

WAREHOUSE - SHOWROOM FOR SALE

RARE FREE-SPAN INDUSTRIAL | ±27,332 SF | IMMEDIATE I-15 ACCESS

KW UTAH REALTORS
KELLER WILLIAMS



1664 N 400 E, Vineyard, UT 84097



PROPERTY DESCRIPTION

This ±27,332 SF industrial flex facility in Vineyard offers a combination of features that are nearly impossible to replicate in today's market: a true free-span interior, 28-foot clear height, and six oversized 14' x 12' grade-level doors, all positioned on ±1.77 acres with immediate access to I-15. The wide-open floor plan delivers unmatched flexibility for warehouse, distribution, light manufacturing, and specialized flex users, allowing operations to scale, reconfigure, and grow without the physical constraints found in conventional industrial buildings. Located near the Utah City master-planned development, this property benefits from long-term regional growth, infrastructure investment, and a rapidly expanding workforce base. With freeway visibility, strong site coverage, and a modern metal-and-EIFS construction profile, the building offers both functional performance and future value. Whether for an owner-user seeking a flagship facility or an investor targeting a durable, high-demand industrial asset, this is a rare opportunity to secure a truly irreplaceable property in the heart of Utah County.

PROPERTY HIGHLIGHTS

- True free-span interior with no columns, providing unmatched layout flexibility
- ±27,332 SF industrial flex facility constructed in 2010
- 28' clear height with strong vertical capacity
- Six (6) oversized 14' x 12' grade-level doors for efficient loading and circulation
- ±1.77-acre site with excellent access and site coverage
- Immediate access to I-15 with strong regional connectivity
- Located near the Utah City master-planned development and FrontRunner transit corridor
- Ideal for warehouse, distribution, manufacturing, and specialized flex users
- Durable metal construction with EIFS exterior and modern professional presence

OFFERING SUMMARY

Sale Price:	\$7,250,000
Number of Units:	1
Lot Size:	1.77 Acres
Building Size:	27,332 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	475	1,088	4,109
Total Population	1,717	3,962	14,347
Average HH Income	\$164,453	\$166,331	\$152,351

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SHAD SELMOS

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Each Office Independently Owned and Operated

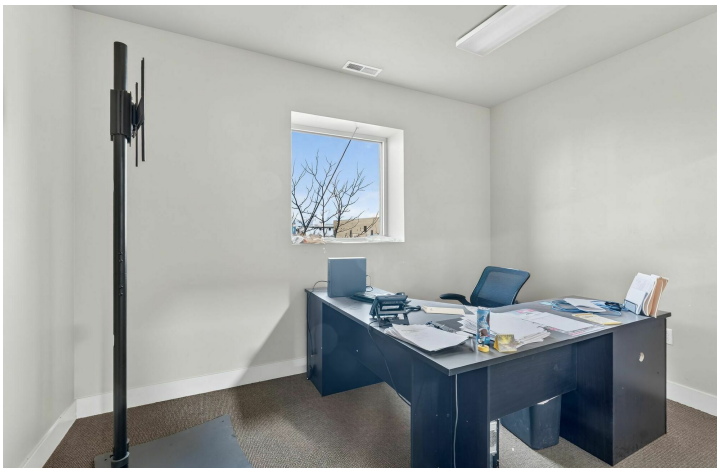
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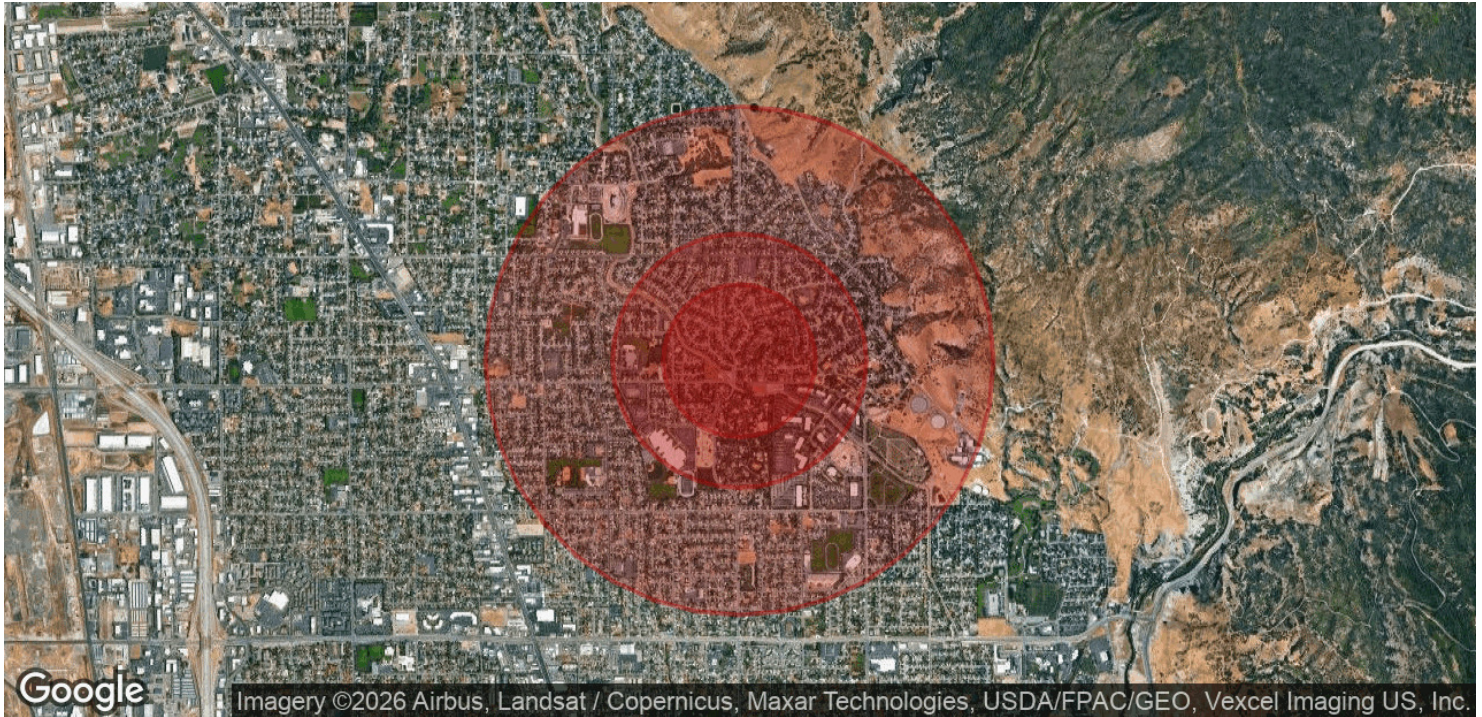
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,717	3,962	14,347
Average Age	37	37	35
Average Age (Male)	36	36	34
Average Age (Female)	37	37	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	475	1,088	4,109
# of Persons per HH	3.6	3.6	3.5
Average HH Income	\$164,453	\$166,331	\$152,351
Average House Value	\$727,542	\$728,543	\$670,165

Demographics data derived from AlphaMap

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