

COOLED WAREHOUSE

FOR LEASE



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

SHAD WEBB

swebb@mwcre.com
direct 435.459.0212
[View Profile](#)

CODY BLACK

cblack@mwcre.com
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PROPERTY DETAILS

920 EAST STATE STREET
AMERICAN FORK, UT 84003

- Unit F1: 5,726 SF
 - » Cooled warehouse
- Asking rate: \$.83/SF NNN
- NNN: \$0.15/SF
- Zoning: GC-1
- Clearance: 13'
- I-15 access (exit 275/276)
- Ample parking
- Close proximity to amenities and services
- Great State Street signage available
- In the Opportunity Zone for business, a great tax advantage

2024 DEMOS

EST. POPULATION

1 MILE » 14,881
3 MILE » 80,749
5 MILE » 162,642

EST. HOUSEHOLDS

1 MILE » 5,228
3 MILE » 25,091
5 MILE » 47,480

EST. AVERAGE HH INCOME

1 MILE » \$94,139
3 MILE » \$118,886
5 MILE » \$132,053

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CONCEPTUAL SIGN

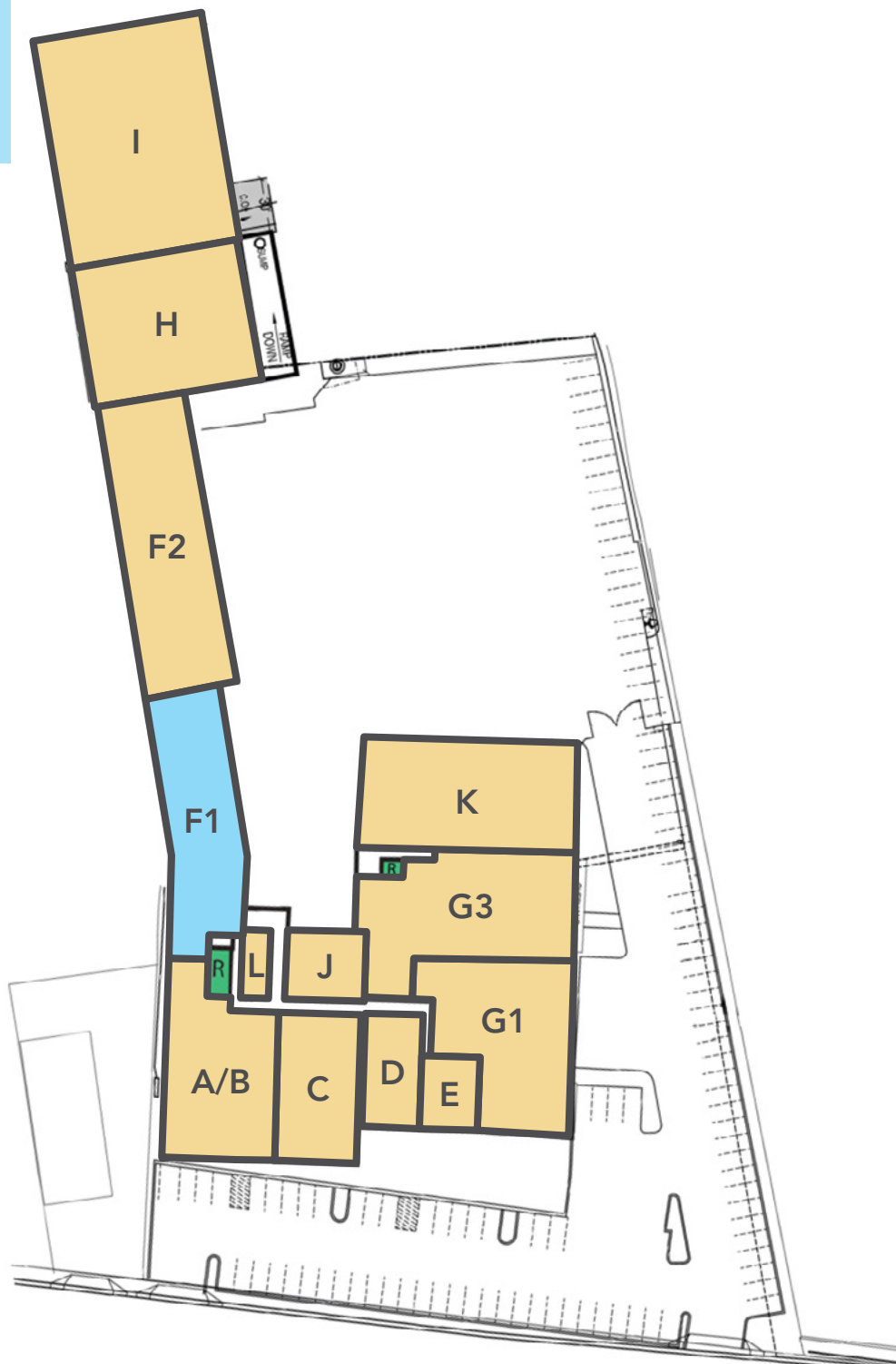


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WHITE CASTLE OFFICE BUILDING

FLOOR PLAN



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