



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**

**Colliers**

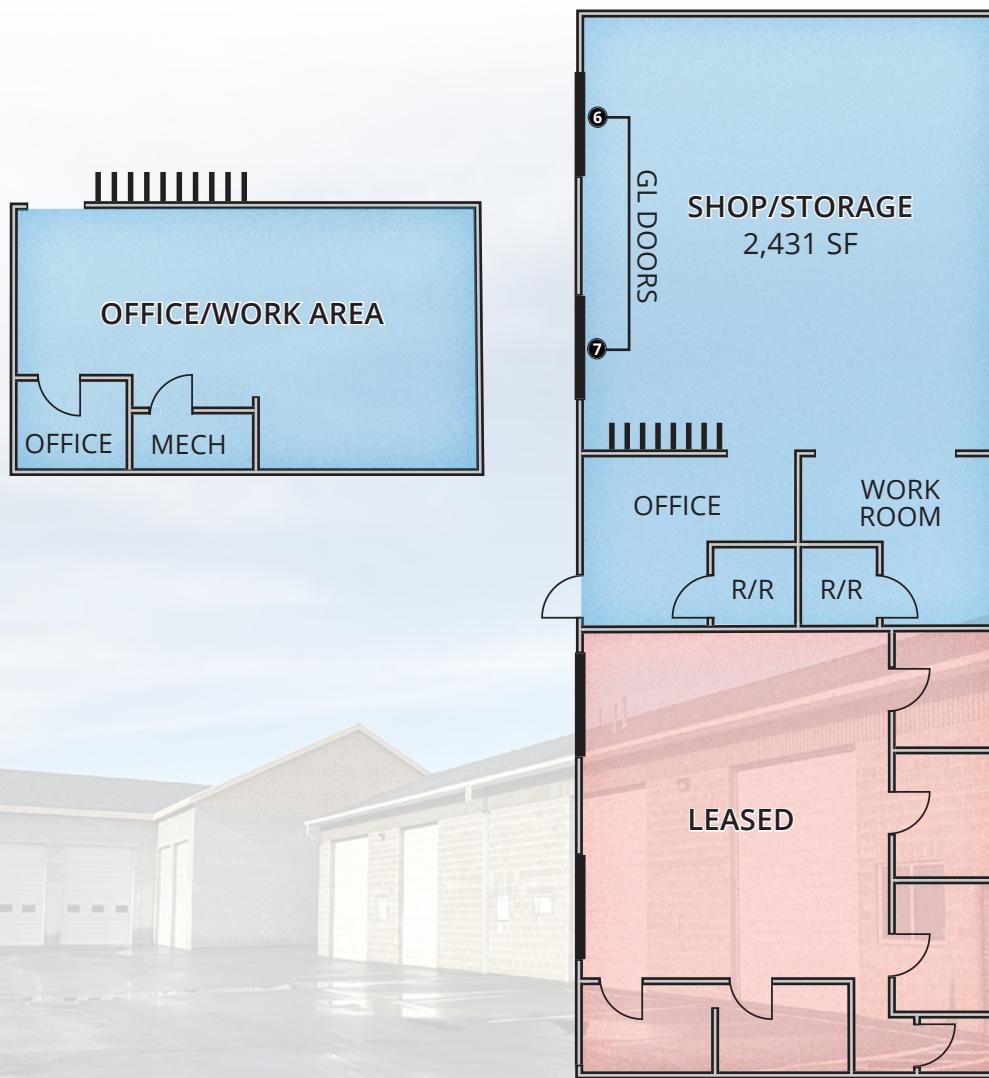
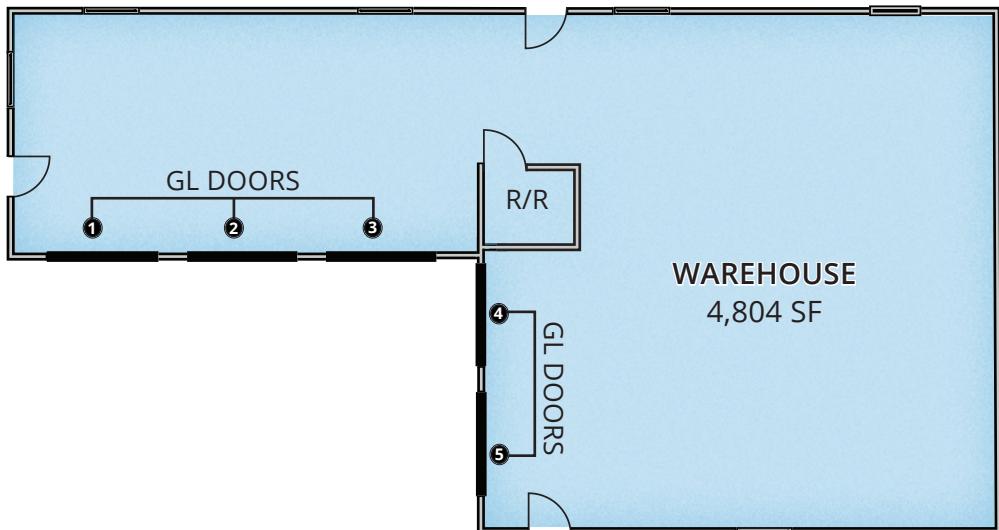
### CONTACT

**Spencer Croshaw**  
Senior Vice President  
+1 801 702 4689  
spencer.croshaw@colliers.com

**Colliers**  
2100 Pleasant Grove Blvd., Suite 200  
Pleasant Grove, UT 84062  
Main: +1 801 947 8300  
colliers.com

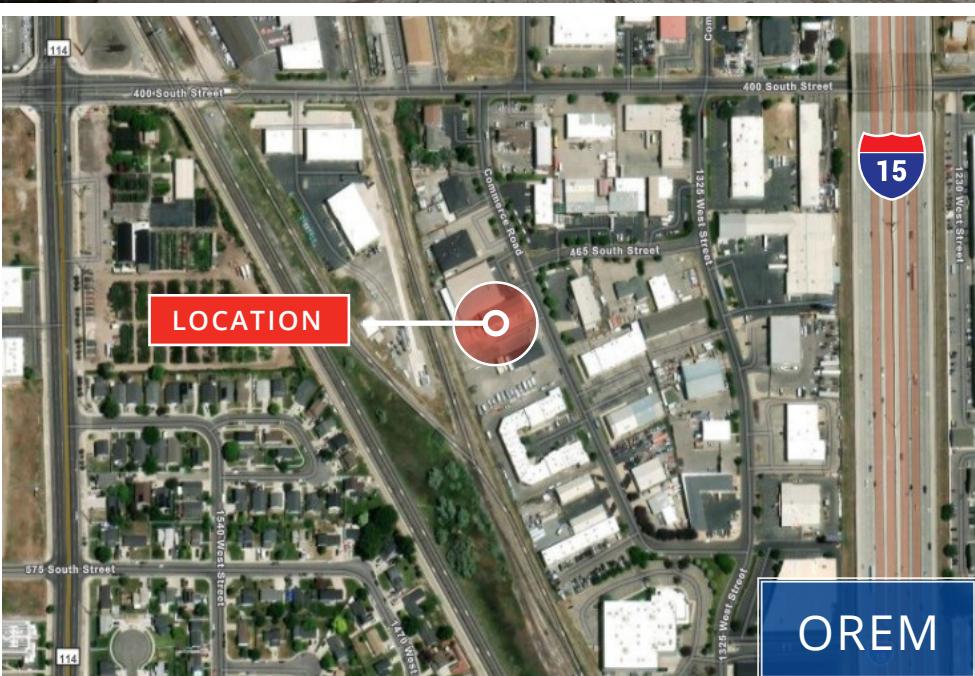
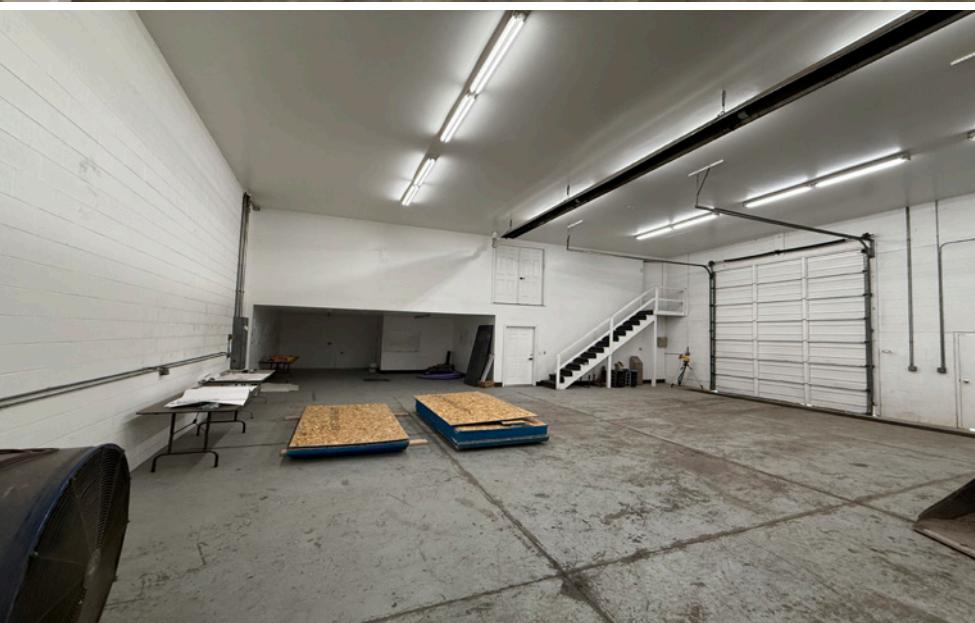
# INDUSTRIAL WAREHOUSE FOR LEASE

## Floor Plan



# 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. HHSHOLDS

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

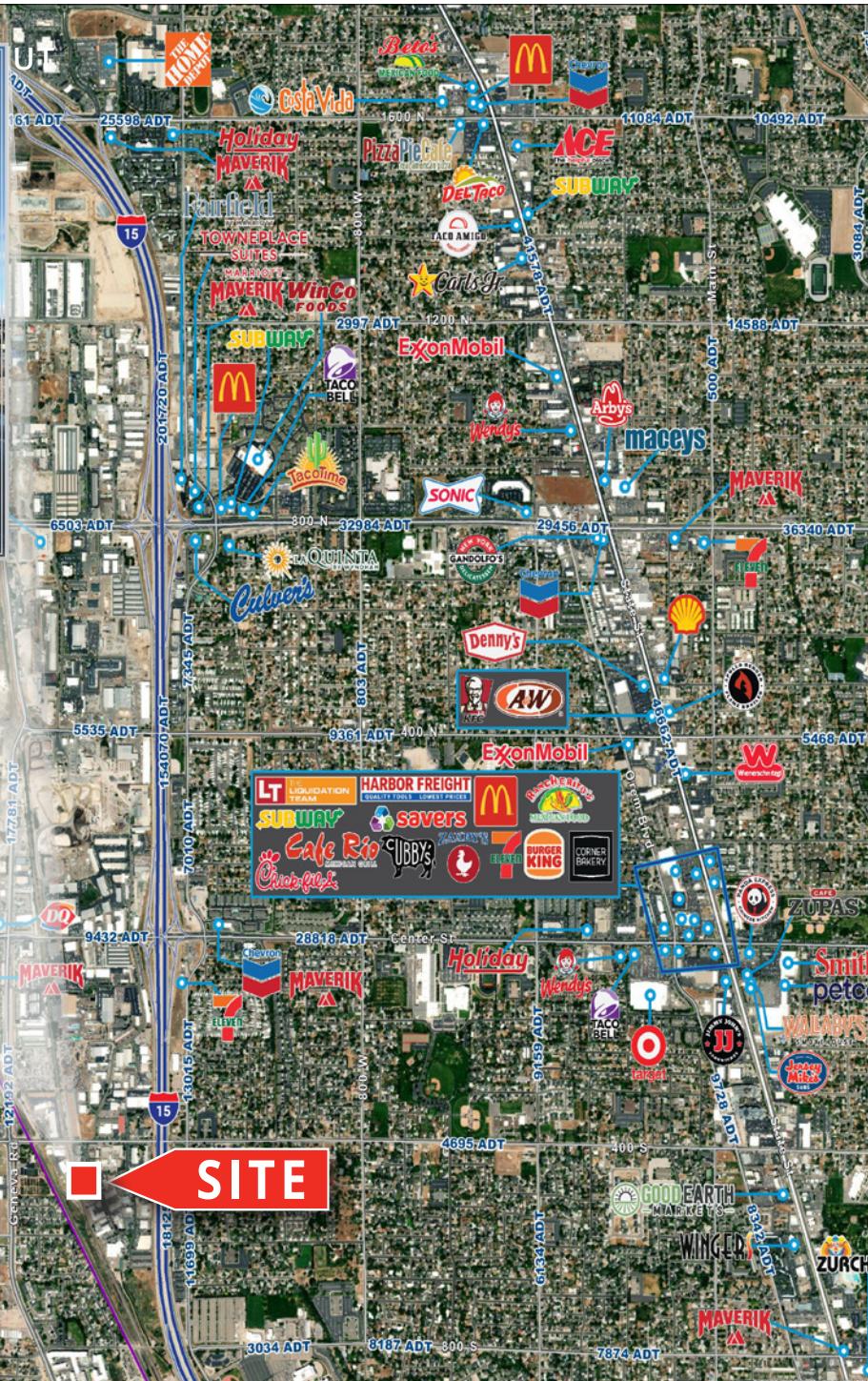
### MEDIAN HH INCOME 2030

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

OREM

## INDUSTRIAL WAREHOUSE FOR LEASE

482 S Commerce Road | Orem, UT



Colliers

2100 Pleasant Grove Blvd., Suite 200

Pleasant Grove, UT 84062

Main: +1 801 947 8300

colliers.com

## Spencer Croshaw

Spencer Crockett  
Senior Vice President

+1 801 702 4689

spencer.croshaw@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.