



FOR LEASE

INDUSTRIAL SPACE FOR LEASE

OREM INDUSTRIAL WAREHOUSE

1133-1153 N 1430 W, Orem, UT 84057

TOTAL SIZE

5,620-12,129 SF

RATE

\$1.26 MG

CLEAR HEIGHT

26'



REALTY 4U

A CLEAN, MODERN WAREHOUSE BUILT FOR BUSINESS

This 5,620-12,129 square-foot warehouse offers a superior industrial leasing opportunity in one of Utah County's most connected freeway corridors. The spaces feature an air-conditioned warehouse and office space, 26' clear height, a dock-high door, a wet fire suppression system, LED lighting, and skylights that bring in natural light throughout the day. Multiple tenant options available. Each unit is equipped with it's own office, mezzanine, warehouse, bay/dock doors, and utilities.



FREEWAY ACCESS
Between 800 N & 1600 N

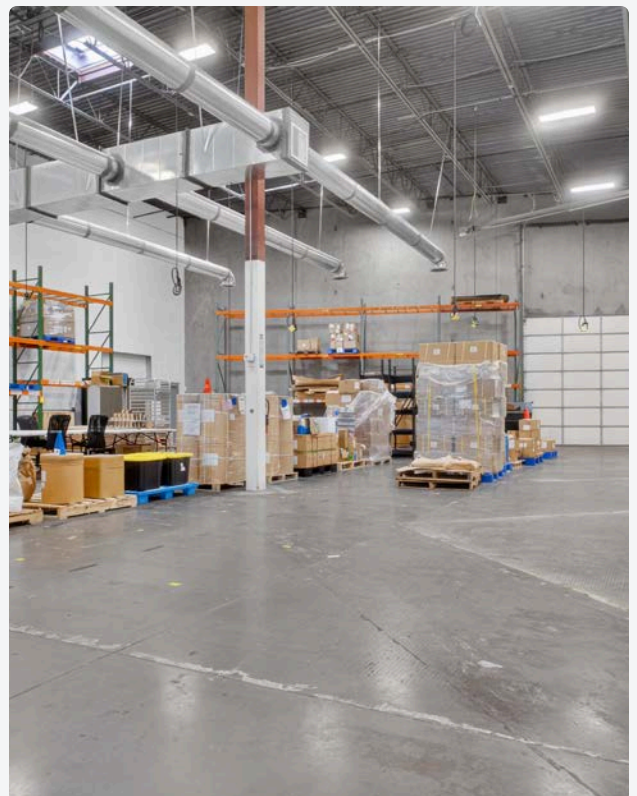
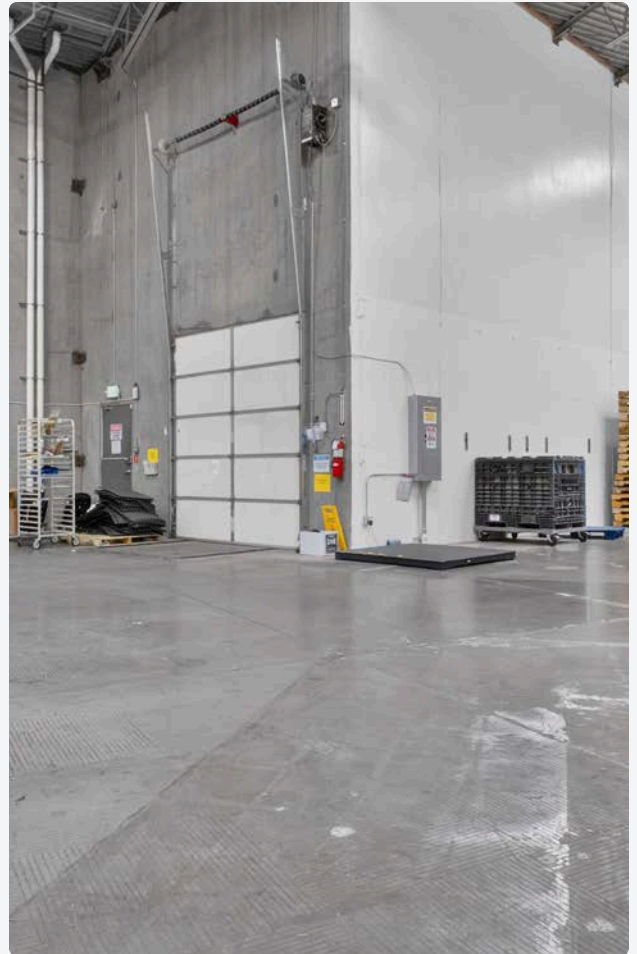
ZONING
M-2

POWER
400A / 208v / 3-Phase

CONNECTOR
Minutes to Vineyard

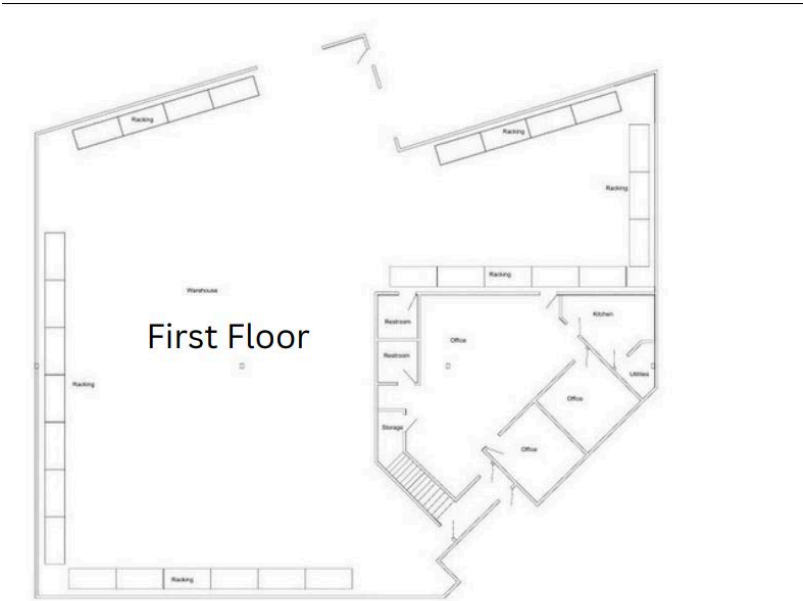
BUILT TO MOVE FREIGHT

Total Building Size	12,129
Office	1,644 SF
Mezzanine	1,644 SF
Warehouse	7,285 SF
Ground Level Door	12' x 14'
Dock High Door	9' x 10'
Power	400 AMP / 208v / 3-Phase
Air Conditioning	Warehouse & Office
Heating	Gas Forced Air & Radiant
Clear Height	26'
Lighting	LED
Fire Suppression	Wet System
Zoning	M-2

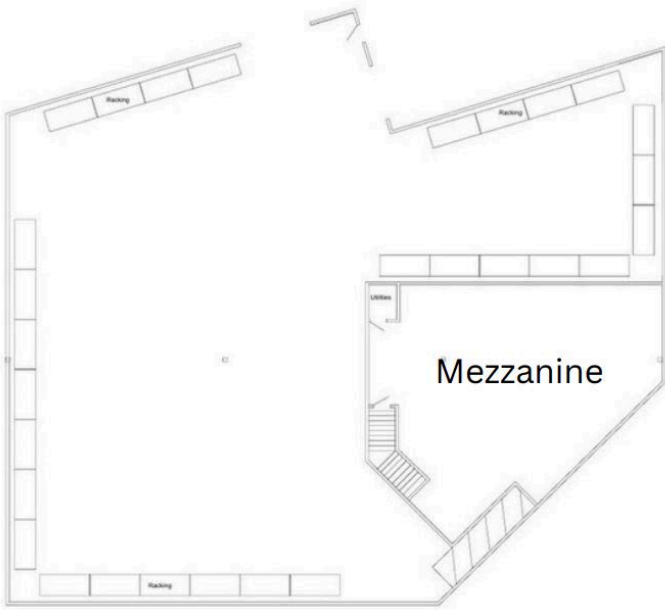


FIRST FLOOR & MEZZANINE

FIRST FLOOR



MEZZANINE



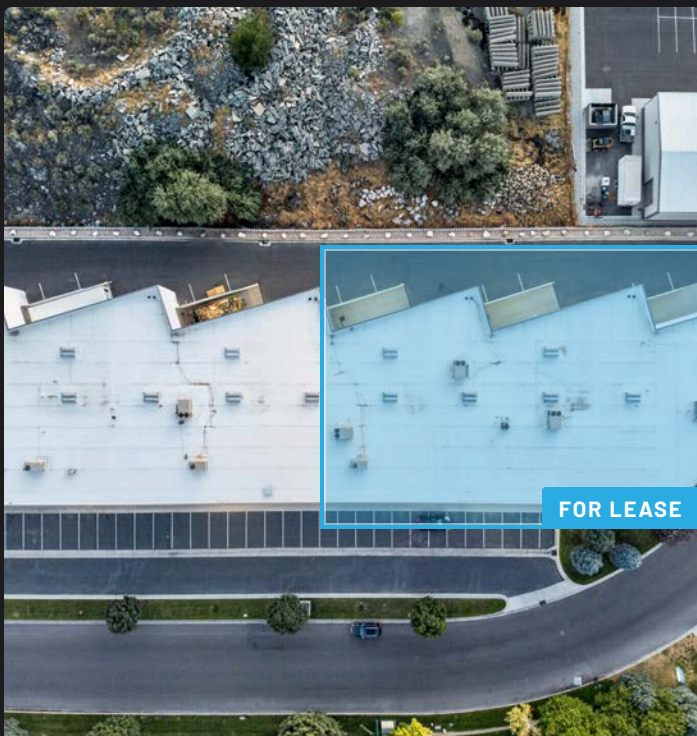
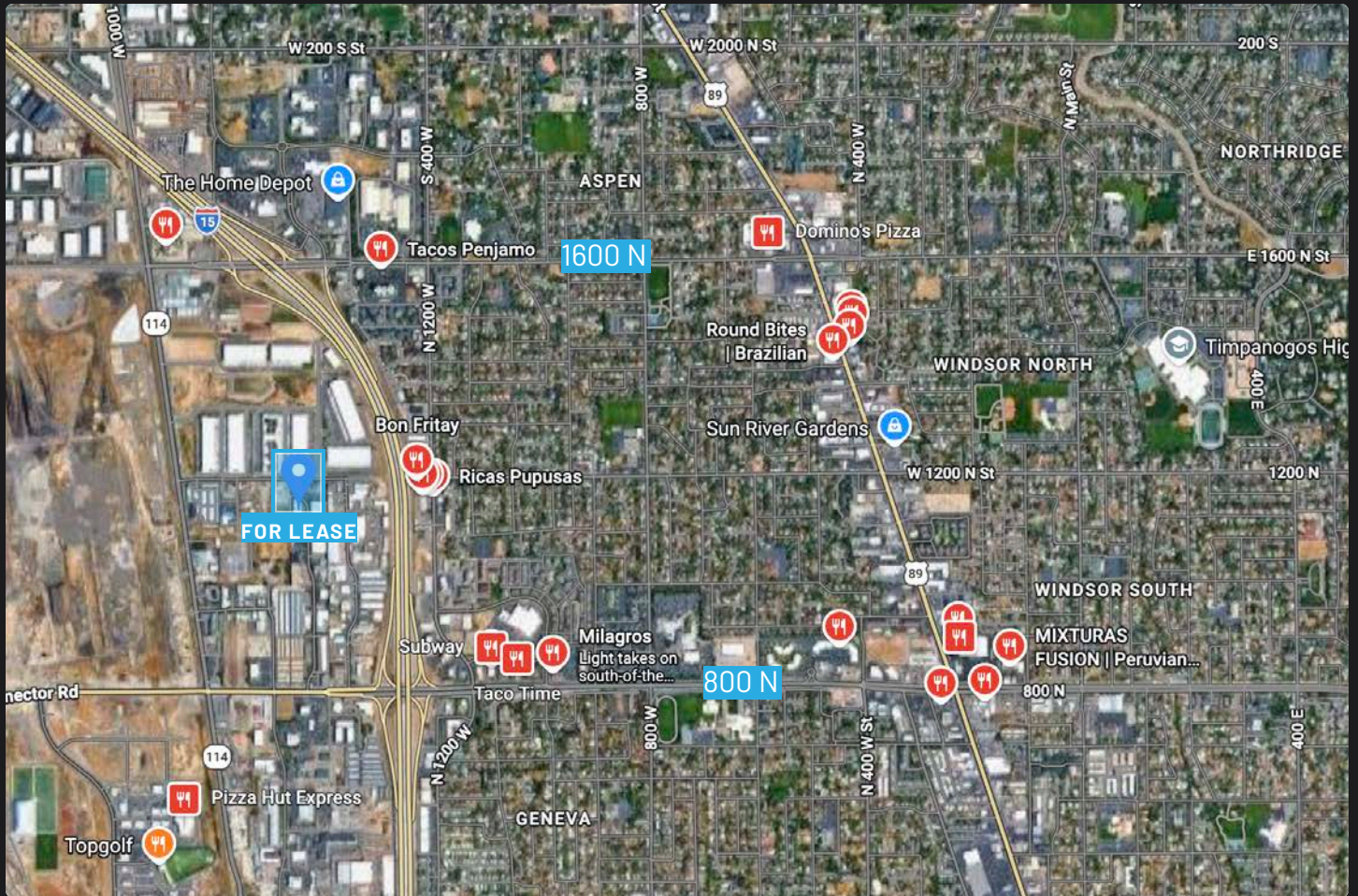
OFFICE
1,644 SF

CONFERENCE ROOM
Included

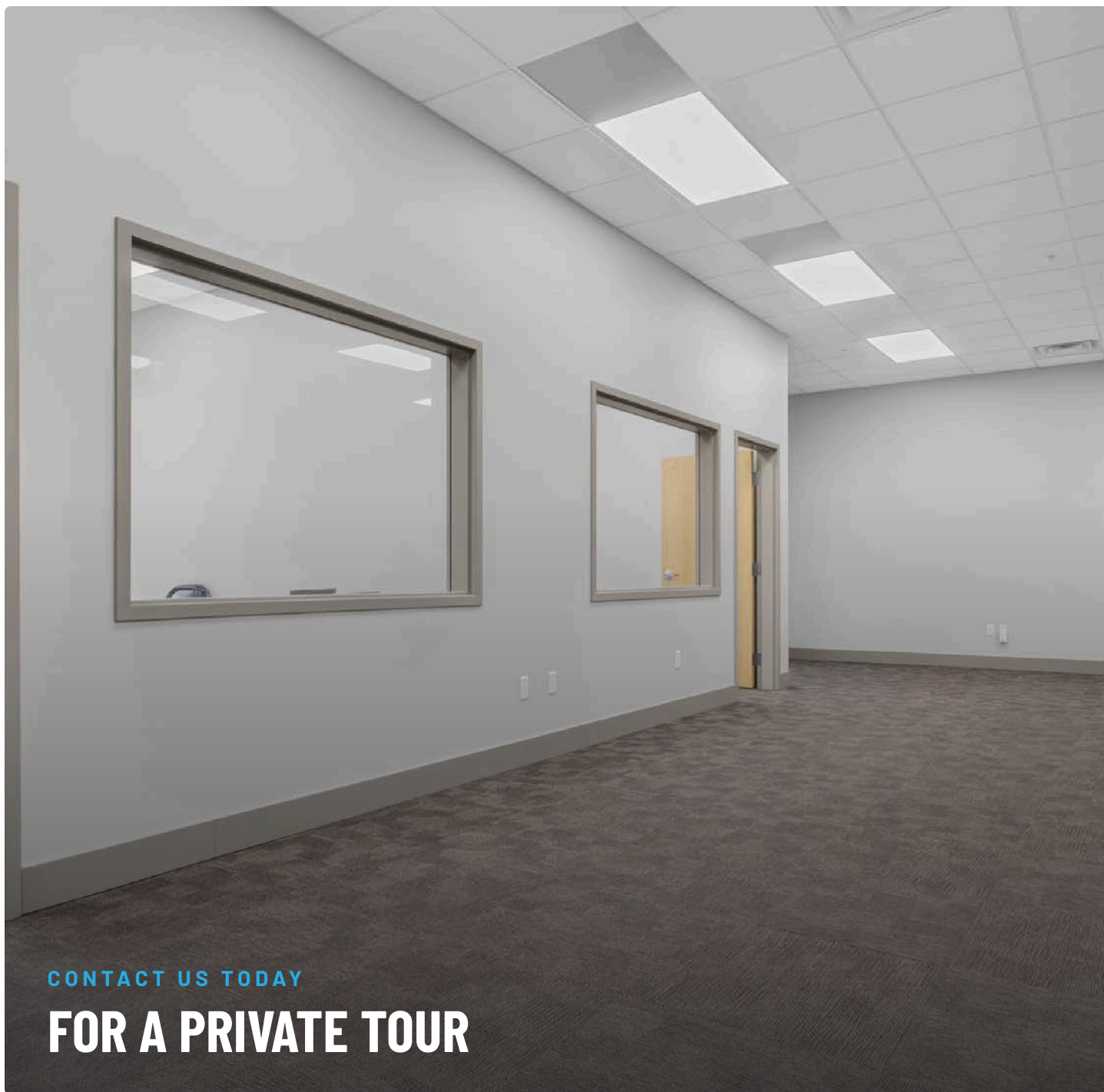
RESTROOMS
2

MEZZANINE
1,644 SF

POSITIONED ALONG THE I-15 CORRIDOR



Located between 800 N and 1600 N, this site sits right off the freeway with minutes-away access to the Vineyard Connector — a direct route to I-15 and the growing Vineyard / Utah Lake corridor. Distribution and service tenants gain fast reach across Utah County while enjoying mountain and lake views from the property.



CONTACT US TODAY

FOR A PRIVATE TOUR

TRACY THUESON

Agent

801-979-7129

tracy@myrealty4u.com

JD THUESON

Agent

801-724-1000

jd@myrealty4u.com