

Orem Office Warehouse

930 North 1430 West | Orem, UT

FOR LEASE



PROPERTY HIGHLIGHTS

- ±13,622 sq ft
 - ±835 sq ft (Office Space)
 - ±12,787 sq ft (Warehouse Space)
- 3 private offices, reception/lobby area, office storage room, freezer and cold storage
- Food grade production area
- Located off I-15 interchange, 800 N Orem Exit
- 2 grade level doors
- 20ft+ clear height
- Forklift Charger Hook-Ups
- Washer/Dryer Hook-Ups

**LEASE RATE:
\$1.25/SF NNN
BLENDED**



ANDERSON CRG

COMMERCIAL REALTY GROUP

Colliers

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Richard Dodge

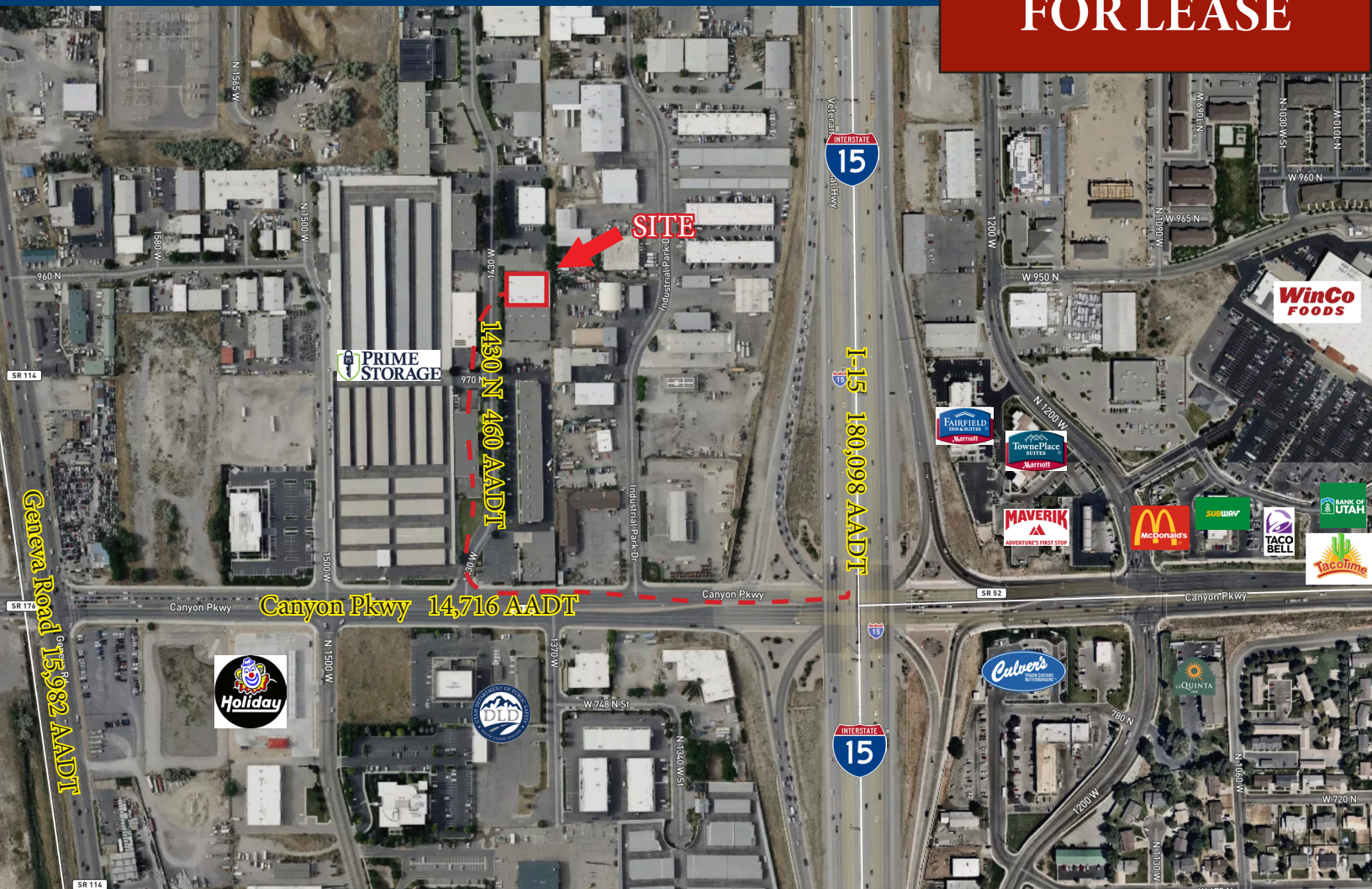
Commercial Agent
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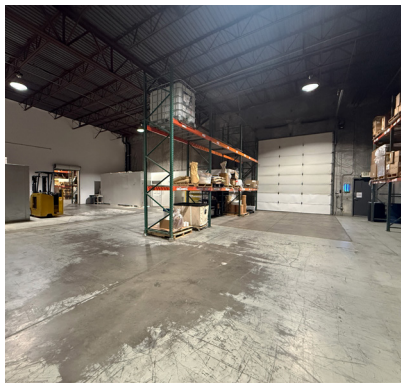
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DEMOGRAPHICS			
	1 MILE	3 MILE	5 MILE
Population			
2023	12,041	97,351	182,179
Households			
2023	4,328	30,160	57,536
Income			
2023 Median	\$66,507	\$86,802	\$87,822



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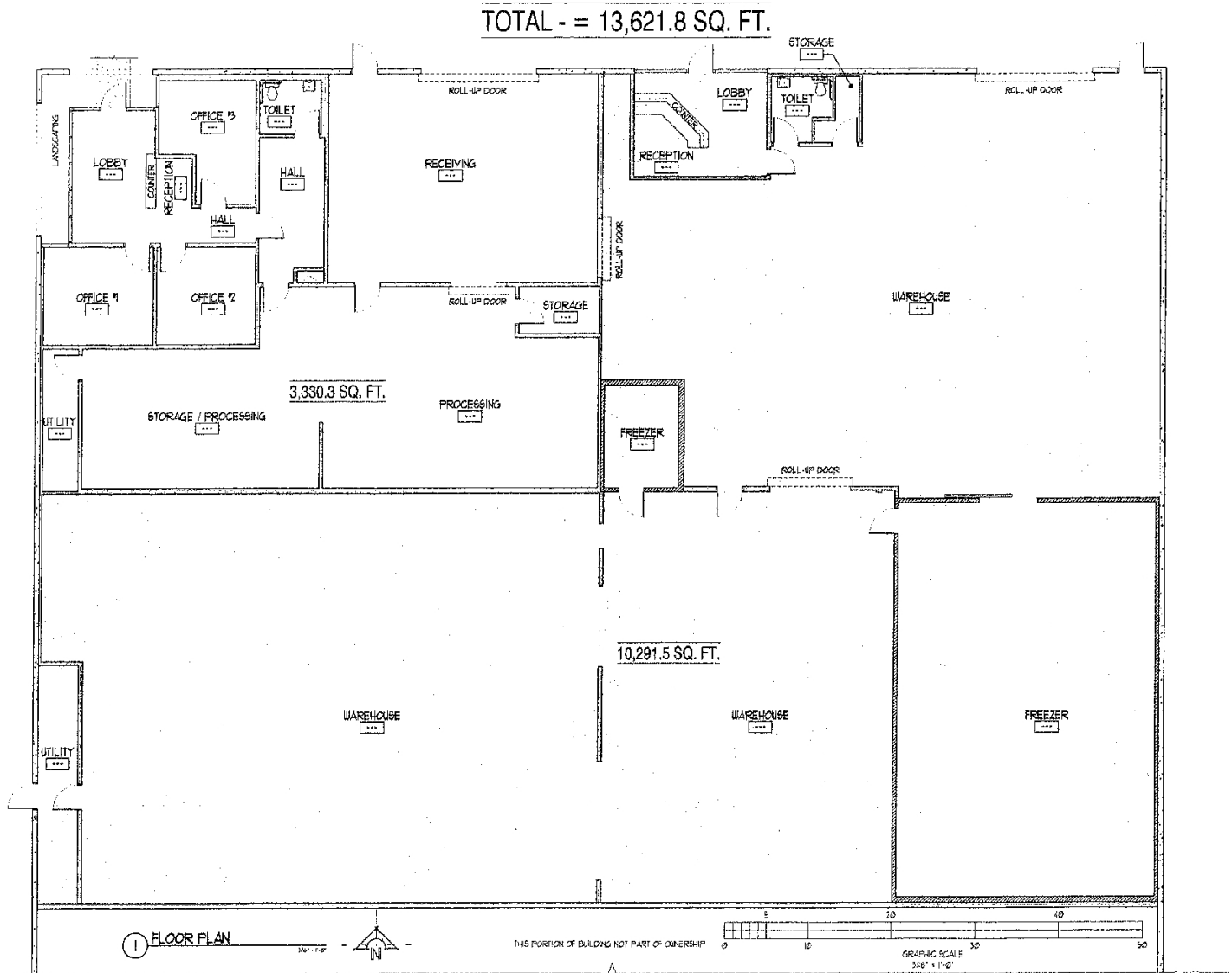
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The offering is presented solely for informational purposes and is submitted subject to errors, omissions, change of price, rental or other terms, withdrawal without notice, and to any special listing conditions imposed by the seller. No warranty of representation, express or implied, is made as to the accuracy of the information contained herein and buyers and tenants are encouraged to conduct their own due diligence and research regarding the property.

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