



Younique Sublease

4425 N. THANKSGIVING WAY, LEHI, UTAH 84043

For Sublease

LED: 6/30/2027

Plug and Play Warehouse

Property Highlights

- 75,327 total SF
- First floor
 - 56,610 warehouse SF
 - 10,557 office SF
 - 8,160 gym SF
- Second floor
 - 9,752 warehouse mezzanine SF
 - 4,580 office mezzanine SF
 - 3,582 gym mezzanine SF
- Two (2) ground level doors
 - One (1) 12'x12'
 - One (1) 8'x14'
- Three (3) covered dock high doors equipped with bumpers and edge of dock mechanical levelers
 - Two (2) 12'x12'
 - One (1) 12'x14'
- Office fully furnished
- Warehouse fully furnished with racking and material handling equipment
- 26'-33' clear height
- 480V / 2400 amps / 3-phase
- 180' building depth
- Recessed truck well
- ESFR sprinklers
- Full HVAC air distribution throughout warehouse
- Excellent access to I-15
- Located in a high end business park
- Highly visible I-15 signage

For information, please contact:

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Associate

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Office Specialist

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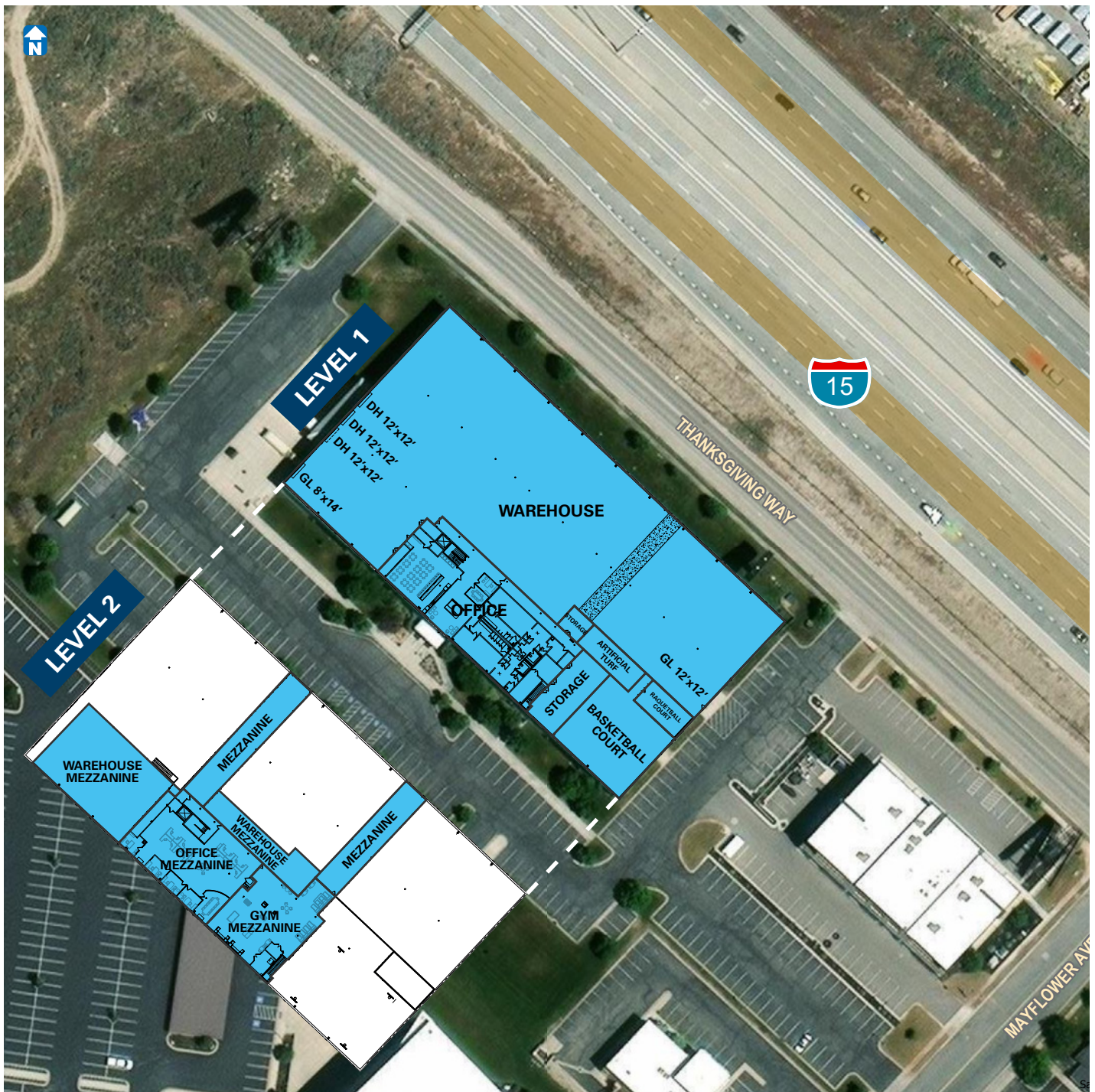
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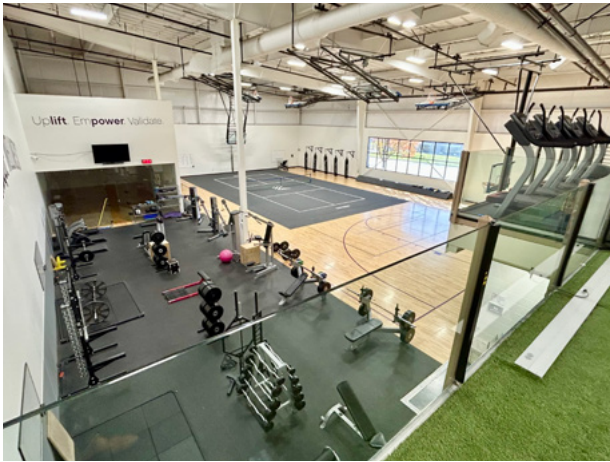
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