

FOR LEASE

NOW AVAILABLE






US Rebar Management Corp
 ARC Medical

PROPERTY DETAILS

1200 S 1900 W, Marriott-Slaterville, UT 84404

- Available Now
- High End Office/Flex/R&D
- Existing Space (Available Now): 3,000 SF–24,000 SF
- Future Phases (To Be Built): 2,760 SF–54,406 SF
- Delivery: Build to Suit
- Typical Office: 20–40% (±) of GLA
- Typical R&D: 60–80% (±) of GLA
- Loading: Dock High & Drive In
- Clear Height: 18'
- Parking: 4 / 1,000 SF
- Building Depth: 100'
- Immediate Access to I-15 & Highway 89
- Power: 1600-Amp Service, 3 Phase, 208 Volt with the Potential to Convert to 360 Volt and 480 Volt

2025 DEMOS



EST. POPULATION

1 MILE » 3,999
 3 MILE » 31,111
 5 MILE » 159,408



EST. HOUSEHOLDS

1 MILE » 1,304
 3 MILE » 11,056
 5 MILE » 57,843



EST. AVERAGE HH INCOME

1 MILE » \$122,694
 3 MILE » \$106,368
 5 MILE » \$101,460

NEWMARK

MOUNTAIN WEST

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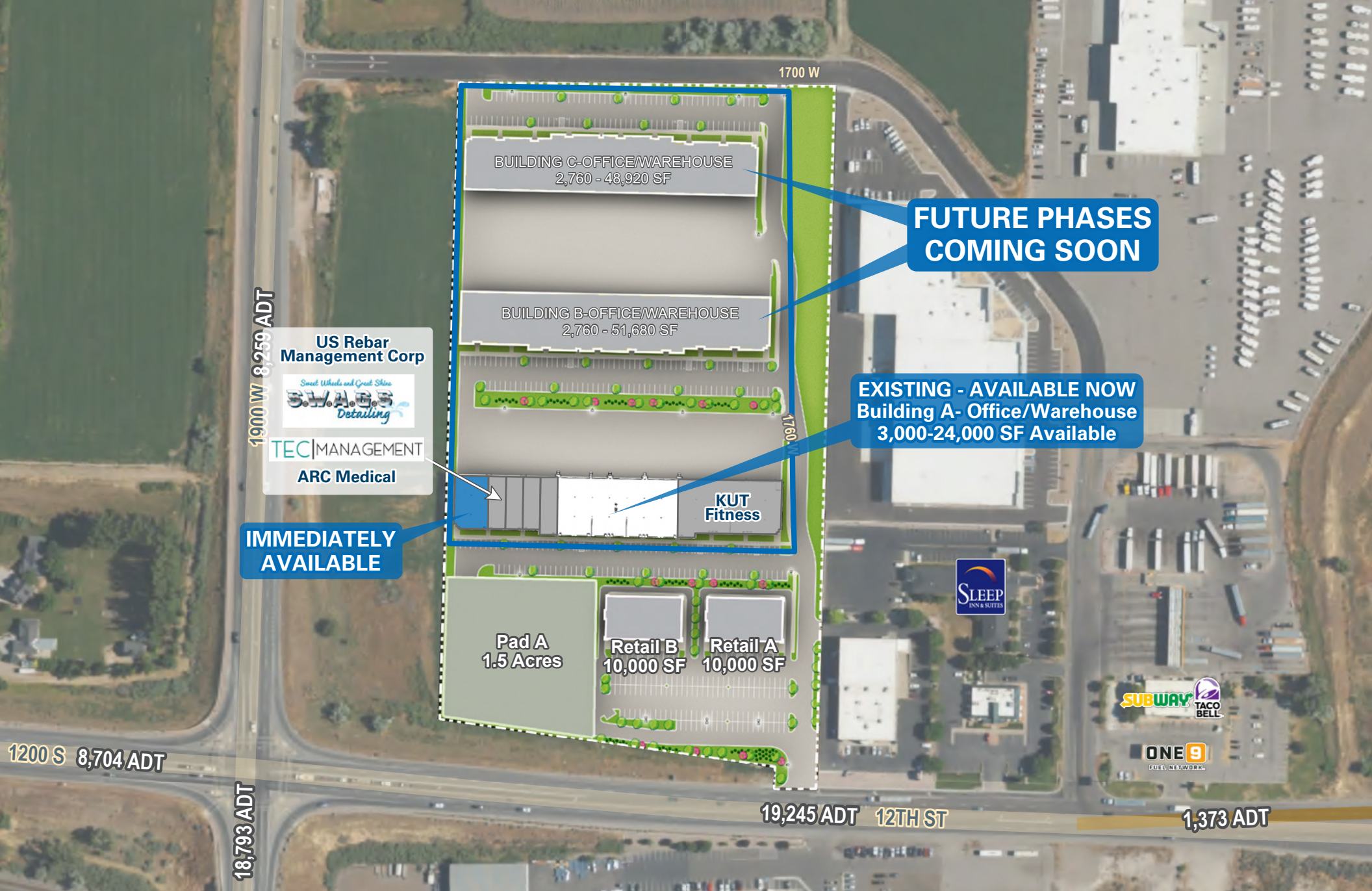
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FULL SERVICE
 COMMERCIAL REAL ESTATE

312 East South Temple
 Salt Lake City, Utah 84111
 Office 801.456.8800

www.newmarkmw.com



1900 W 8,259 ADT

1700 W

1760 W

18,793 ADT

1200 S 8,704 ADT

19,245 ADT 12TH ST

1,373 ADT

BUILDING C-OFFICE/WAREHOUSE
2,760 - 48,920 SF

BUILDING B-OFFICE/WAREHOUSE
2,760 - 51,680 SF

**FUTURE PHASES
COMING SOON**

EXISTING - AVAILABLE NOW
Building A- Office/Warehouse
3,000-24,000 SF Available

**IMMEDIATELY
AVAILABLE**

**US Rebar
Management Corp**
Smart Wheels and Great Skins
**SWAGS
Detailing**
TEC MANAGEMENT
ARC Medical

**KUT
Fitness**

Pad A
1.5 Acres

Retail B
10,000 SF

Retail A
10,000 SF

**SLEEP
INN & SUITES**

SUBWAY **TACO BELL**

**ONE 9
FUEL NETWORKS**

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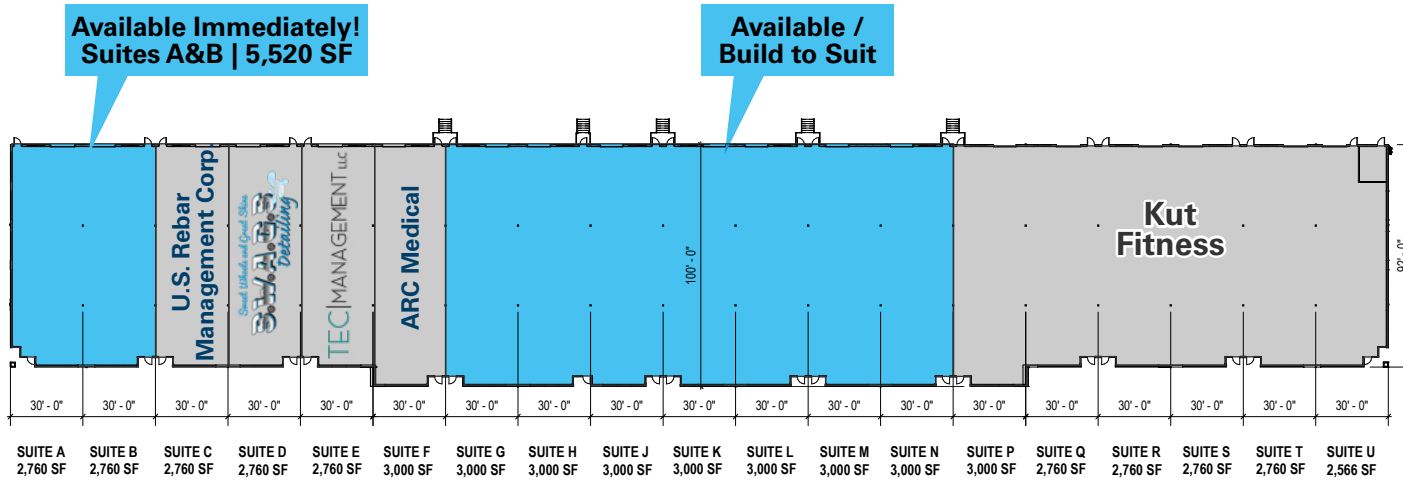
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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

SITE PLAN



OFFICE/FLEX BUILDINGS		
Building A	2,760 SF- 39,000 SF	Available
Building B	2,760 SF- 51,680 SF	Phase 2
Building C	2,760 SF- 48,920 SF	Phase 3
OFFICE/FLEX SPECIFICATIONS		
LEED	Designed	
Suite Sizes	2,760 SF up to 54,406 SF Available	
Ceiling Height	18 ft. clear minimum	
Loading	Dock and drive-in	
Office	Build to suit	
Parking	4 spaces per 1,000 SF	
Heat	Gas	

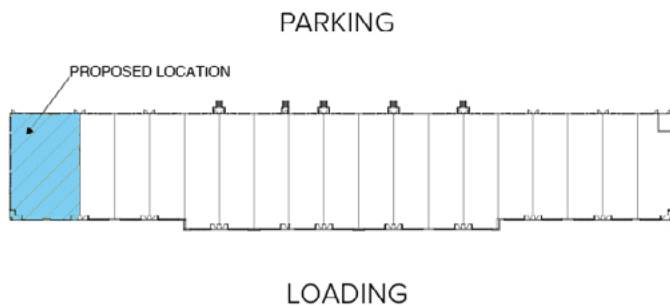
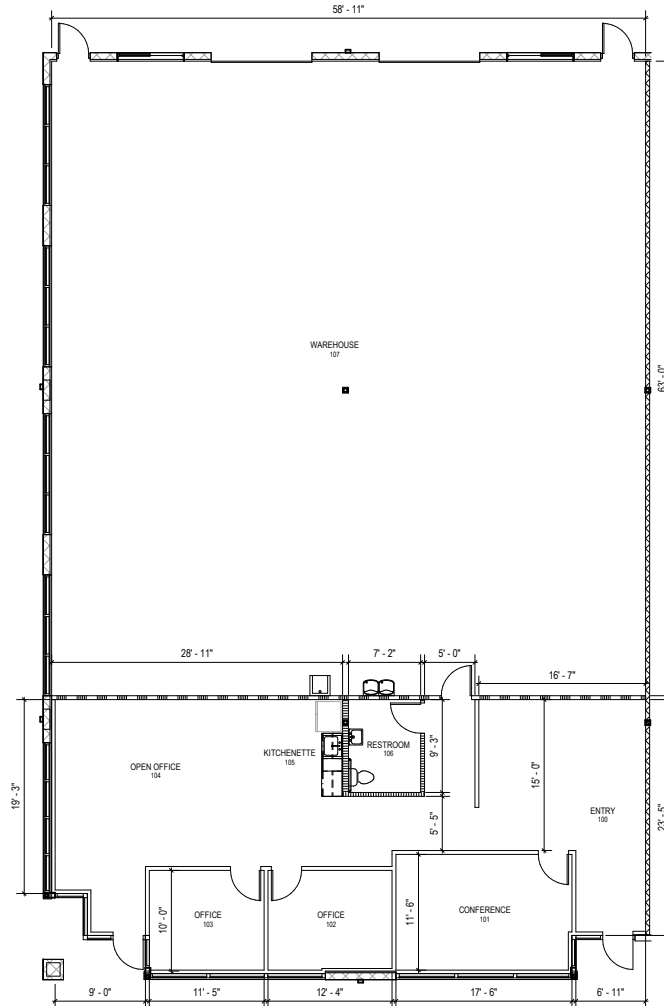
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Total Size:	5,520 SF
Office (30%)	1,678 SF
Warehouse (70%)	3,842 SF
Features:	Private Offices (2), Conference Room & Kitchenette
Rent (PSF/Month):	\$1.57
Operating Expenses (PSF/Month):	\$0.23
Type:	NNN
Escalations (Annual):	3.0%
Term:	5 Years
Landlord Delivery:	Turnkey
Delivery Date:	Available Now



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12TH STREET EXCHANGE - OFFICE/FLEX



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SITE

DISTANCES TO:

- American Fork, UT 68 miles
- Interstate 15 0.3 miles
- Interstate 84 4.3 miles
- Provo, UT (Downtown) 81 miles
- Salt Lake City, UT (Downtown) 38 miles
- Salt Lake City International Airport 42 miles
- Spanish Fork, UT 88 miles



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