

FOR LEASE

OREM FLEX BUILDING



## PROPERTY DETAILS

1182 South 1680 West, Orem, Utah 84058

- Prime standalone flex building in Orem, Utah
- Quietly marketed – do not disturb tenant
  - » All tours must be scheduled in advance
- Approximately 4,720 SF
- Roughly 18' ceiling height
- 0.11 acres
- One ground level door
- Zoned Commercial (CM) Orem Zoning
- Asking rate: \$1.65/SF per month, NNN
- Estimated CAM: \$0.16/SF per month

## 2025 DEMOS



### EST. POPULATION

1 MILE » **8,639**  
3 MILE » **81,046**  
5 MILE » **192,799**



### EST. HOUSEHOLDS

1 MILE » **2,398**  
3 MILE » **25,476**  
5 MILE » **59,341**



### EST. AVERAGE HH INCOME

1 MILE » **\$119,666**  
3 MILE » **\$117,289**  
5 MILE » **\$114,684**

**NEWMARK**

**MOUNTAIN WEST**

**BRIEONA PAPPAS**

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**FULL SERVICE  
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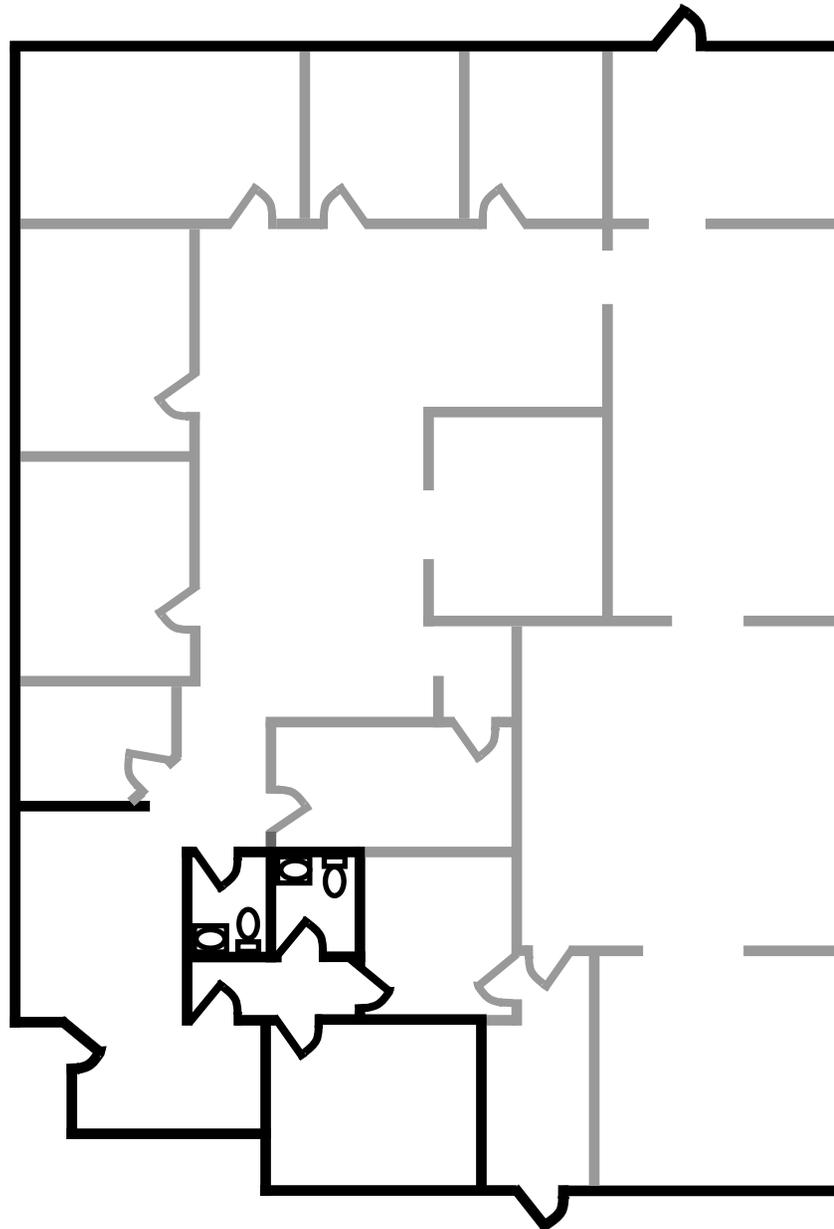
# FLOOR PLANS - WAREHOUSE 6



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NOT TO SCALE

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