



**FOR LEASE**

**EAST BAY FLEX**

Bullock Lane  
Provo, UT 84606

**± 227,000 SF | INDUSTRIAL**

## Property Specs

LEASED PRICE

**Call Broker**

BUILDING SIZE | SF

Building 1: ± 75,590 SF

Building 2: ± 93,603 SF

Building 3: ± 45,920 SF

LOT SIZE

± 12.438 Acres

TYPE

Industrial | Warehouse/Distribution

- Opportunity Zone location with potential capital gains tax advantages after a 10-year hold
- Dense and growing trade area with a population of 156,712 within a 5-mile radius
- Exceptional regional connectivity with immediate access to I-15 (±185,000 VPD), Downtown Provo, and Brigham Young University (±34,000 students)
- Highly desirable Provo MSA, nationally recognized as a top market for business growth and quality of life



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# SUMMARY



# PHOTOS



 Western Metals Recycling

 BEAR RIVER STORAGE

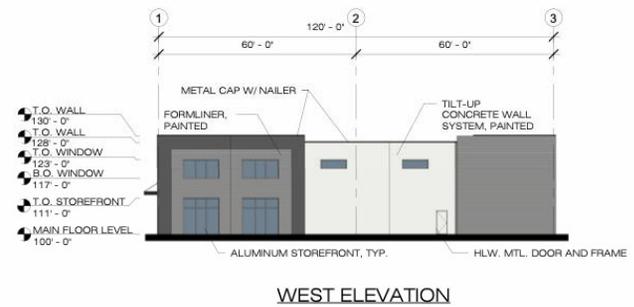
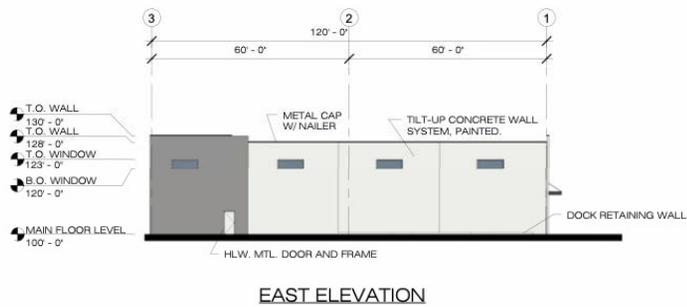
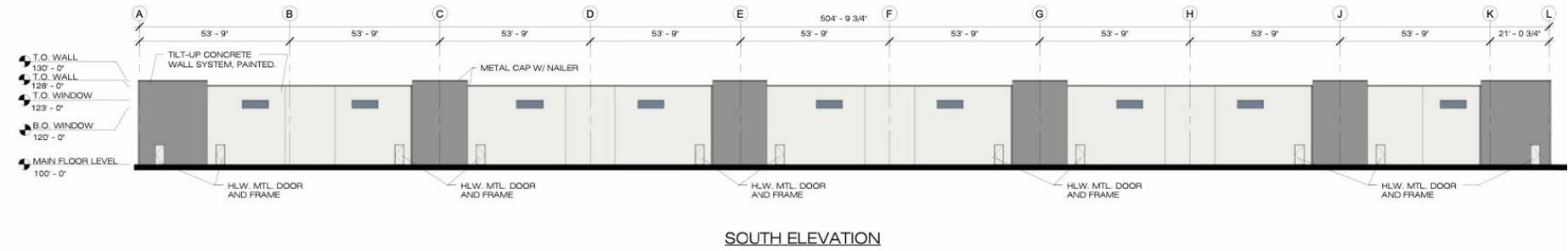
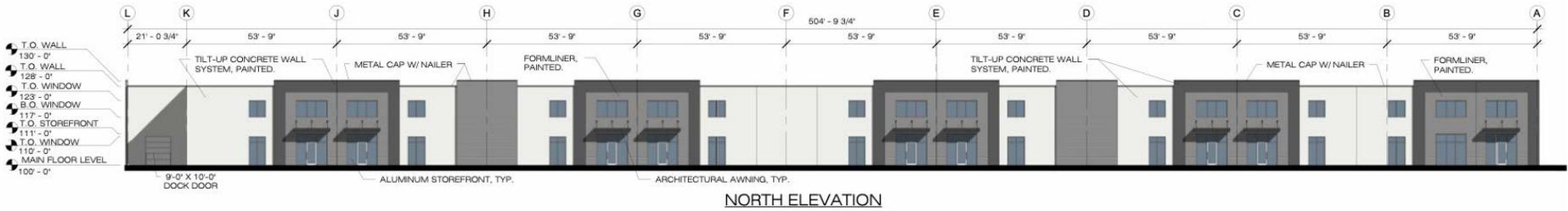
 Slate Canyon SELF STORAGE

# SITE PLAN





# RENDERINGS



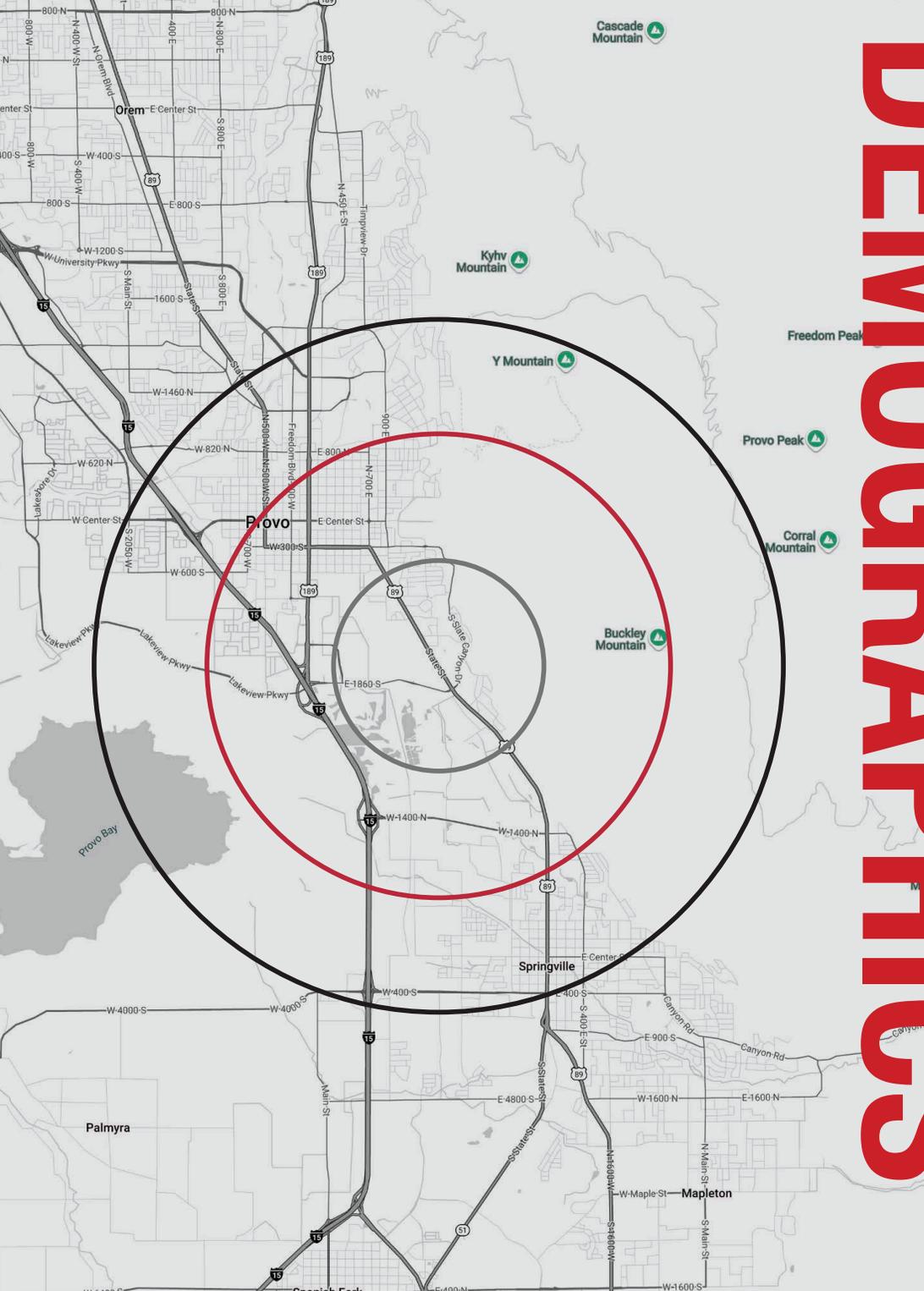


# AREA MAP



Image Landsat / Copernicus

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



# DEMOGRAPHICS

## POPULATION

2025 Population

## HOUSEHOLDS

2025 Households

## INCOME

2025 Average HH Income

1-mile

7,087

1-mile

2,281

1-mile

\$103,023

3-mile

67,559

3-mile

21,816

3-mile

\$83,094

5-mile

148,353

5-mile

46,101

5-mile

\$95,485

## Traffic Counts

### STREET

Lakeview Parkway

State Street

AADT

13,000

23,000

## Cities Nearby

Salt Lake City, Utah

Las Vegas, Nevada

Boise, Idaho

Denver, Colorado

Phoenix, Arizona

47 miles

376 miles

384 miles

481 miles

619 miles

# TERMS & CONDITIONS

## Terms and Conditions

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