



# Younique Sublease

4425 N. THANKSGIVING WAY, LEHI, UTAH 84043

## For Sublease

**LED: 6/30/2027**

### Plug and Play Warehouse

#### Property Highlights

- 75,327 total SF
- First floor
  - 56,610 warehouse SF
  - 10,557 office SF
  - 8,160 gym SF
- Second floor
  - 9,752 warehouse mezzanine SF
  - 4,580 office mezzanine SF
  - 3,582 gym mezzanine SF
  - Two (2) ground level doors
    - One (1) 12'x12'
    - One (1) 8'x14'

- Three (3) covered dock high doors equipped with bumpers and edge of dock mechanical levelers
  - Two (2) 12'x12'
  - One (1) 12'x14'
- Office fully furnished
- Warehouse fully furnished with racking and material handling equipment
- 26'-33' clear height
- 480V / 2400 amps / 3-phase
- 180' building depth
- Recessed truck well
- ESFR sprinklers
- Full HVAC air distribution throughout warehouse
- Excellent access to I-15
- Located in a high end business park
- Highly visible I-15 signage

For information, please contact:

#### Ben Richardson

Executive Managing Director

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#### Kolby Long

Associate

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#### Shad Webb

Office Specialist

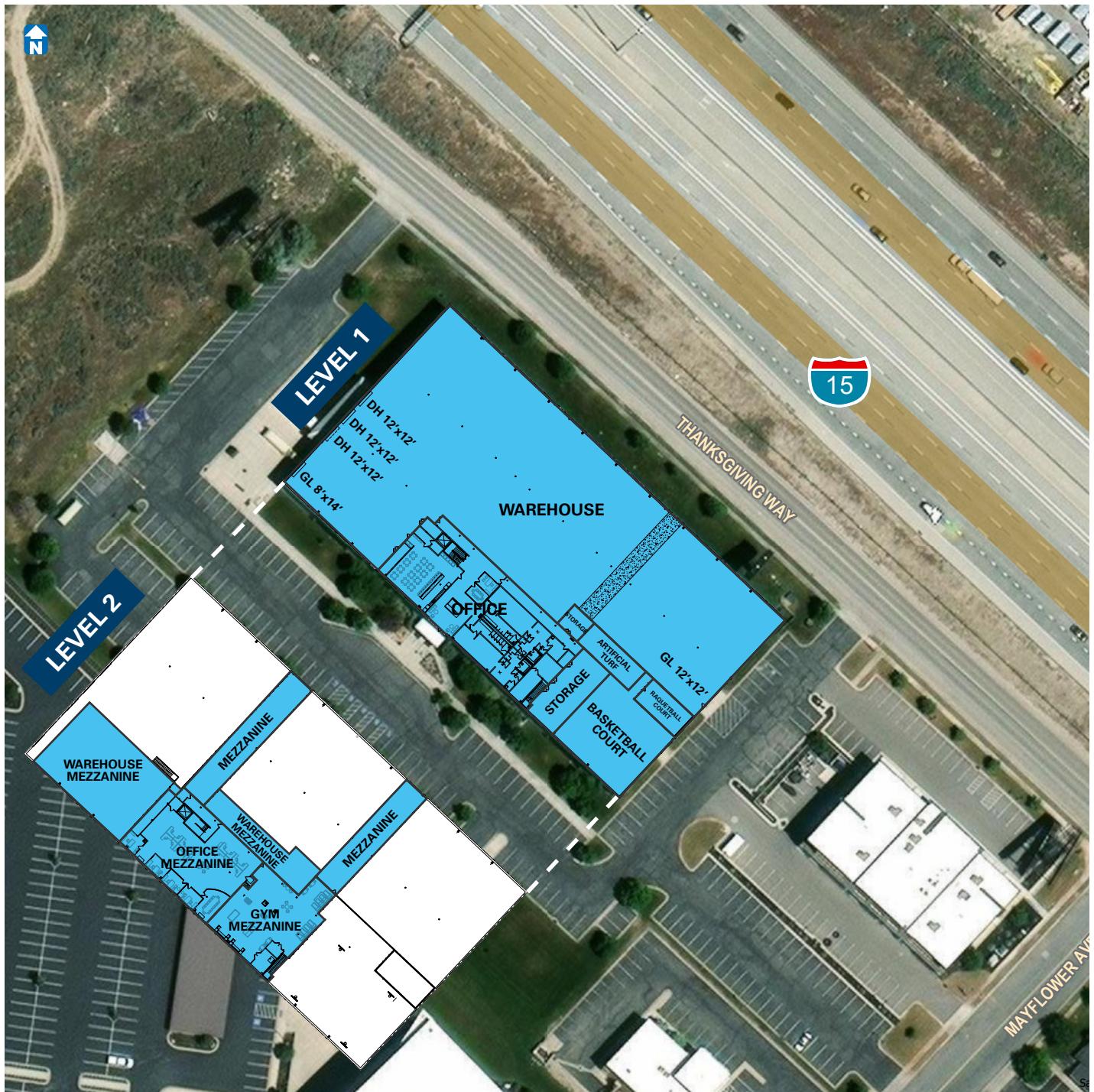
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[newmarkmw.com](http://newmarkmw.com)

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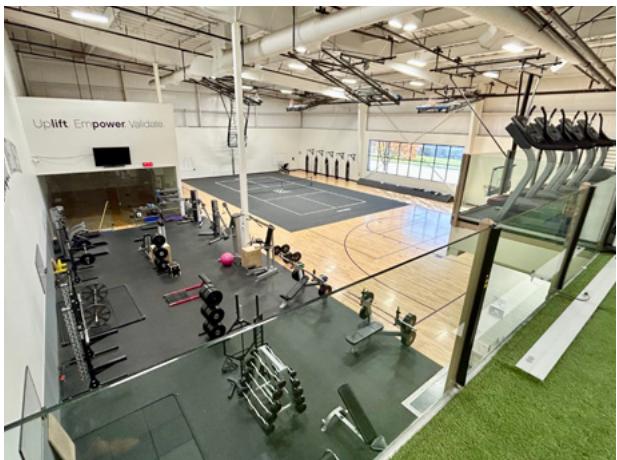
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