



For information, please contact:

Ben Richardson
Executive Managing Director
t 801-746-4733
brichardson@newmarkmw.com

Eli Priest
Senior Managing Director
t 801-746-4746
epriest@newmarkmw.com

Kolby Long
Associate
t 801-727-4413
klong@newmarkmw.com

376 E. 400 S.
Suite 120
Salt Lake City, UT 84111



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PARTIALLY STABILIZED
OWNER USER OPPORTUNITY



Provo Manufacturing Facility with Yard

225 E. 900 S.
PROVO, UT 84606

For Lease

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

Property Highlights

- 107,129 Total SF available
 - 9,093 Total Office 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
- Divisible to ±5,000
- Clear height: 15'
- 11 dock high doors (8'x9') equipped with seals, bumpers, and levelers
 - Three (3) dock high doors with covered loading area
 - Nine (9) dock high doors equipped with bumpers, seals, and levelers
- Two (2) ground level doors (18'x12')
- North side power: 1,000A 277/480V 3-phase
- South side power: 1,800A 120/208V 3-phase
- Free span warehouse
- Wet sprinklered
- Zoning CM (Heavy Commercial Zone)
- ±0.85 SF acres of proposed yard/parking space at an additional cost
- Situated between Highway 189 and Highway 89
- Easy access to I-15

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