



FOR LEASE

# Industrial Flex Unit

522 S Commerce Road | Orem, UT 84058

Asking Price:

**\$1.15 SF/NNN**

## CONTACT

### Cameron Fairbanks

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### Colliers

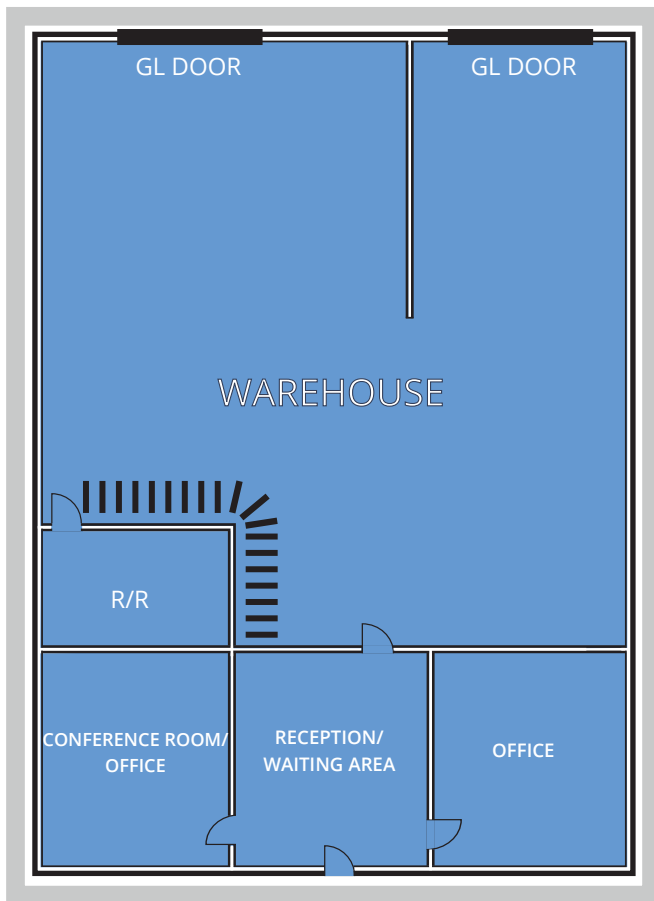
2100 Pleasant Grove Blvd., Suite 200  
Pleasant Grove, UT 84062  
Main: +1 801 947 8300  
colliers.com

## Property Highlights

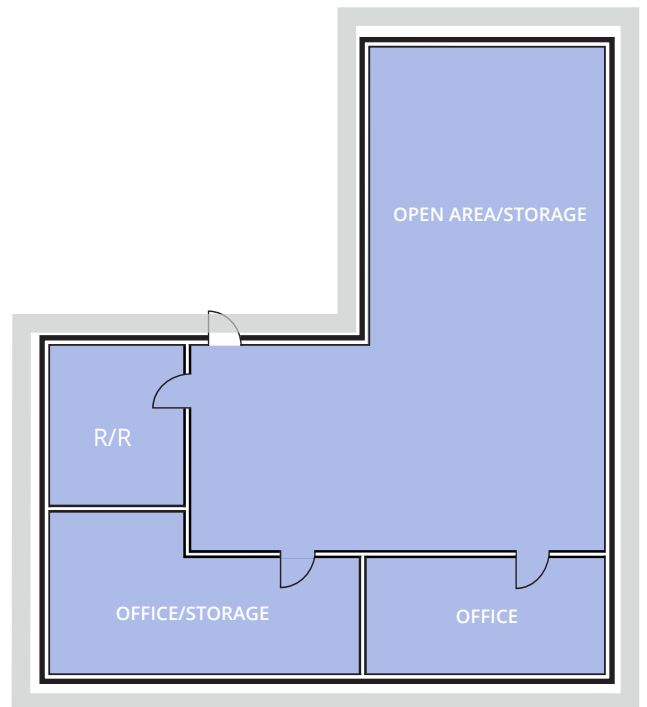
- 1,940 Total SF
  - Warehouse: 1,000 SF (approx.)
  - First Level Office: 400 SF (approx.)
  - Second Level Office: 456 SF (approx.)
- 2 GL Doors
- 3 Phase Power
- Easy access I-15 & Geneva Road
- Available Immediately

# 522 S Commerce | Floor Plan

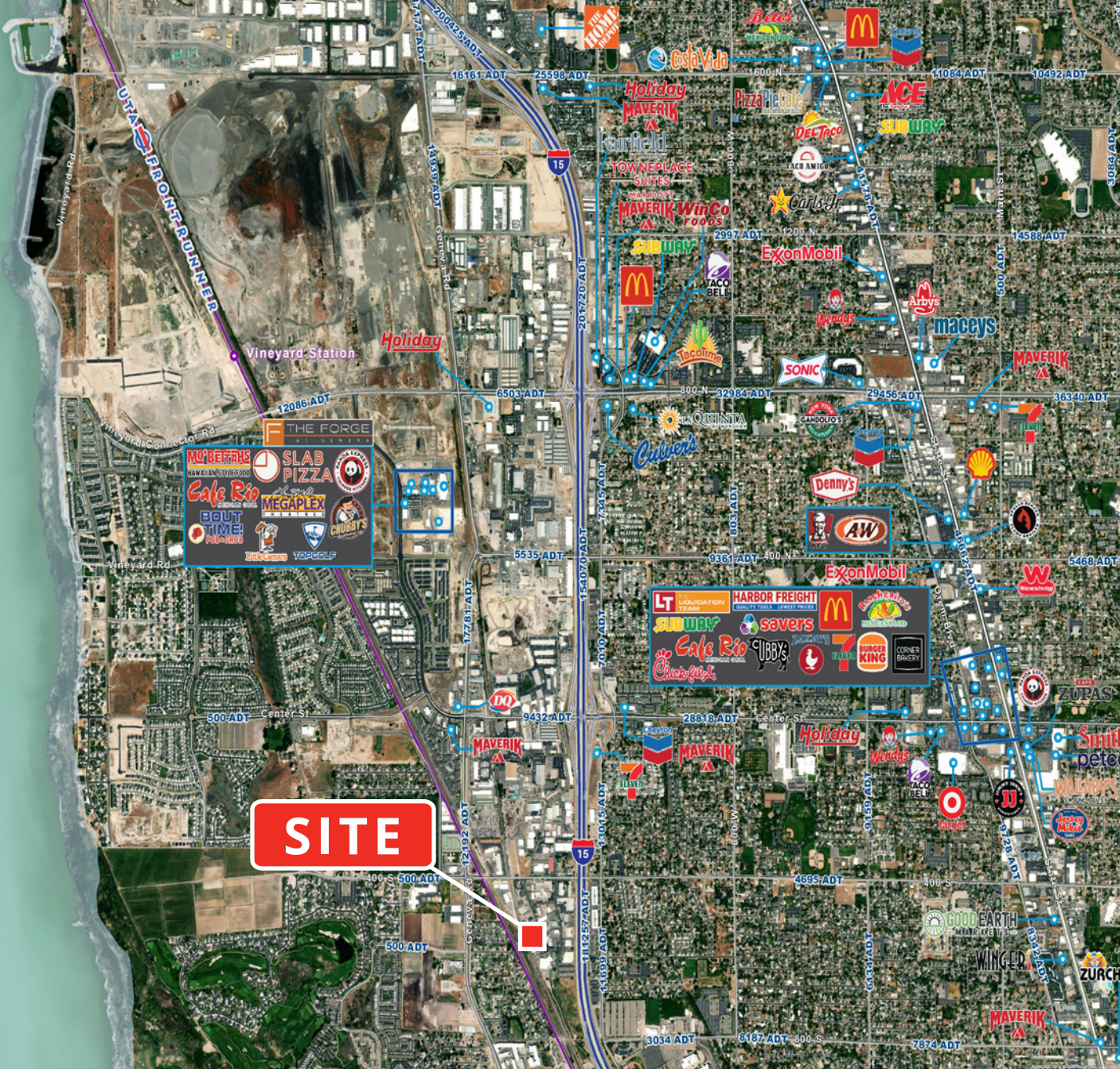
MAIN FLOOR



MEZZANINE



Utah Lake



## DEMOGRAPHICS



**324k+**  
Population in 5-Mile  
Radius



**36.3**  
Median Age



**16%**  
Population Growth  
by 2030



**\$109k+**  
Median Household  
Income



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