



INDUSTRIAL | FOR LEASE

OREM INDUSTRIAL WAREHOUSE

482 S Commerce Road | Orem, Utah

PROPERTY HIGHLIGHTS

- 8,485 Total SF
 - Warehouse: 7,235 SF
 - Office: 1,250 SF
- 7 GL Doors
- 3 Phase Power
- Available Immediately
- Abundant Parking
- Central Orem Location
- **Lease Rate: \$1.25 SF/NNN**



CONTACT

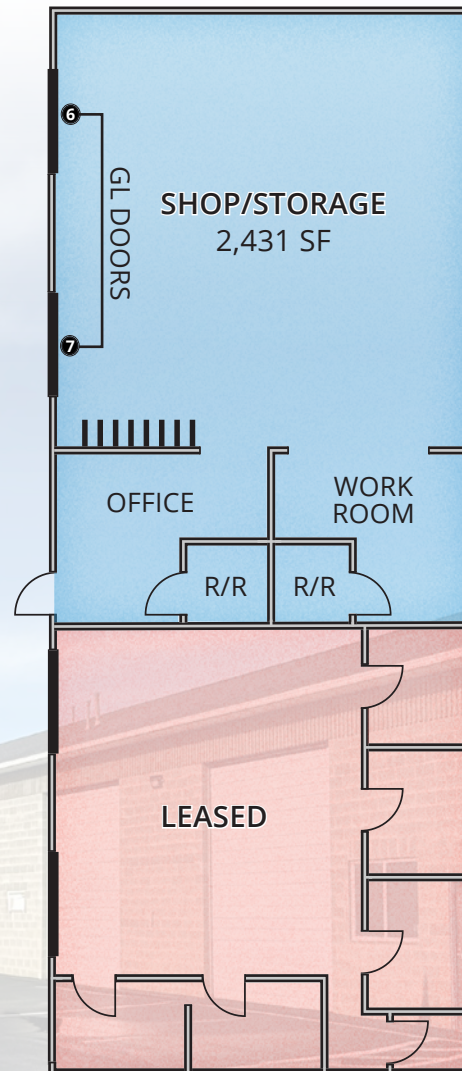
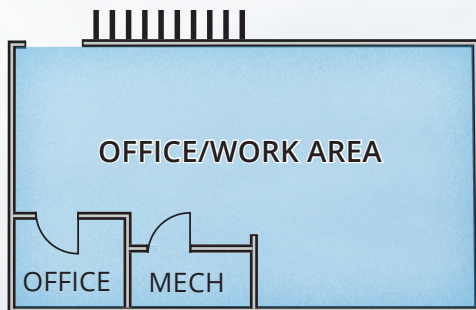
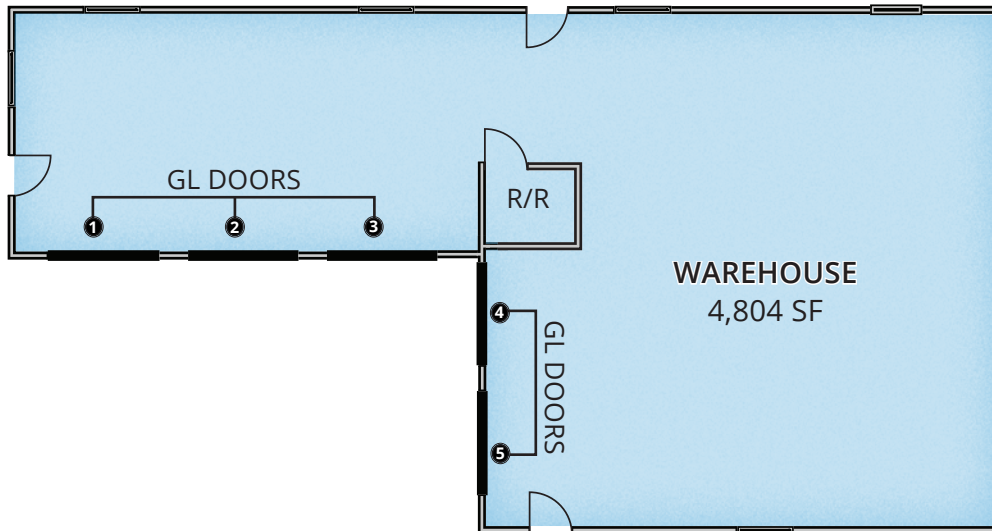
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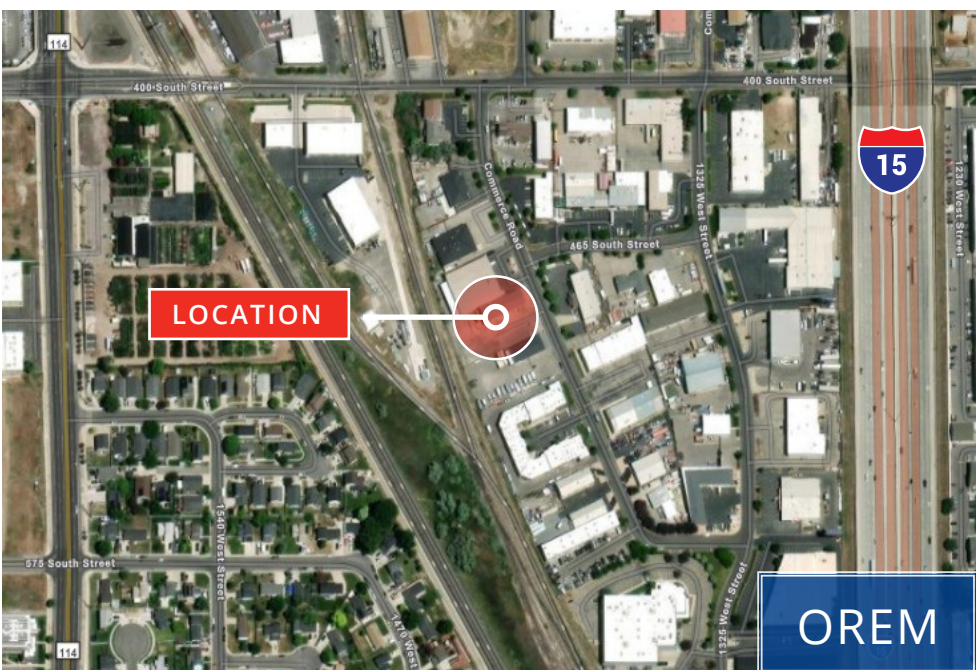
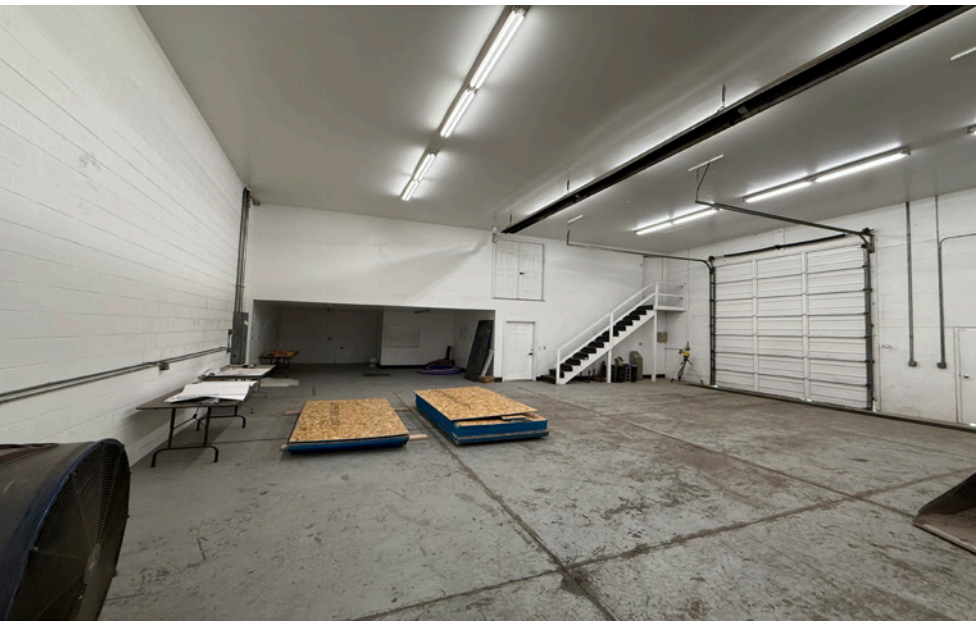
Floor Plan



LEASED

INDUSTRIAL WAREHOUSE FOR LEASE

Interior Photos & Location



DEMOGRAPHICS



POPULATION 2025

1-Mile: 15,194
3-Mile: 98,396
5-Mile: 195,008

2030 PROJ. POPULATION

1-Mile: 15,642
3-Mile: 104,878
5-Mile: 206,635



HOUSEHOLDS

1-Mile: 4,504
3-Mile: 31,456
5-Mile: 60,381

2030 PROJ. HOUSEHOLDS

1-Mile: 4,737
3-Mile: 34,293
5-Mile: 66,149



MEDIAN HH INCOME 2025

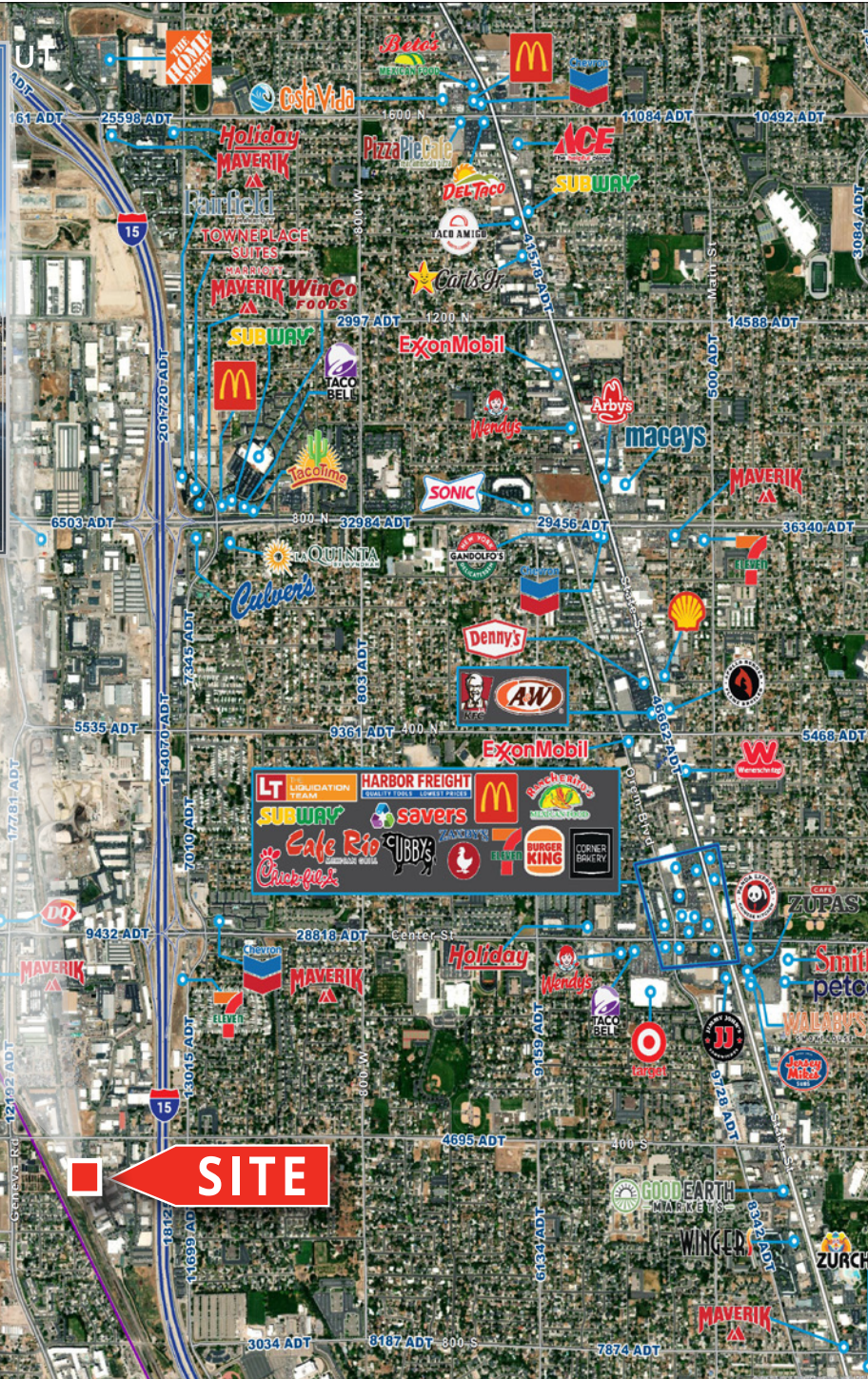
1-Mile: \$91,282
3-Mile: \$88,087
5-Mile: \$88,129

MEDIAN HH INCOME 2030

1-Mile: \$103,586
3-Mile: \$102,393
5-Mile: \$101,356

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