



INDUSTRIAL SPACE
FOR LEASE

Grove Business Park
BUILDING B
BUILDING E

\$1.35 per SF NNN
Updated Office Space
8,330 Available SF

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INDUSTRIAL | FOR LEASE 864 SOUTH 490 WEST // Pleasant Grove // Utah 84062

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Property Overview



POWER
208V 3 Phase Power



OFFICE
Approx 1,935 Total Available SF



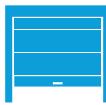
SPRINKLERS
Fire Sprinklered Warehouse



IMMEDIATE ACCESS
10 min to I-15



COOLING
HVAC in B4 Office



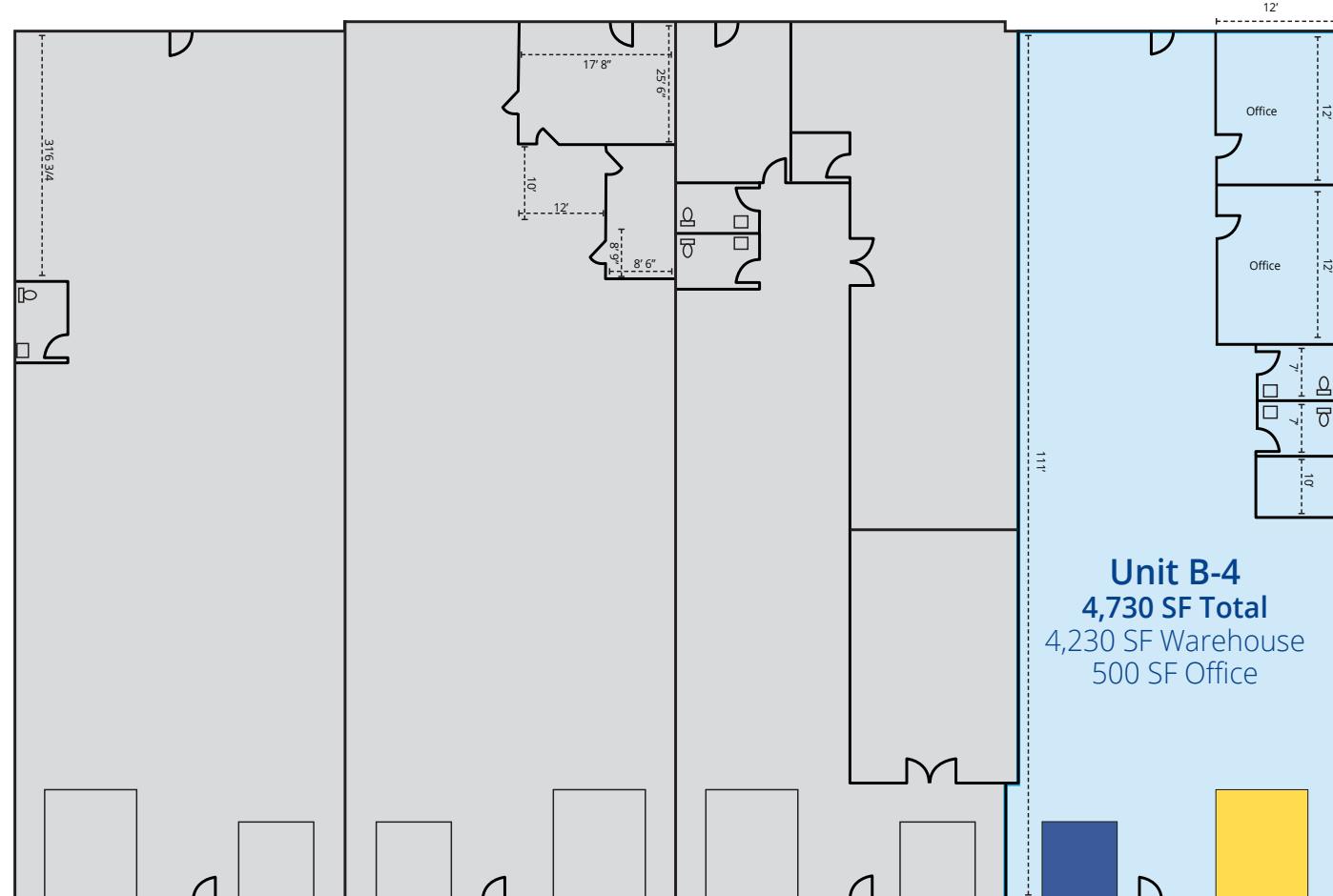
DOORS
B4: 1 Dock High and 1 Ground Level
E1: 1 Ground Level | E2: 1 Ground Level



B4 Total SF	4,730 SF
E1 Total SF	2,400 SF
E2 Total SF	1,200 SF
Total Available SF	8,330 SF
Land Size	5.4 acres
Dock High	1
Ground Level	3
Clear height	24.8'
Year Built	2007

BUILDING B

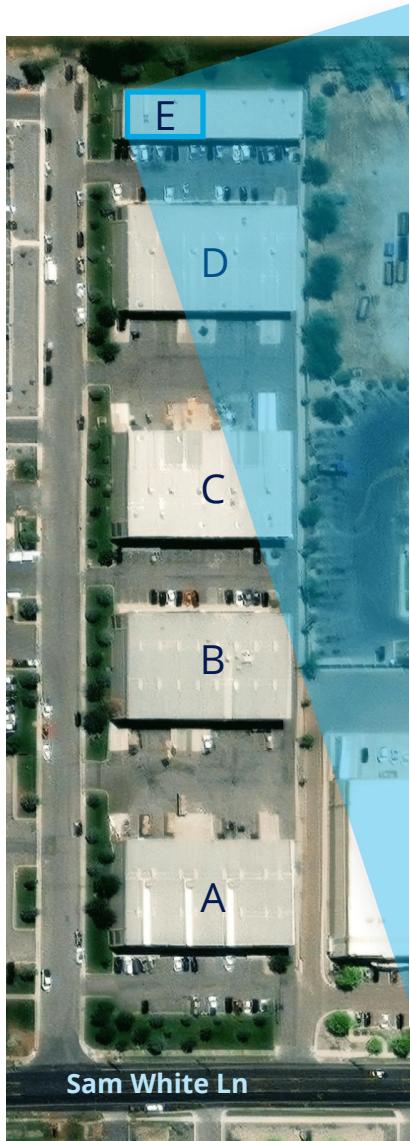
 Available  Leased  Dock High  Ground Level



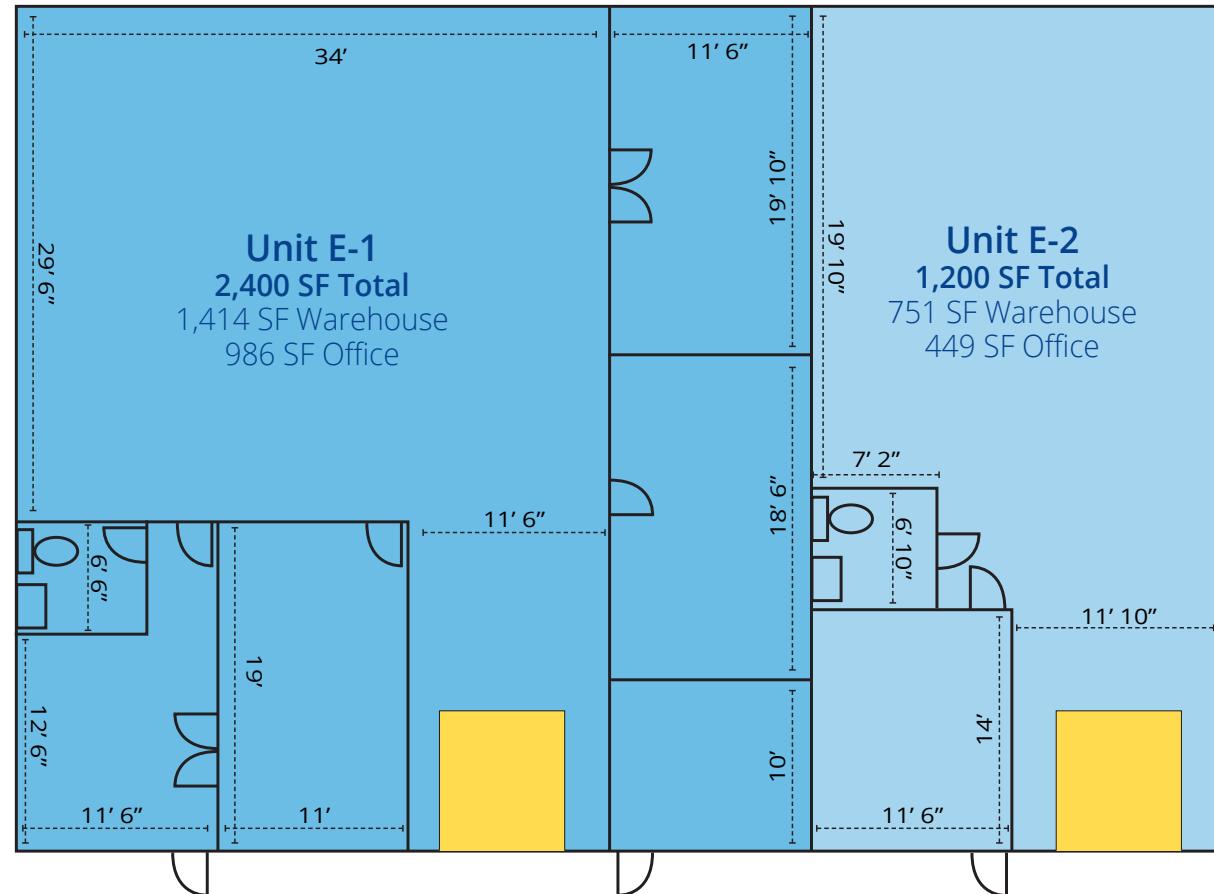
**Unit B-4
4,730 SF Total
4,230 SF Warehouse
500 SF Office**

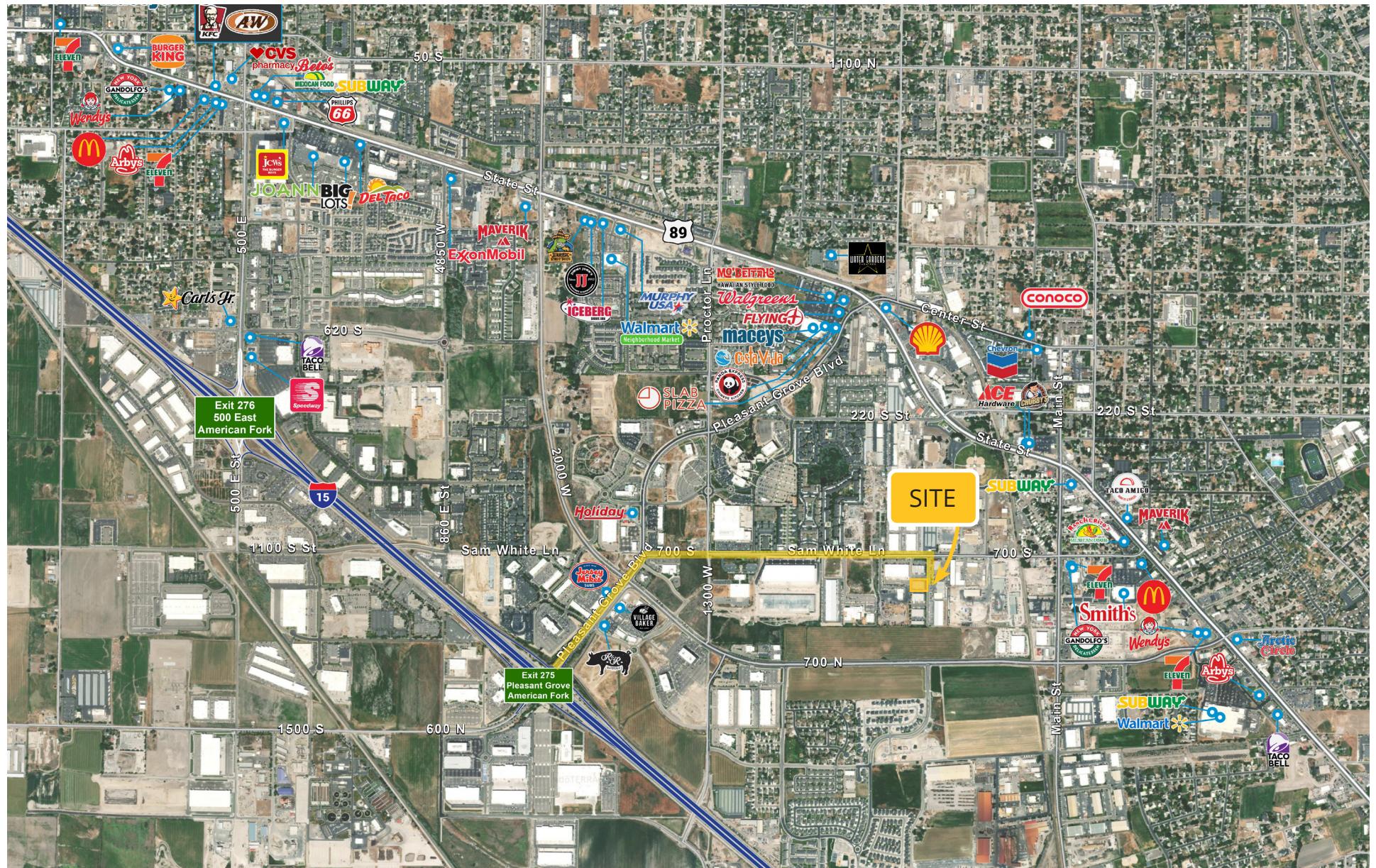


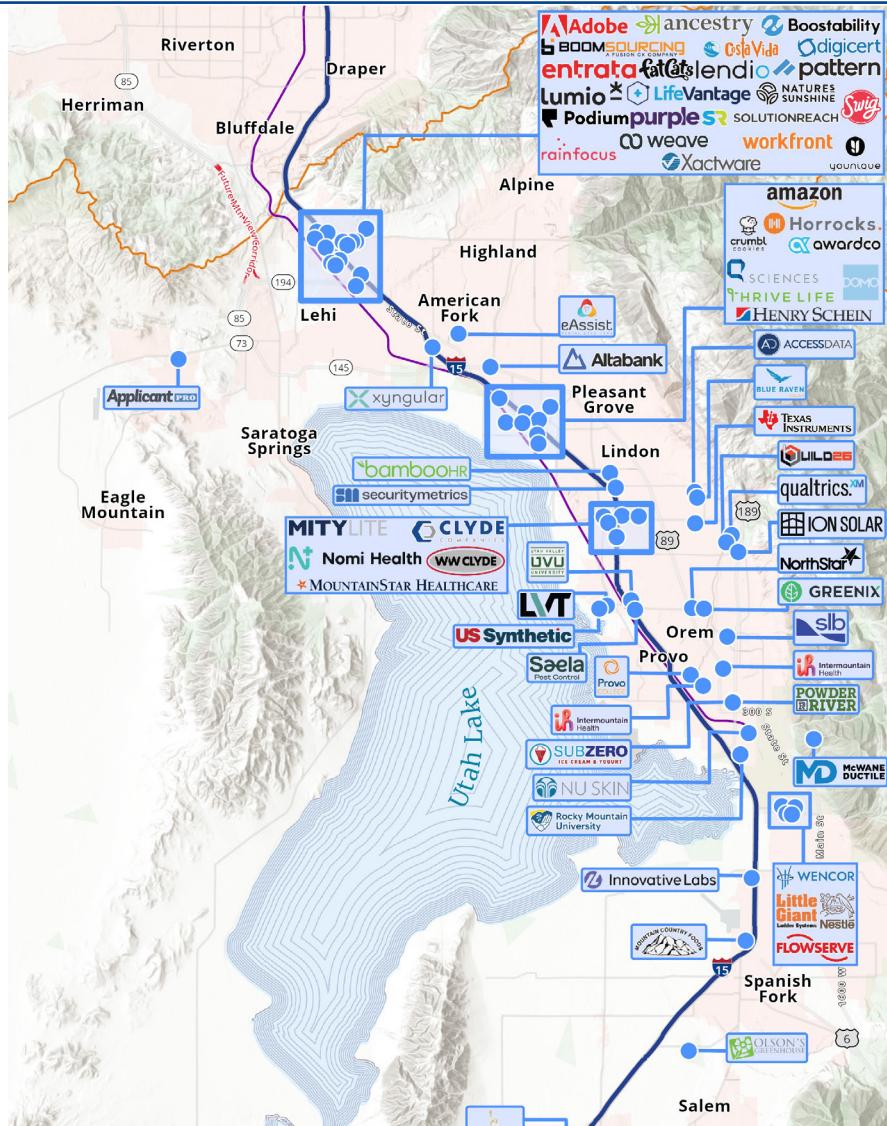
BUILDING E



Available Leased Dock High Ground Level







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Utah Accolades

Utah is national leader in high job growth, low unemployment, low cost of doing business, & talented labor.

Number 1 State Rankings

- Best Economic Outlook for the 17th year in a row (Rich States, Poor States | April 2024).
- Best State to Start a Business (WalletHub | January 2024).
- Best State and Best Economy (U.S. News | April 2023).
- Most Affordable State (USA Today | March 2024).
- Best State for the Middle Class (Smartasset | April 2024).
- Highest Employment Rate | 97.7% (World Population Review | September 2024).