



Yard Storage

0.8 Acres  
5,035 SF Bldg

Tracy Hall Pkwy

**Industrial FOR LEASE**

# Tracy Hall Parkway Building

2137 South Tracy Hall Parkway | Provo, Utah



# The Property

## Summary

Located in South Provo's growing industrial corridor, this freestanding metal industrial building at 2137 Tracy Hall Pkwy offers a highly functional and efficient solution for small industrial users. The property features a recently updated office buildout with new offices and added windows, providing excellent natural light.

With ample on-site parking, a ground-level door, and convenient access to major transportation routes, the building is well-suited for a variety of uses including light manufacturing, service, distribution, or a small shop operation. The site benefits from its proximity to I-15—less than 3.8 miles from the freeway entrance.

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Details	Specs
Lot Size	0.80 Acres
Building Size	5,035 SF
Zoning	M-1
Lease Rate	\$1.35 NNN

## Highlights

- Freestanding metal industrial building
- Located in South Provo's expanding industrial corridor
- Recently updated office space with additional windows and natural light
- One (1) ground-level door
- Ample on-site parking
- Ideal for small shop, light manufacturing, or service users
- Less than 3.8 miles to I-15 freeway access



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