



For information, please contact:

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## PARTIALLY STABILIZED OWNER USER OPPORTUNITY



# Provo Manufacturing Facility with Yard

225 E. 900 S.  
PROVO, UT 84606

## For Sale

- Modernization of building
- New storefront façade
- Modernized office frontage
- Refreshed landscaping
- Improved ground level access
- Expanded east-side parking

### Property Highlights

- 155,044 Total SF
- Suite A 21,384 SF available
- Suite B 19,656 SF available
- Suite C 23,720 SF available
- Suite D 8,275 SF available
- Suite E 5,381 SF available
- Suite F 23,692 SF available
- Suite G 5,021 SF available
- Suite H 47,915 SF leased
- Four (4) dock high doors
- Two (2) ground level doors
- Clear height: 15'-25'
- 15 dock high doors (8'x9') equipped with seals, bumpers, and levelers
- Three (3) dock high doors with covered loading area
- 15 dock high doors equipped with bumpers, seals, and levelers
- Four (4) ground level doors (18'x12')
- North side power: 1,000A 277/480V 3-phase
- Southside power: 1,800A 120/208V 3-phase
- Free span warehouse
- Wet sprinklered
- Zoning CM (Heavy Commercial Zone)
- ±1.29 acres of yard space and/or trailer parking available
- Situated between Highway 189 and Highway 89
- Easy access to I-15

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