



LEASE RATE

**\$1.50**

SF / NNN

FOR LEASE

# COPPER RIDGE BUSINESS PARK

824 S Auto Mall Dr. Unit 4  
American Fork, UT

## PROPERTY HIGHLIGHTS

- 3,400 SF Available
- 3 Private Offices
- Reception & Breakroom
- High-End Finishes Throughout
- (1) 12' x 14' GL Door
- 19' Clear Height
- 3 -Phase, 225 Amp Power
- Fire Sprinklers
- Restrooms on Lower & Upper Levels
- Convenient Freeway Access
- Available July 1, 2026

CONTACT US

### James Yeates

Vice President  
+1 801 995 0049  
james.yeates@colliers.com

### Justin Irvine

Vice President  
+1 801 400 4260  
justin.irvine@colliers.com



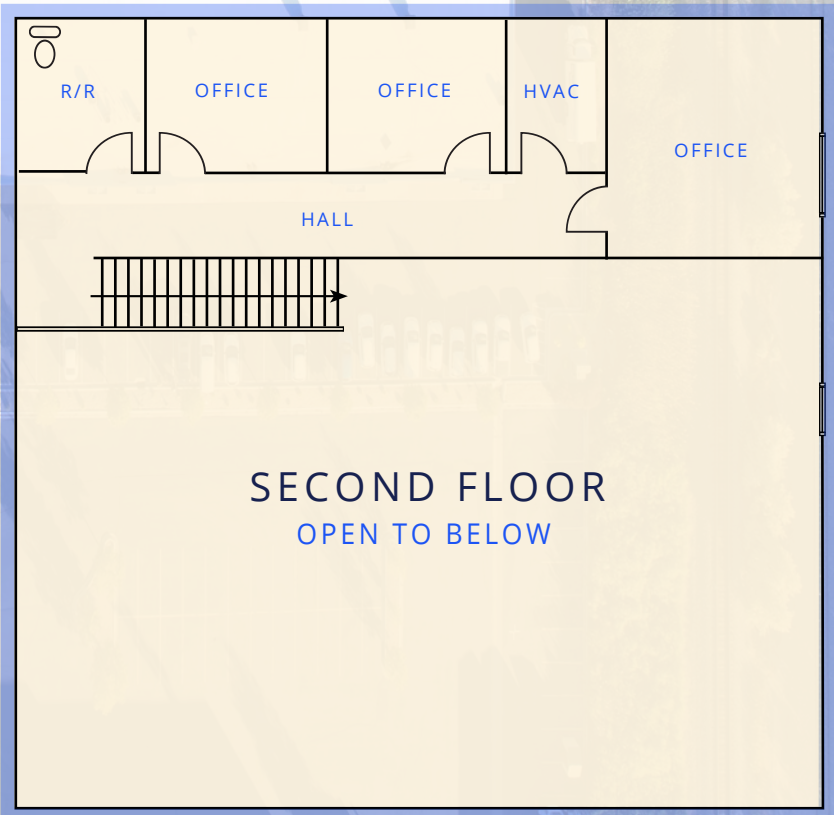
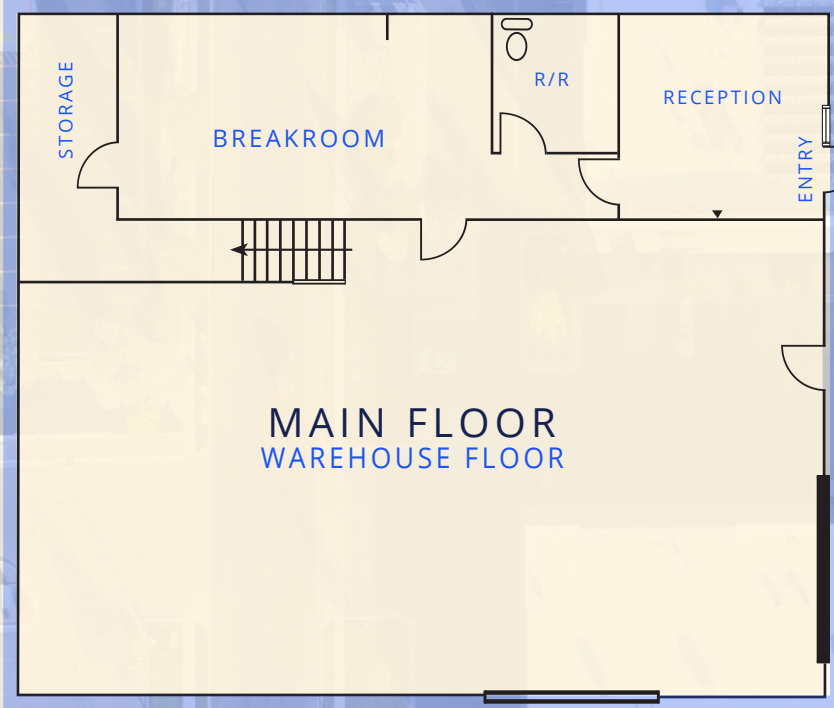
### Colliers

2100 Pleasant Grove Blvd., Suite 200  
Pleasant Grove, UT 84062  
Main: +1 801 947 8300  
colliers.com

INDUSTRIAL UNIT AVAILABLE FOR LEASE

# Floorplan

UNIT 4 | 3,400 SF Total



# INDUSTRIAL UNIT AVAILABLE FOR LEASE

## Property Photos



OFFICE AVAILABLE FOR LEASE  
**Property Overview**





**CONTACT US**

**James Yeates**  
 Vice President  
 +1 801 995 0049  
 james.yeates@colliers.com

**Justin Irvine**  
 Vice President  
 +1 801 400 4260  
 justin.irvine@colliers.com

**Colliers**  
 2100 Pleasant Grove Blvd. | Suite 200  
 Pleasant Grove, UT 84062  
 Main: +1 801 610 1300  
 colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.

