



# FOR LEASE

441 E 1750 N  
Suite A B & C  
Vineyard, UT 84059

**± 14,337 SF | INDUSTRIAL**

## Property Specs

|             |   |
|-------------|---|
| LEASE PRICE | <b>\$1.20/SF/NNN</b>                        |
| SUITE SIZE  | <b>± 14,337 SF</b>                          |
| LOT SIZE    | <b>± 2.134 Acres</b>                        |
| YEAR BUILT  | <b>2018</b>                                 |
| TYPE        | <b>Industrial   Office/Retail Warehouse</b> |

- Suite A B & C | Available April 30, 2026
- Convenient Utah County location in Lakeview
- ¾ mile from I-15 Interchange
- Newer quality tilt-up concrete construction
- Fire-sprinklers
- 3-phase power
- Natural gas



OR TEXT 23609 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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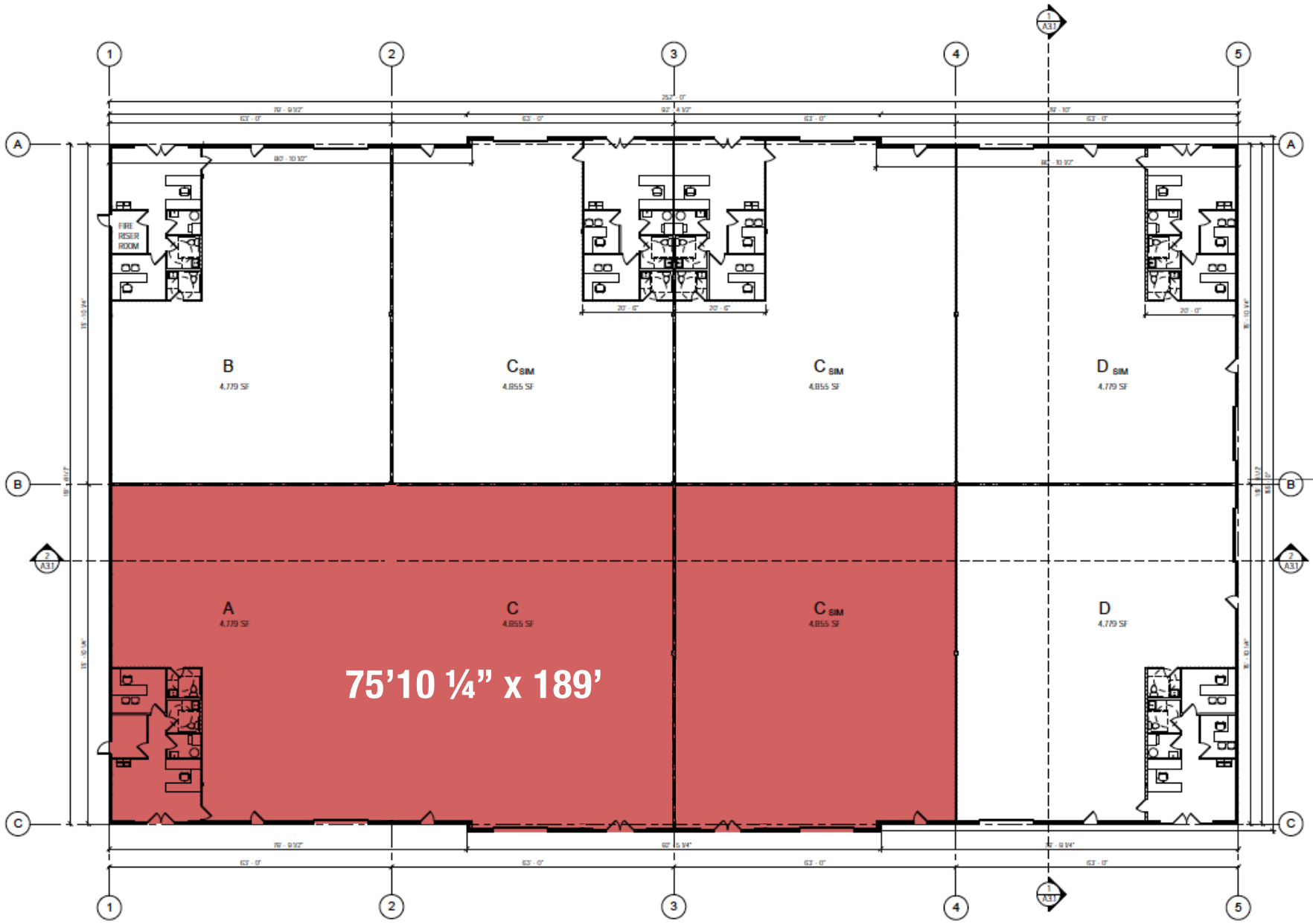
# SUMMARY



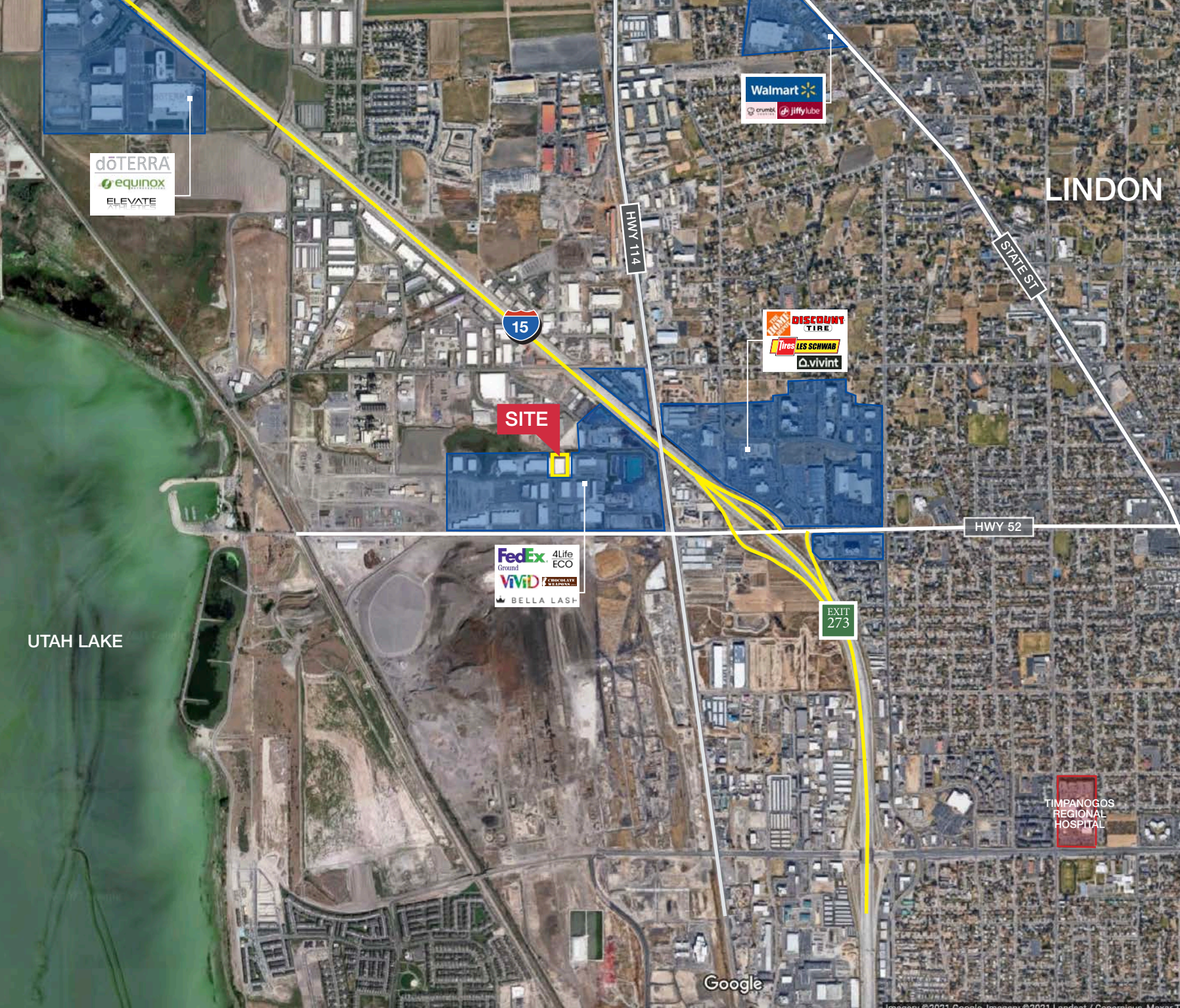
PHOTOS



# FLOOR PLAN



# AREA MAP



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



# DEMOGRAPHICS

| POPULATION             | 1-mile    | 3-mile    | 5-mile    |
|------------------------|-----------|-----------|-----------|
| 2025 Population        | 1,782     | 82,389    | 184,003   |
| HOUSEHOLDS             | 1-mile    | 3-mile    | 5-mile    |
| 2025 Households        | 665       | 26,368    | 58,164    |
| INCOME                 | 1-mile    | 3-mile    | 5-mile    |
| 2025 Average HH Income | \$105,065 | \$119,607 | \$125,754 |

## Traffic Counts

| STREET    | AADT   |
|-----------|--------|
| 200 S     | 1,300  |
| Geneva Rd | 19,000 |

## Cities Nearby

|                      |           |
|----------------------|-----------|
| Salt Lake City, Utah | 37 miles  |
| Las Vegas, Nevada    | 385 miles |
| Boise, Idaho         | 374 miles |
| Denver, Colorado     | 490 miles |
| Phoenix, Arizona     | 628 miles |

# TERMS & CONDITIONS

## **Terms and Conditions**

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

## **Financial Information**

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## **Summary Documents**

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