

FOR LEASE



## American Fork Flex Space

871 S Auto Mall Drive | American Fork, UT

### Contact

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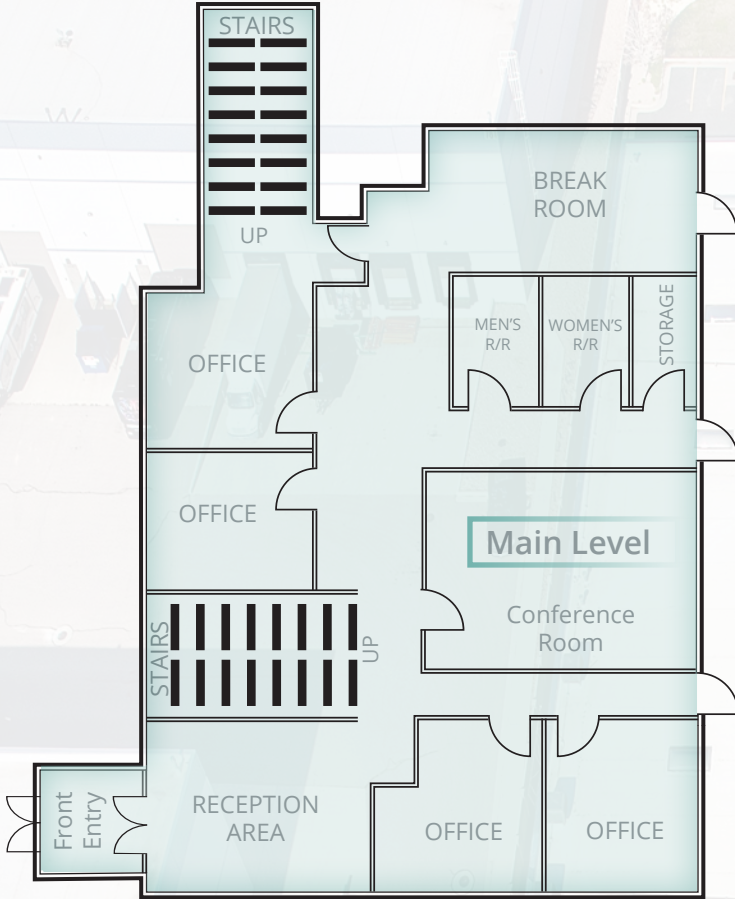
### Colliers

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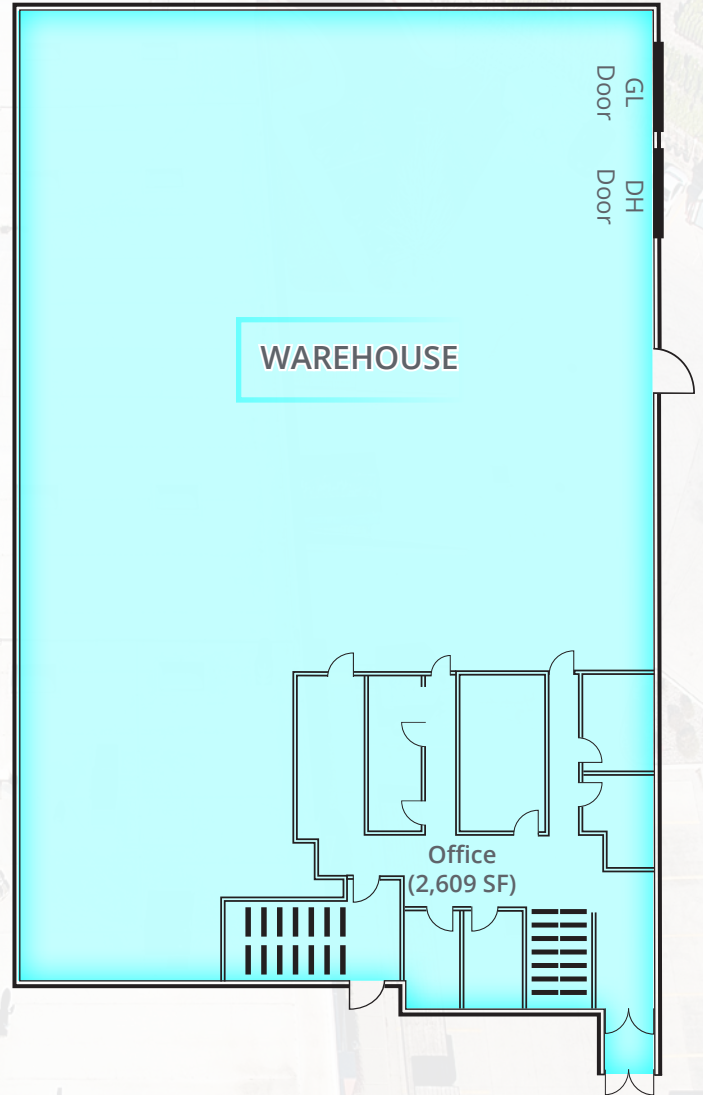
### PROPERTY INFORMATION

- Total Available: 16,331 SF
  - Office 5,219 SF
  - Warehouse 11,112 SF
- 6 Private Offices
- Breakroom with High End Finishes
- 2 Restrooms per Floor
- Warehouse Features:
  - Swamp Coolers
  - Exhaust Fans & Skylights
- Professional Finishes & New LED Lighting Throughout Building
- 1 Dock High Door
- 1 Ground Level Door
- Excellent Location with Convenient Freeway Access
- **Lease Rate: \$1.25/SF NNN**

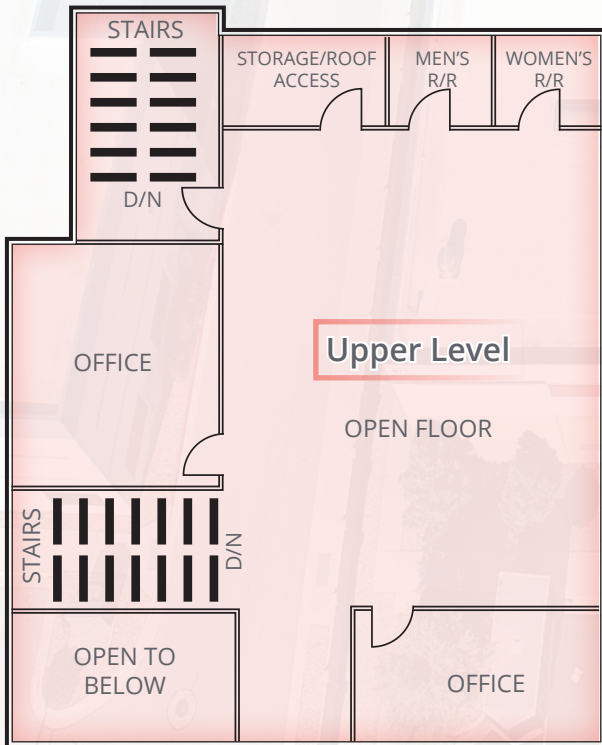
# BUILDING FLOOR PLAN



MAIN LEVEL OFFICE | 2,609 SF

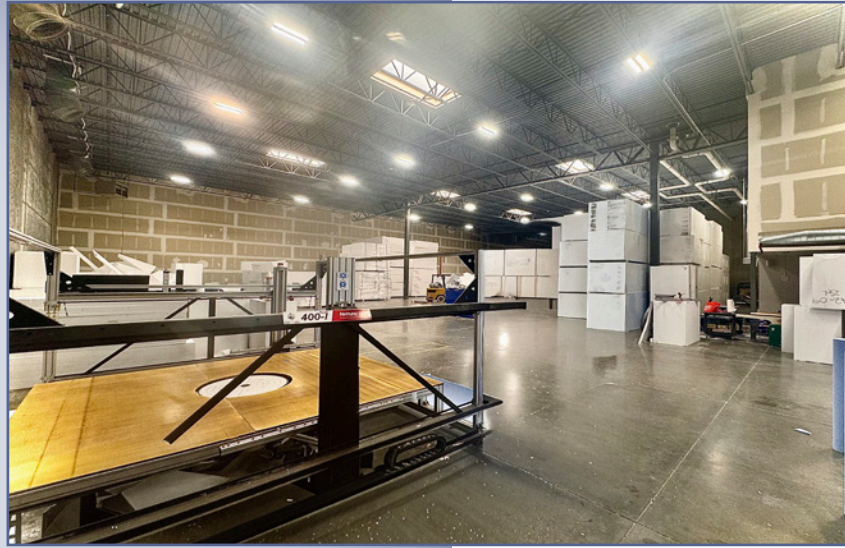


WAREHOUSE FLOOR | 11,112 SF



UPPER LEVEL OFFICE | 2,609 SF

871 S AUTO MALL DR. | FOR LEASE  
INTERIOR PHOTOS



# PROPERTY OVERVIEW

16,331 SF  
AVAILABLE



871 S Auto Mall Drive American Fork, UT 84003



maceys

WELLS FARGO

5,676 ADT

NAPA

Alpine

KFC  
A.W.

CVS pharmacy

Beto's MEXICAN FOOD

SUBWAY

PHILLIPS 66

5,883 ADT 50 S

NEW YORK GAMBOLFO'S

29,905 ADT

Wendys

McDonald's

Arbys

7 ELEVEN

Starbucks

Jew's

ZIONS BANK

Jiffy lube

VASA

JOANN

Little Caesars

24,738 ADT

89

Auto Zone  
BIG TIRES

ExxonMobil

State St

MAVERIK

19,271 ADT

500 E

Orangetheory FITNESS

The Coffee Shop

Carl's Jr.

18,840 ADT

TACO BELL

Speedway

Holiday Inn Express

Exit 276  
500 East  
American Fork

SITE

176,044 ADT

180

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