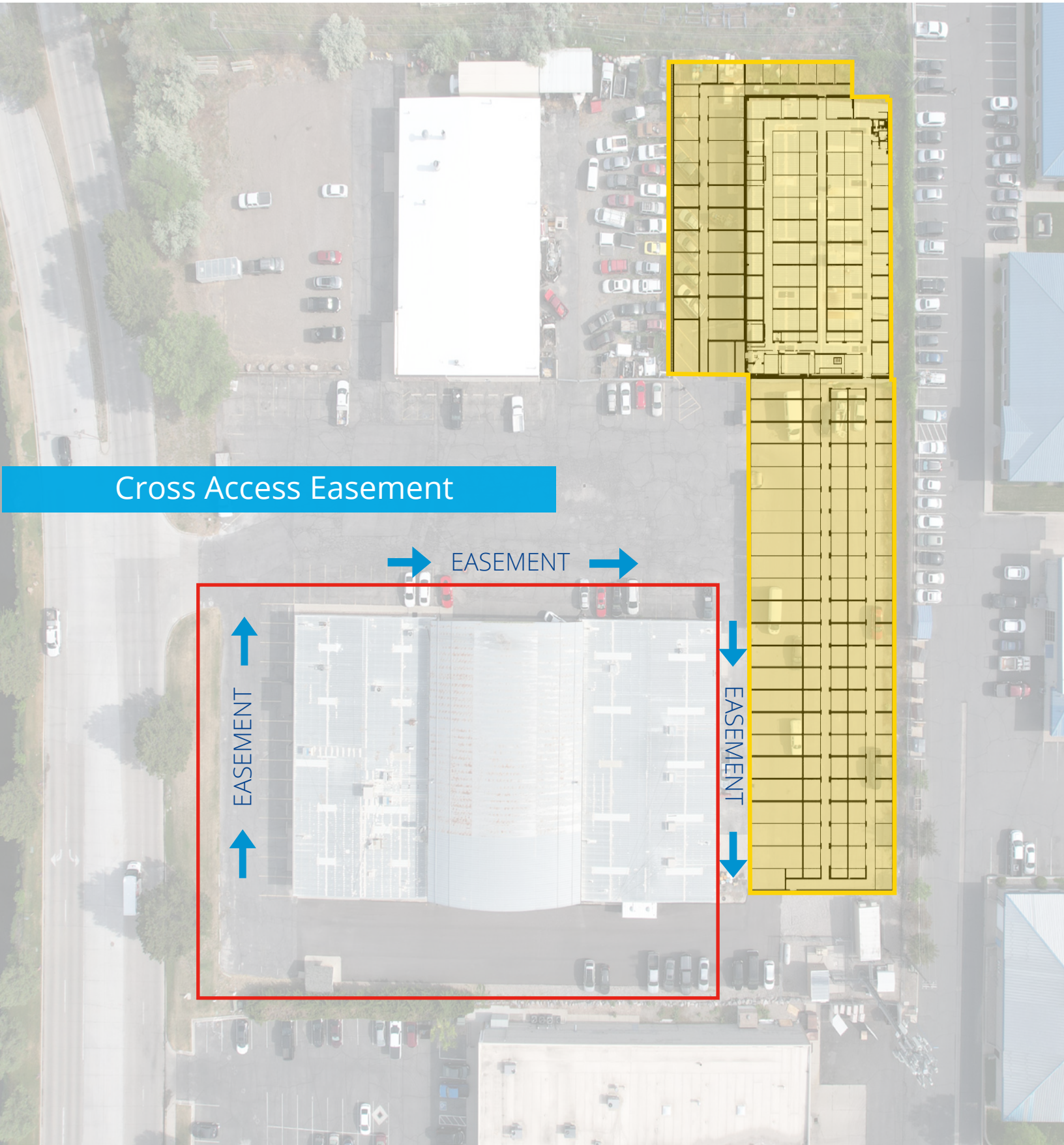
26,609 SF



\*Buyer to verify floor plan and square footage



# Site Plan



Cross Access Easement

→ EASEMENT →

EASEMENT  
↑  
↑

↓  
↓  
EASEMENT



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# Property Gallery



Truck Bay



Reception



Office



Warehouse





# Tenant Aerial



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