



FOR SALE

PG Warehouse

262 South 671 West, Pleasant Grove, Utah

Property Highlights

- 3,455 SF Flex / Warehouse
- Owner/User or Investment
- Tenant in Place Through September 2026
- 22' Clear Height | 12' x 14' Grade-Level Door
- Functional Warehouse with Office Component

Asking Price:

\$863,750.00

CONTACT

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Demographics	1 Mile	3 Mile	5 Mile
Population			
2025 Summary	13,375	69,172	170,015
2030 Projected	14,269	73,911	181,955
Households			
2025 Summary	4,804	21,680	52,028
2030 Projected	5,250	23,907	57,274
Income			
2025 Median HHI	\$76,226	\$98,090	\$105,863
2025 Average HHI	\$93,120	\$125,774	\$135,529
2025 Per Capita	\$33,606	\$39,454	\$41,615

Information provided by ESRI Business Analyst

Property Details

262 S 671 W | Pleasant Grove, Utah 84062

PROPERTY HIGHLIGHTS

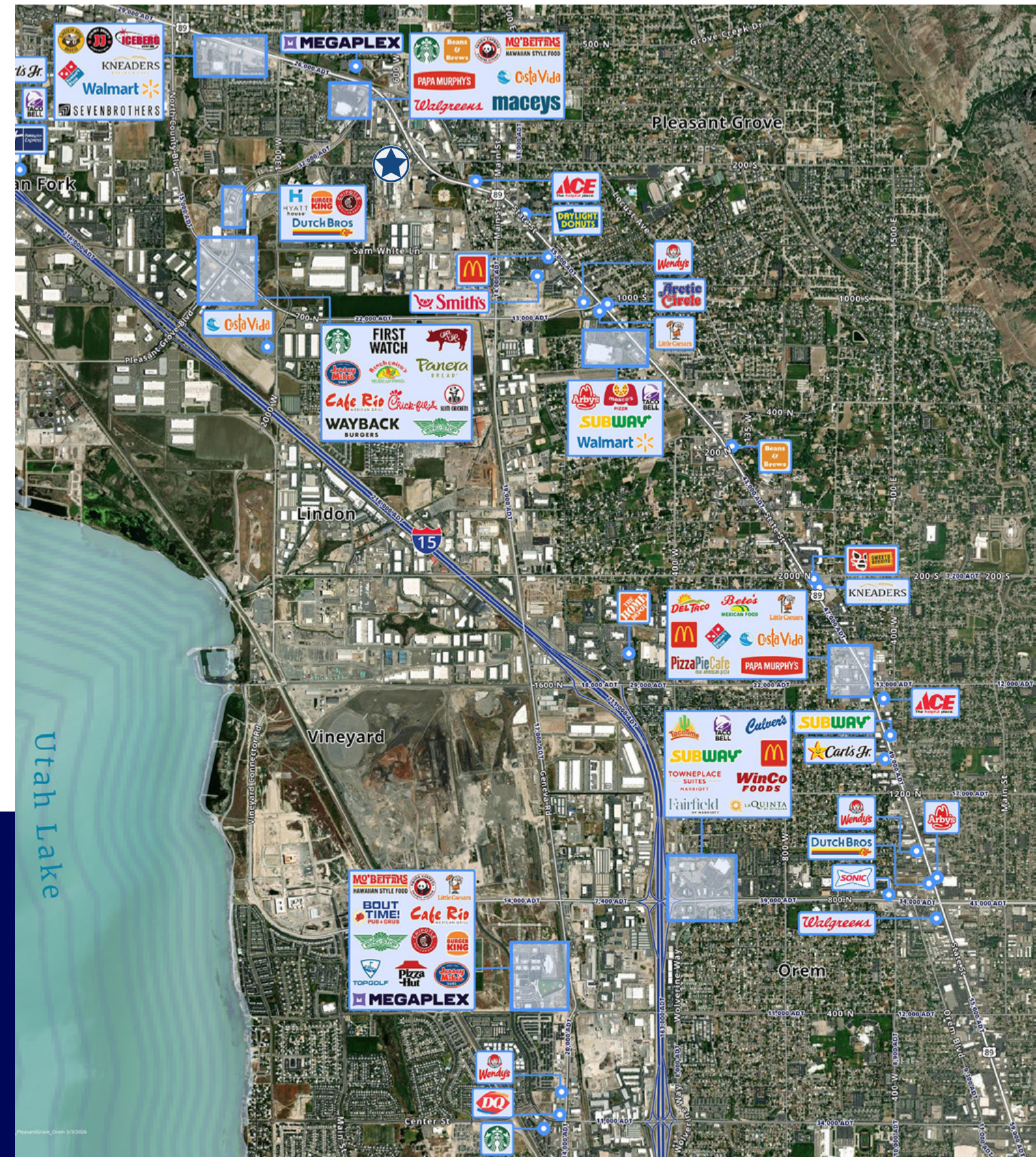
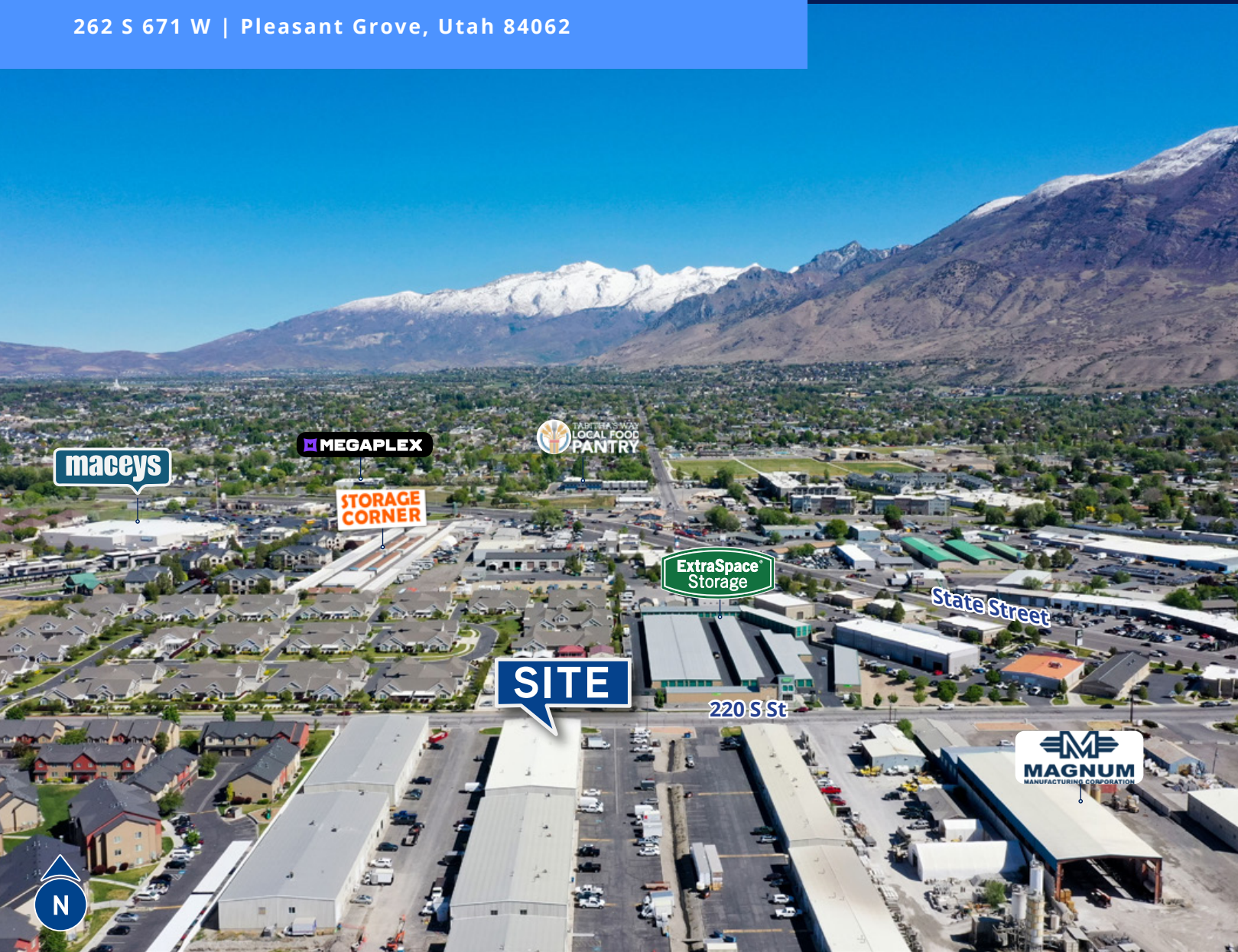
- Functional Warehouse Layout Designed for Efficiency
- Second Floor Office with Direct Access to Mezzanine
- Heated Warehouse for Year-Round Operations
- Swamp Cooling Serving Office Area
- Dedicated Tool / Storage Room Adjacent to Warehouse
- 200 Amp, 3-Phase Power
- Internal Restroom
- Well-Suited for Light Industrial, Contractor, or Service-Based Users

FLOOR PLAN



Aerial Photos

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