



Gateway Industrial



Building 3

400 West

500 West

1600 North

Exclusively Marketed By:

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500 S. 500 W. | Lindon, UT 84042

Industrial For Lease



Gateway
Industrial

1. Executive Summary

Offering Summary

Gateway Industrial

Located in Lindon, Utah, benefits from the long-term commitment of Vivint Smart Home, Inc. representing 54 percent of property occupancy. Gateway Industrial utilizes executive offices, call center operations, product assembly, and warehouse and shipping space, enjoying an atypical rental rate well below the market for similar operations. Ample parking serves the daytime employment, which exceeds 700, and employees enjoy numerous break-room and recreational amenities as well as a modern commissary that provides quality, healthy options from 7:00 am until 6:00 pm every day.

Gateway Industrial Complex is ideally located just minutes from more than 65,000 students who attend BYU and UVU, providing access to full- and part-time employment with significant benefits.

The additional campus buildings provide a mix of office and warehouse opportunity to meet the high demand for fulfillment and distribution requirements in the current market, which are now fully occupied.

Utah County is the home of dozens of multi-level and direct sales marketers who frequently require such irregular occupancy to fulfill both receiving and shipping demands. The Vivint campus features high-bay and low-bay building segments with dock-high and ground-level doors and elements suitable for dead storage as well as heated and air-conditioned storage and processing.

Located on 1600 North with direct access to I-15, employees, visitors and shippers all benefit from the property's convenience.



500 S. 500 W. | Lindon, UT 84042

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Property Highlights

361,225 Total SF (4 Buildings)

22.77 Acres

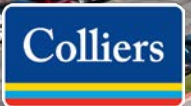
Building 1 75,000 SF

Building 2 198,198 SF

Building 3 58,065 SF

Building 4 29,962 SF

- (28) dock-high doors
- (6) ground-level doors
- 12–28' clear height
- (961) parking stalls
- Motion-operated LED high-bay lights
- 3-phase/480-volt power
- Efficient gas-fired radiant warehouse
- Air-conditioned warehouse space
- Built in 1991







Gateway
Industrial

2. Site Overview

Site Plan



- Available
- Occupied

4 dock-high doors
1 grade-level door

4
29,962 SF
ALEXANDER'S

1
75,000 SF
Inpivota
High-bay
Production
Office

2
198,198 SF
vivint.

3
58,065 SF
High-bay
Production
4 dock-high doors

Available

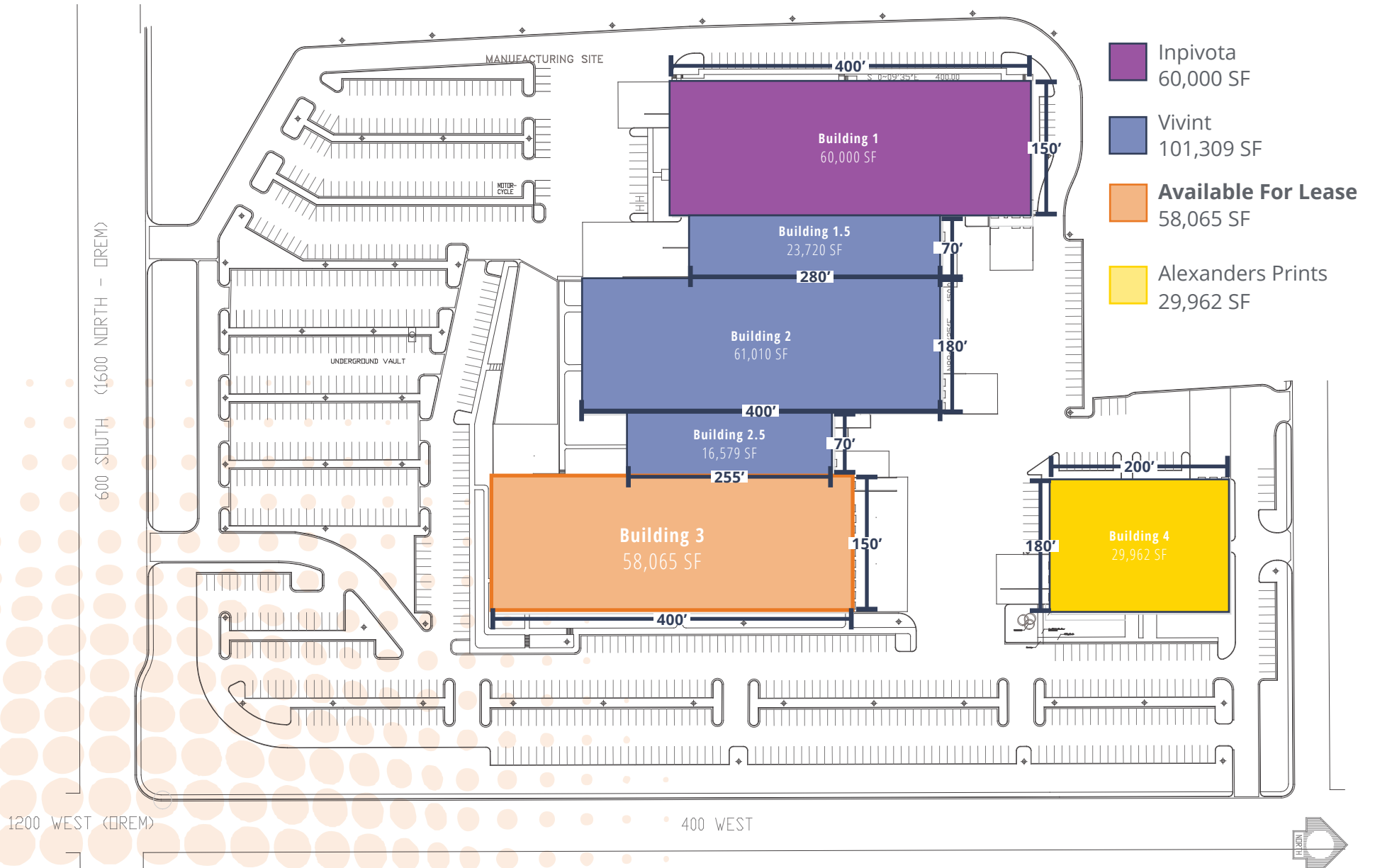
2 dock-high doors
1 grade-level door

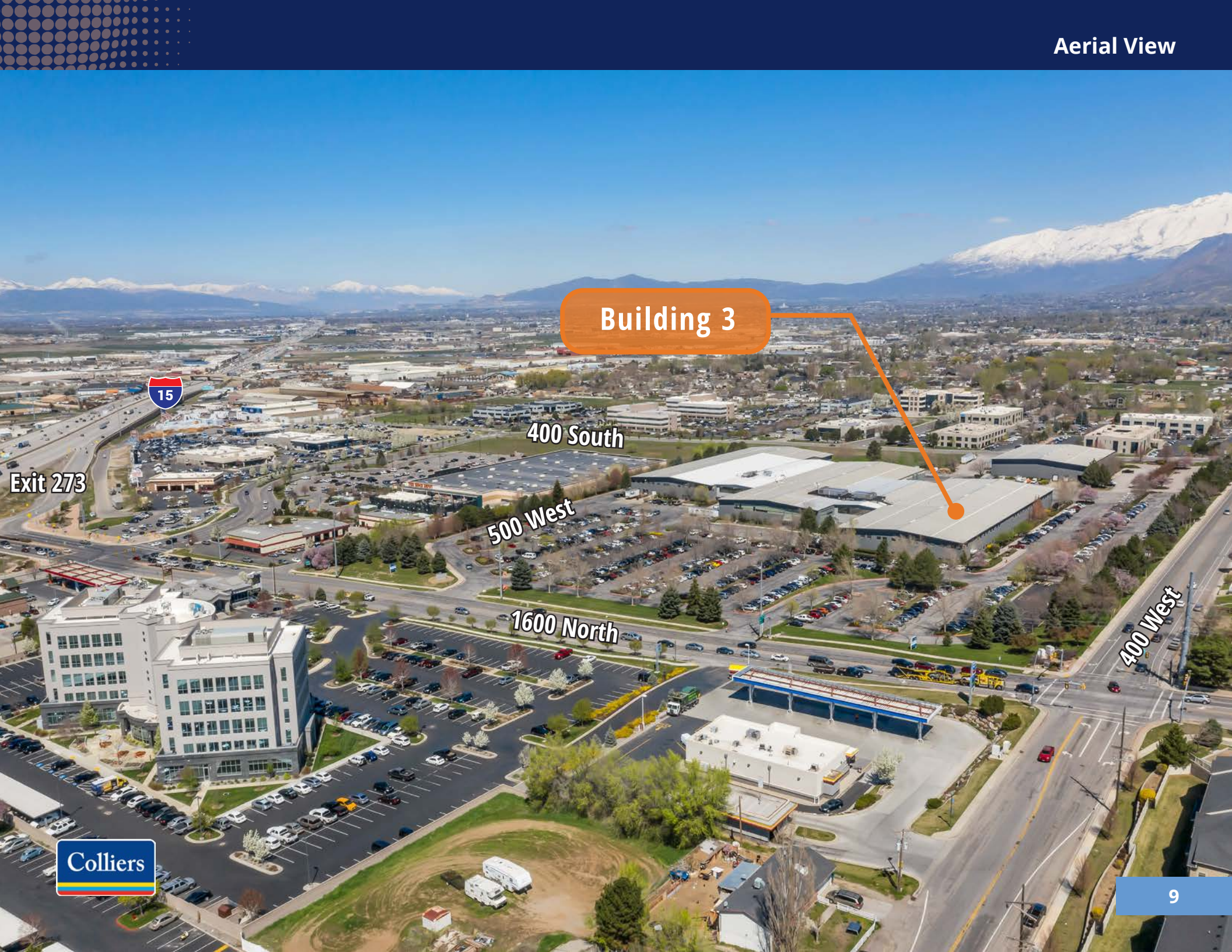
10 dock-high doors
1 grade-level door

Level 2
Office
13,000 SF
Common Area
vivint.



1st Floor





Building 3



Exit 273

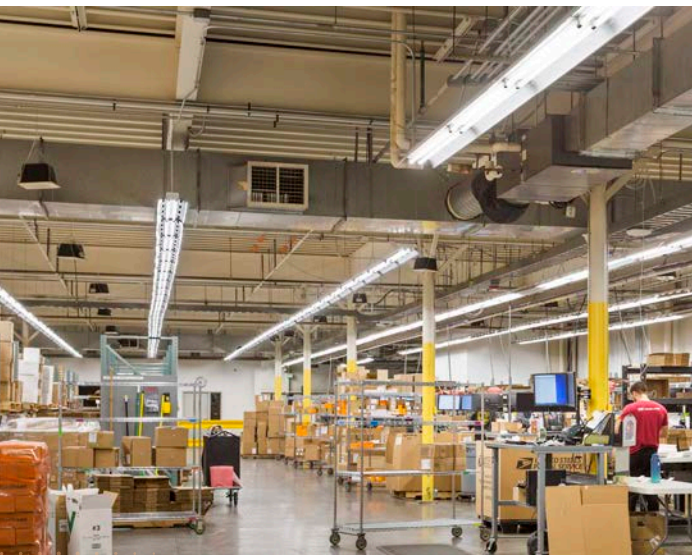
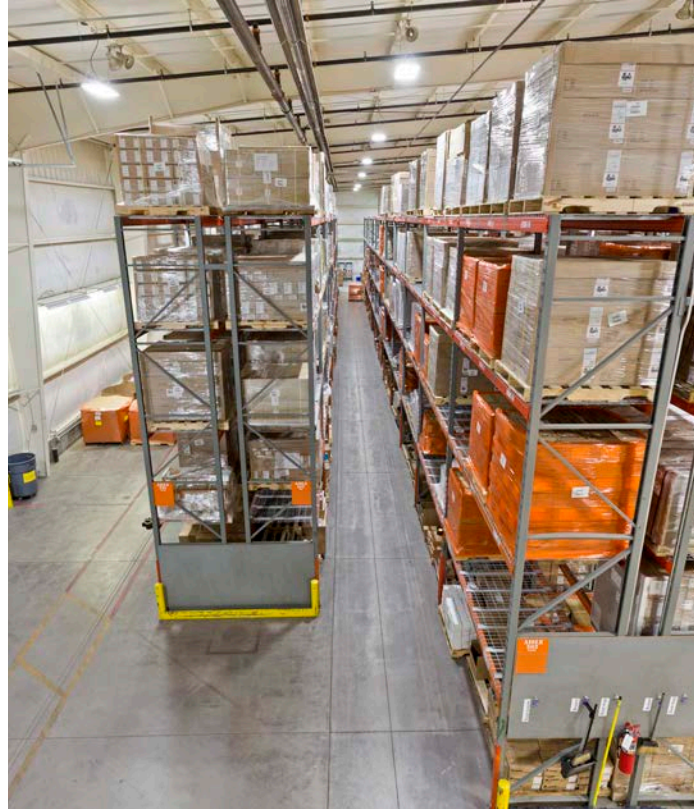
400 South

500 West

1600 North

400 West





Vivint Industrial Complex



Gateway
Industrial

3. Area Information

Utah County Demographics



KEY FACTS

Population
718,194

Median Age
27.1

Average Household Size
3.45



BUSINESS

Total Businesses
14,945

Total Employees
225,030

Daytime Population
691,002



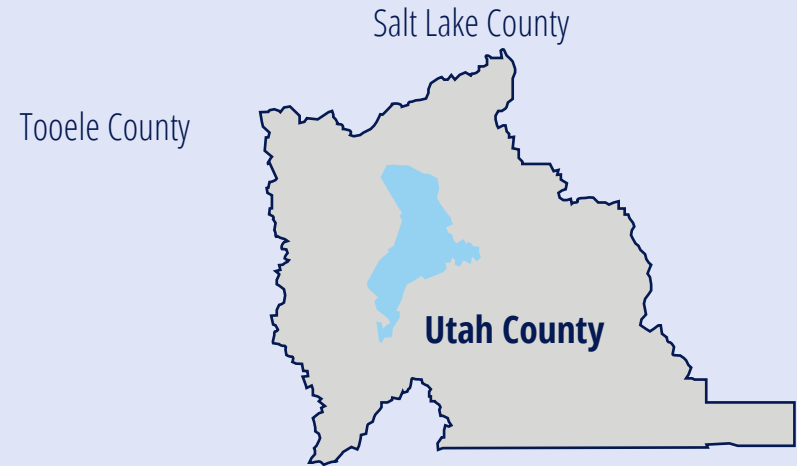
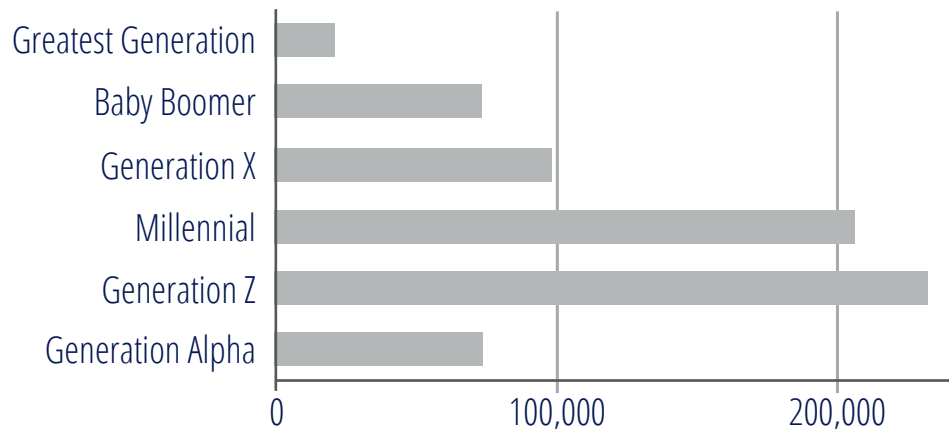
INCOME

Median Household Income
\$90,138

Average Household Income
\$121,673

Per Capita Income
\$34,533

2023 POPULATION BY GENERATION



EDUCATION

No High School Diploma
4%

High School Graduate
17%

Some College
34%

College Degree
45%



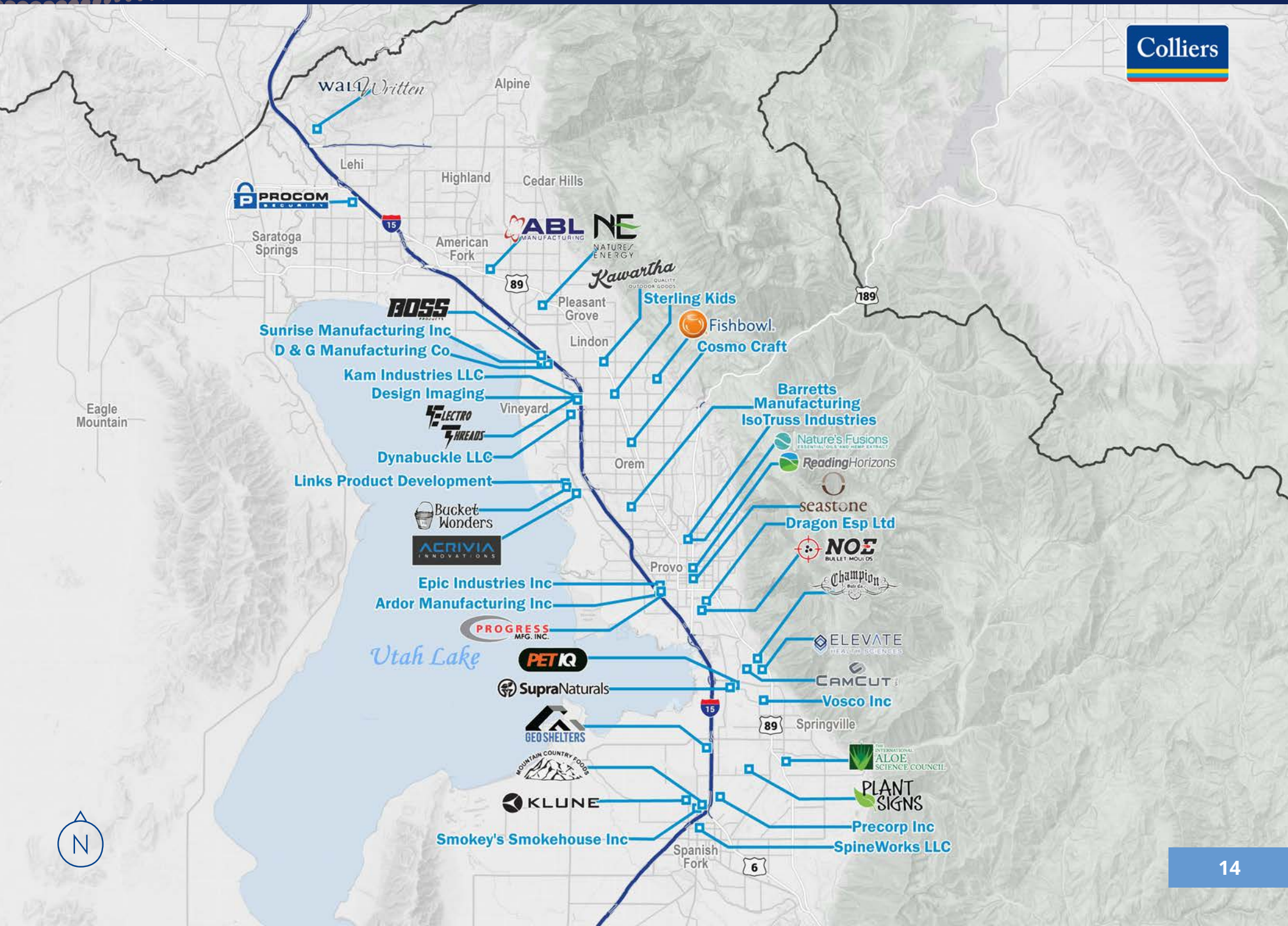
EMPLOYMENT

White Collar
71%

Blue Collar
18%

Services
11%

Unemployment
3.1%



Crossroads of the West

At the epicenter of the Western United States, Utah's geographic position is ideal for a growing number of distribution, shipping and trucking companies. Utah offers easy access to Interstates 15, 70 and 80, as well as a number of other U.S. Highway and State Routes. Lindon in Utah County is less than 900 miles to every city in the Western United States.

Crossroads of the West National Trucking Drive Times

Centered around Salt Lake City, this map illustrates the Utah's pivotal position as North America's logistics center. Hourly trucking drive time buffers showcase its accessibility within 24 hours, while highlighting direct domestic flight connections and key trade nearshore and sea ports.

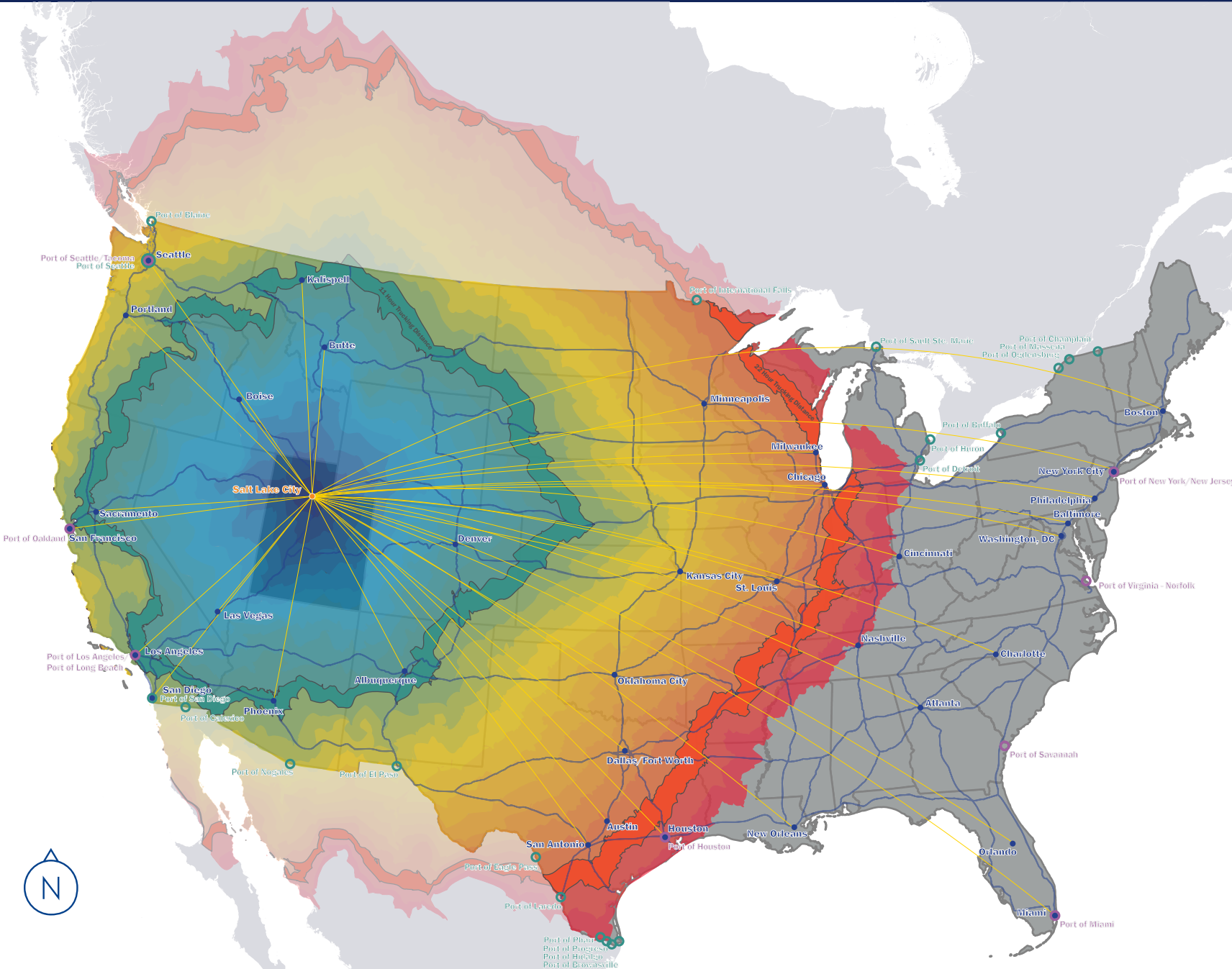
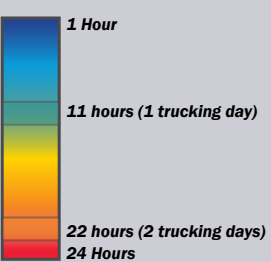
TRANSPORTATION

- Interstates
- Direct Daily Domestic Flights

POINTS

- Major Cities
- Major Seaports
- Major Nearshore Ports

TRUCKING DRIVE BUFFERS



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