

# OREM INDUSTRIAL SPACE FOR LEASE

1153 N 1430 W, Orem, UT 84057

## PROPERTY OVERVIEW

This clean 10,573-square-foot warehouse offers a superior industrial leasing opportunity featuring an Air Conditioned Warehouse, 26' Clear Height, Dock High Door, Fire Suppression system, LED lighting, Skylights, and Freeway Access



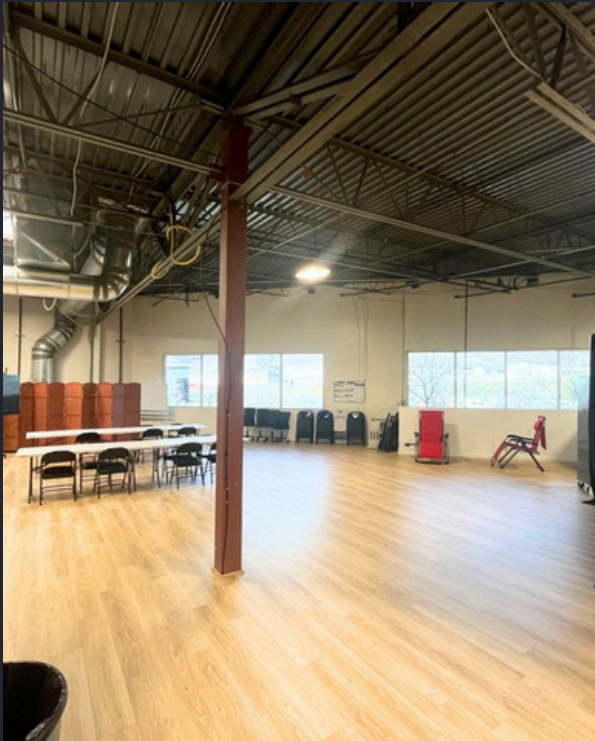


# PROPERTY HIGHLIGHTS



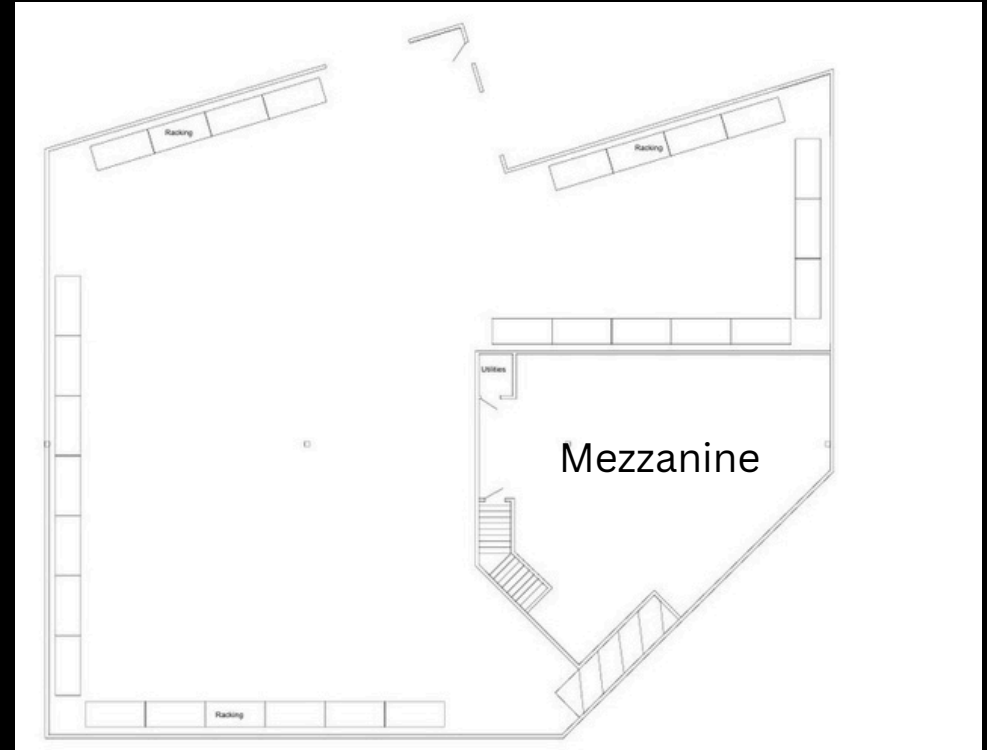
- Rate: 1.25 NNN
- Total Building Size: 10,573 SF
  - Office: 1,644 SF
  - Mezzanine: 1,644 SF
  - Warehouse: 7,285 SF
- Ground Level Door 12'x14'
- Dock High Door 9'x10'
- Power: 400 AMP/208v/3-Phase
- Air Conditioning in Warehouse and Office
- Heating: Gas Forced Air and Radiant Heat Warehouse
- Clear Height: 26'
- Lighting: LED
- Fire Suppression System: WET
- Zoning: C-I
- Right off freeway between 800 N and 1600 N and minutes Vineyard Connector

Tenat to verify all Information



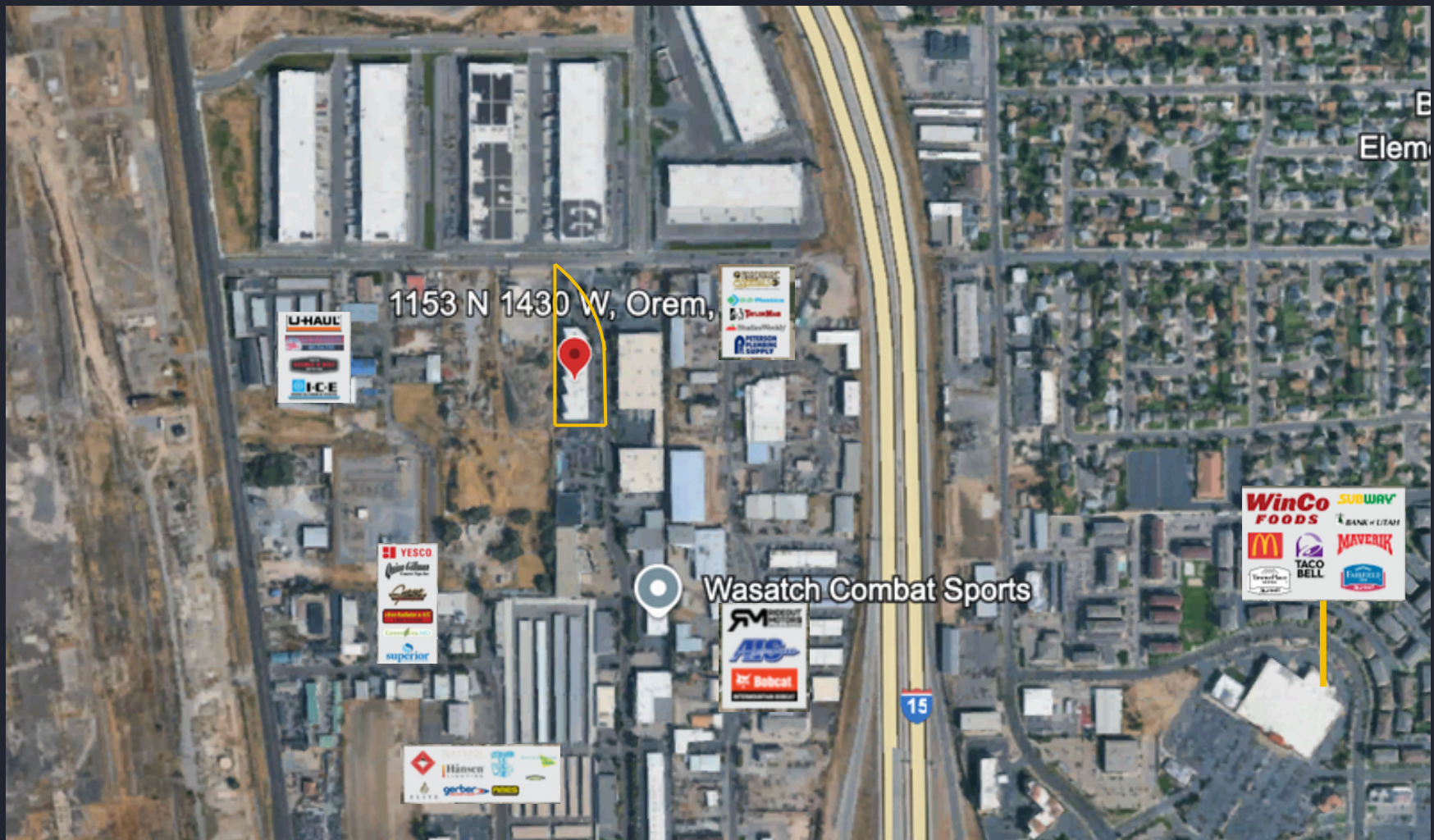






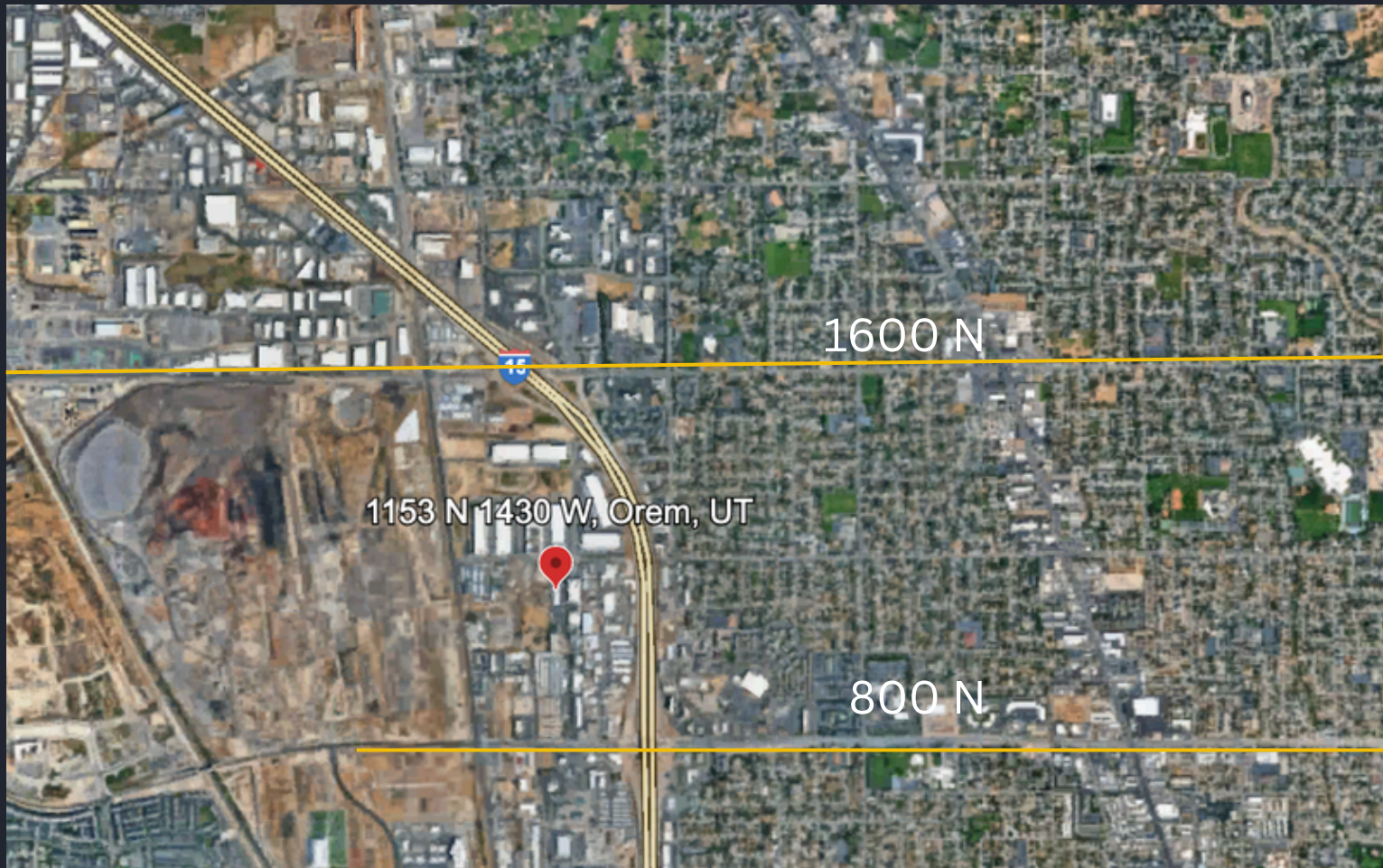


# AERIAL VIEW





# AERIAL VIEW





**CONTACT US TODAY  
FOR A PRIVATE TOUR!**

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