



Industrial for Lease

Mill Place Park

305 S 850 E Millpond Road
Lehi, UT 84043

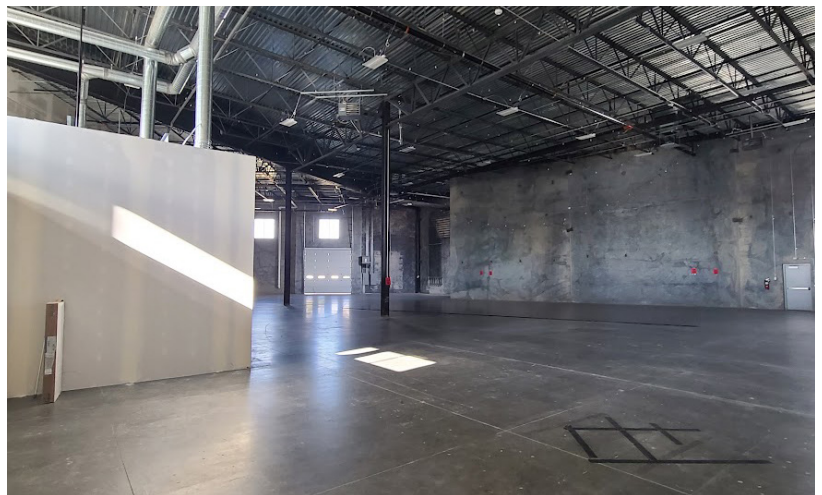
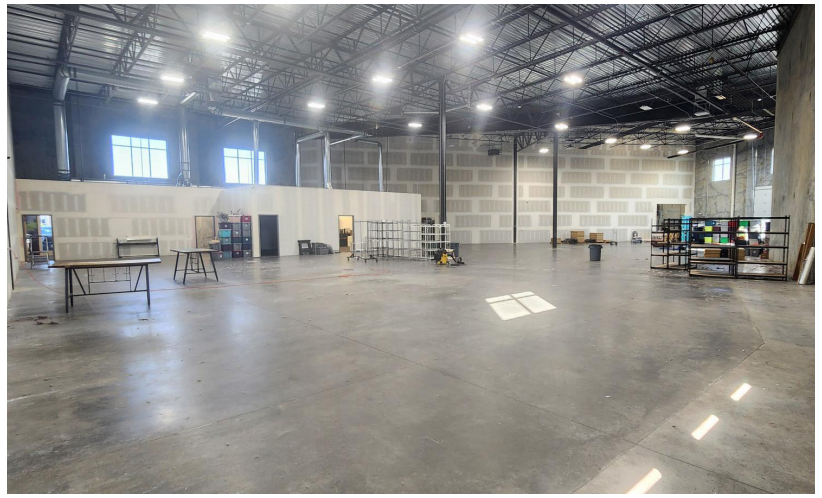
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Overview

- Lease Rate: \$1.25 NNN
- 23,049 total SF available
- Includes office build-out
- HVAC in Warehouse
- 24' clear height
- 5 14' X 14' Grade Level doors
- 1 Dock High Door
- Easy acces to freeway



Lehi Demographics

Key Facts

Population	Average Household Size
82,735	3.68
Median Age	Daytime Population
27.0	88,386

Education

No High School Diploma	Some College
2%	73%
High School Graduate	College Degree
98%	49%

Site Plan



Lehi Demographics

Employment

White Collar

75%

Blue Collar

15%

Services

10%

Unemployment

1.2%

Business

Total Employees

32,950

Total Businesses

1,662

Income

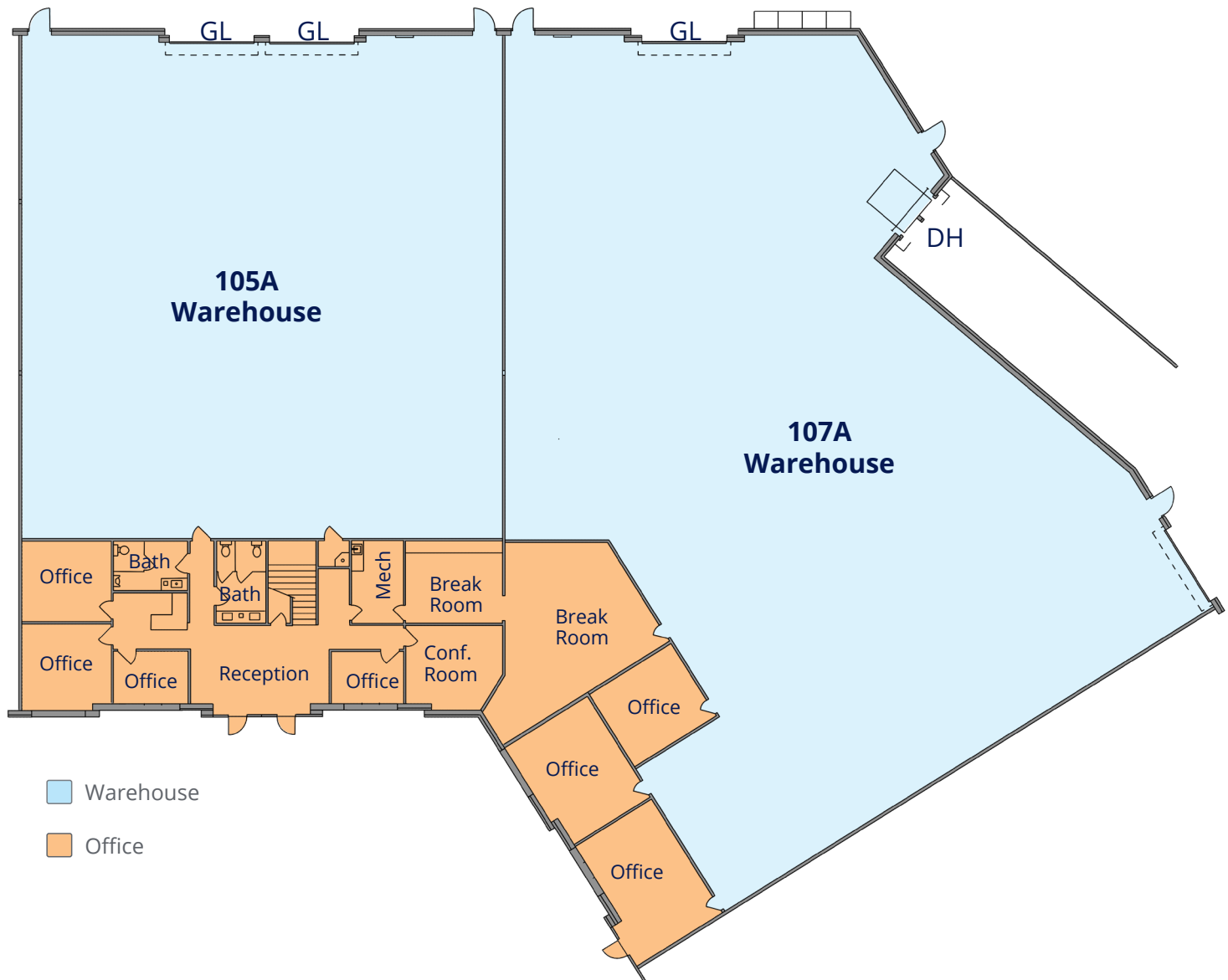
Median Household Income

\$106,735

Median Net Worth

\$279,019

105 A and 107A Floor Plans



105A: 10,753 Total SF

- Office: 2,189 SF
- Mezzanine: 2,189 SF
- Warehouse: 6,375 SF
- 2 Ground Level doors
- 24' Clear Height
- 3 phase power

107A: 12,296 Total SF

- Office: 1,421 SF
- Warehouse: 10,875 SF
- 1 Ground level door
- 1 Dock High door
- 24' Clear Height
- 3 phase power

Utah County Industrial Users

Colliers



Local Amenities Nearby

- 1 Maceys
- 2 Costco
- 3 Walmart
- 4 UTA Frontrunner
American Fork Station

Drive Times

Salt Lake City, UT	29 min
Las Vegas, NV	5hr 47min
Denver, CO	8hr 24min
Los Angeles, CA	10hr 41min

Contact Us

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