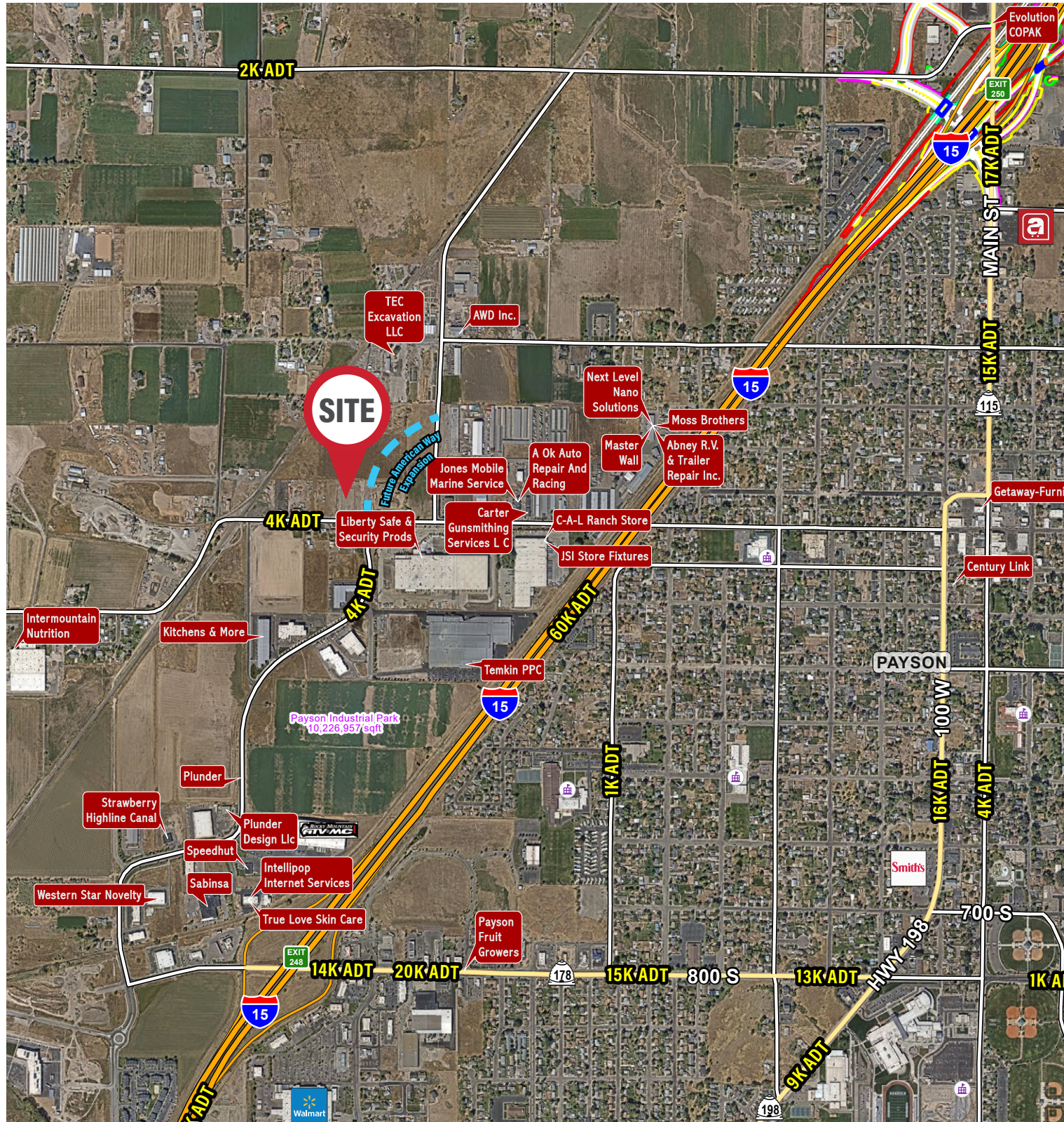


PATRIOT BUSINESS PARK

87 North American Way | Payson, UT 84651



Contact

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Ten (10) Units Available
Each Unit ± 2,500 SF

LOADING:
One 14x14
GL Door Per Unit

POWER:
Power: 200 Amp | 208V | 3-Phase | 4 Wire
Per Unit

MAY 1, 2026 OCCUPANCY

FOR LEASE

\$1.15 PSF Monthly NNN

Property Highlights

- Total Available: 2,462-25,000 SF
- Ten (10) Units Available
- Office Per Unit: 256 SF
- Warehouse Per Unit: 2,260 SF
- Twelve (12) 14'x14' Grade-Level (GL) Doors
- Clear Height: 18'-24'
- Power: 200 Amp | 208V | 3-Phase | 4 Wire
- Mop Sink in Warehouse
- Wet Fire Suppression System
- Gas Forced Heater in Warehouse
- Ability to Install HVAC in Warehouse at Discounted Price (Additional Costs Apply)
- Pull Through Capability with Leasing Multiple Units
- Hard Deck Mezzanine Provides Extra Storage or Ability to Add Second Floor Office
- Parking: 78 Parking Stalls
- Zoning: I-1 (Light Industrial)
- Construction Type: Insulated Metal Panels
- Total Site Size: 2.27 Acres
- Access: Conveniently Located off I-15

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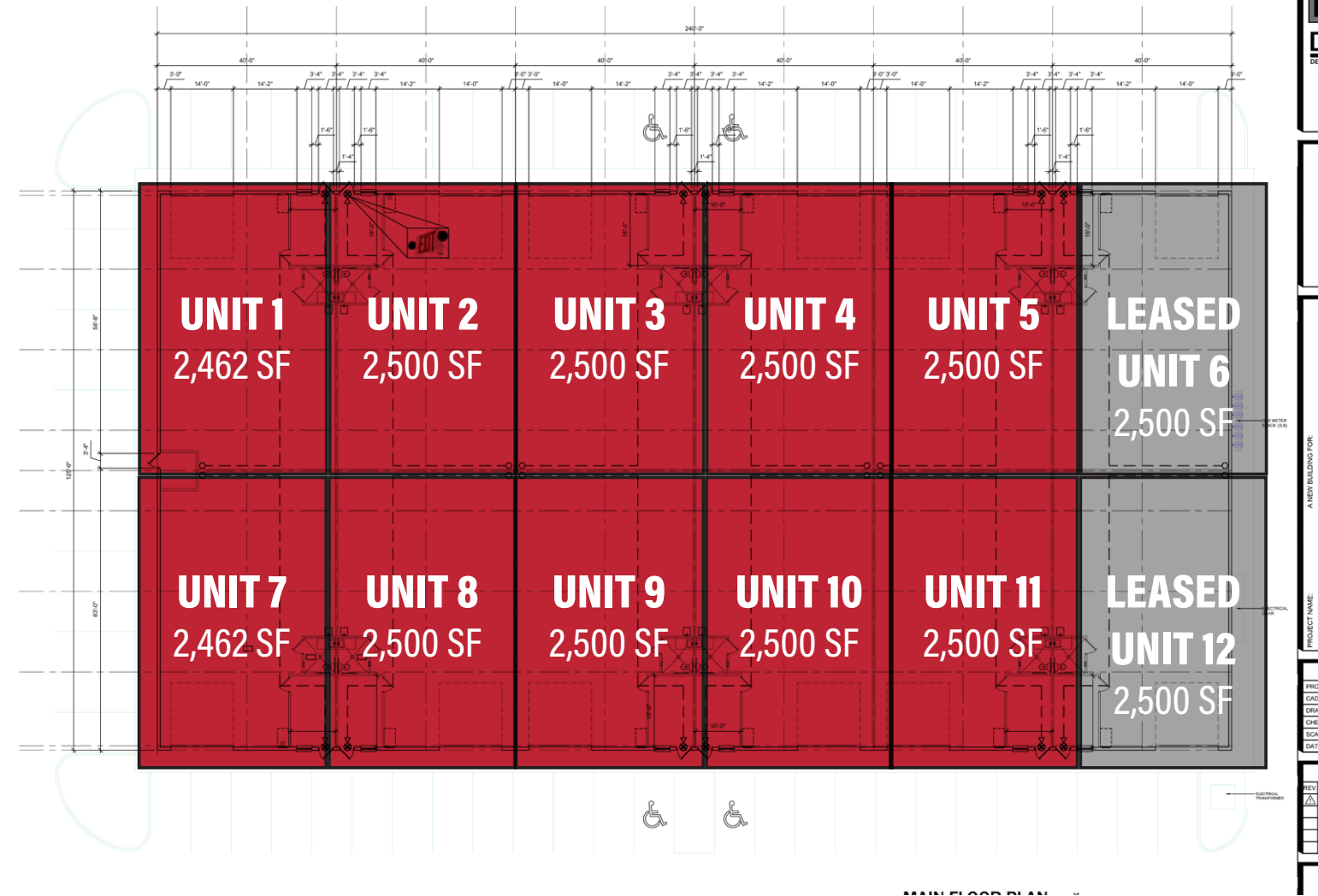
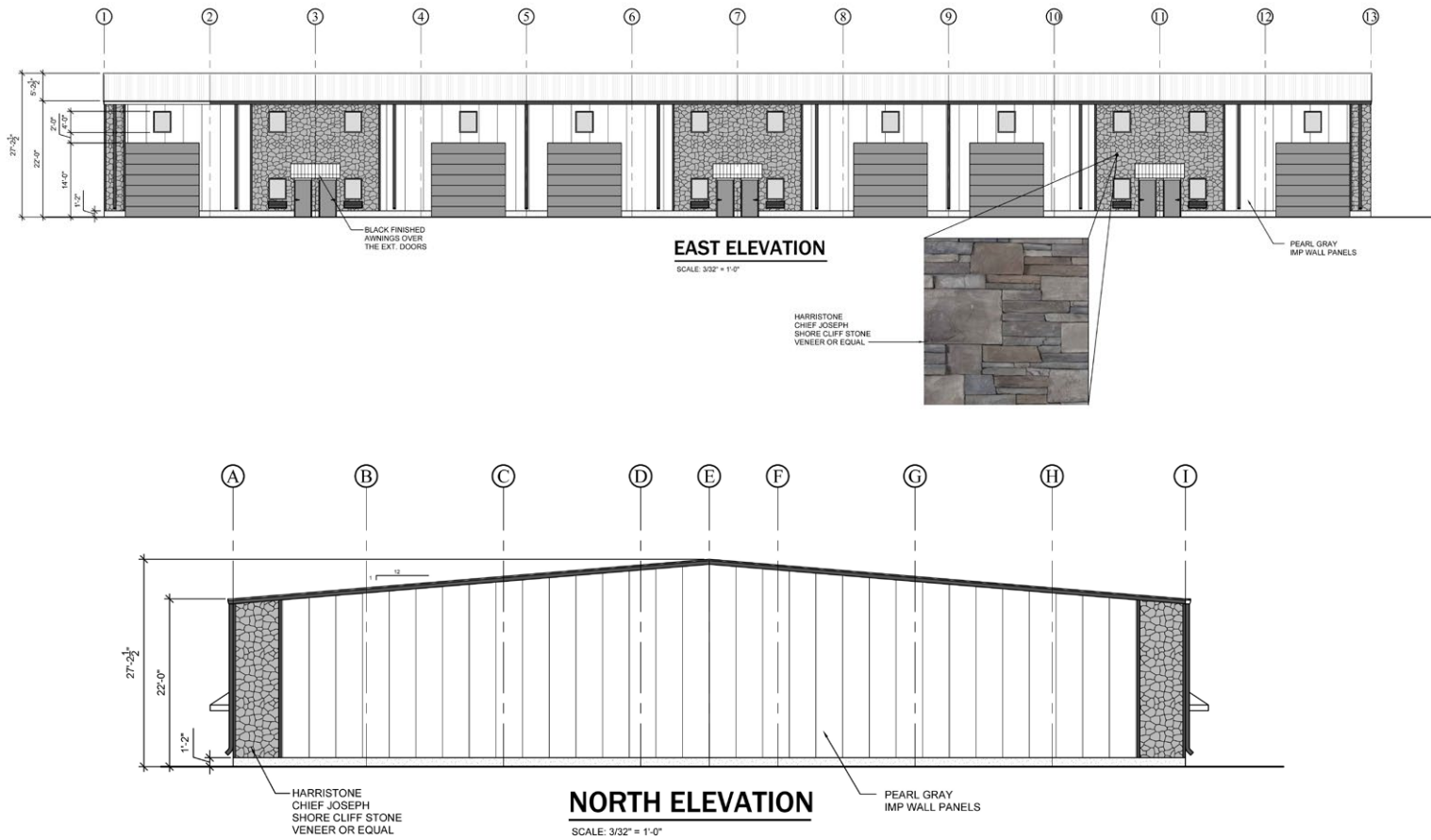
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Patriot Business Park features a clean, contemporary industrial design with pro-gray insulated metal panel (IMP) walls accented by mortarless stacked brick for added depth and visual appeal. Aluminum and glass man doors create a professional main entrance, while black grade-level doors complement the modern exterior and provide functional warehouse access. The cohesive mix of IMP panels, masonry accents, and black architectural elements delivers strong curb appeal and a polished, high-image presence.

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