

THE BEND



618 West 2300 South | Nephi, Utah

166,578 SF | Industrial For Lease



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PROPERTY SUMMARY

The Bend in Nephi offers a rare opportunity for users seeking scalable industrial space with strong functionality in Central Utah. Situated on approximately 11.08 acres, the property is well suited for manufacturing, distribution, and industrial operations, featuring robust power capabilities, efficient loading configurations, and ample parking. The property delivers a versatile solution designed to accommodate a wide range of industrial users.

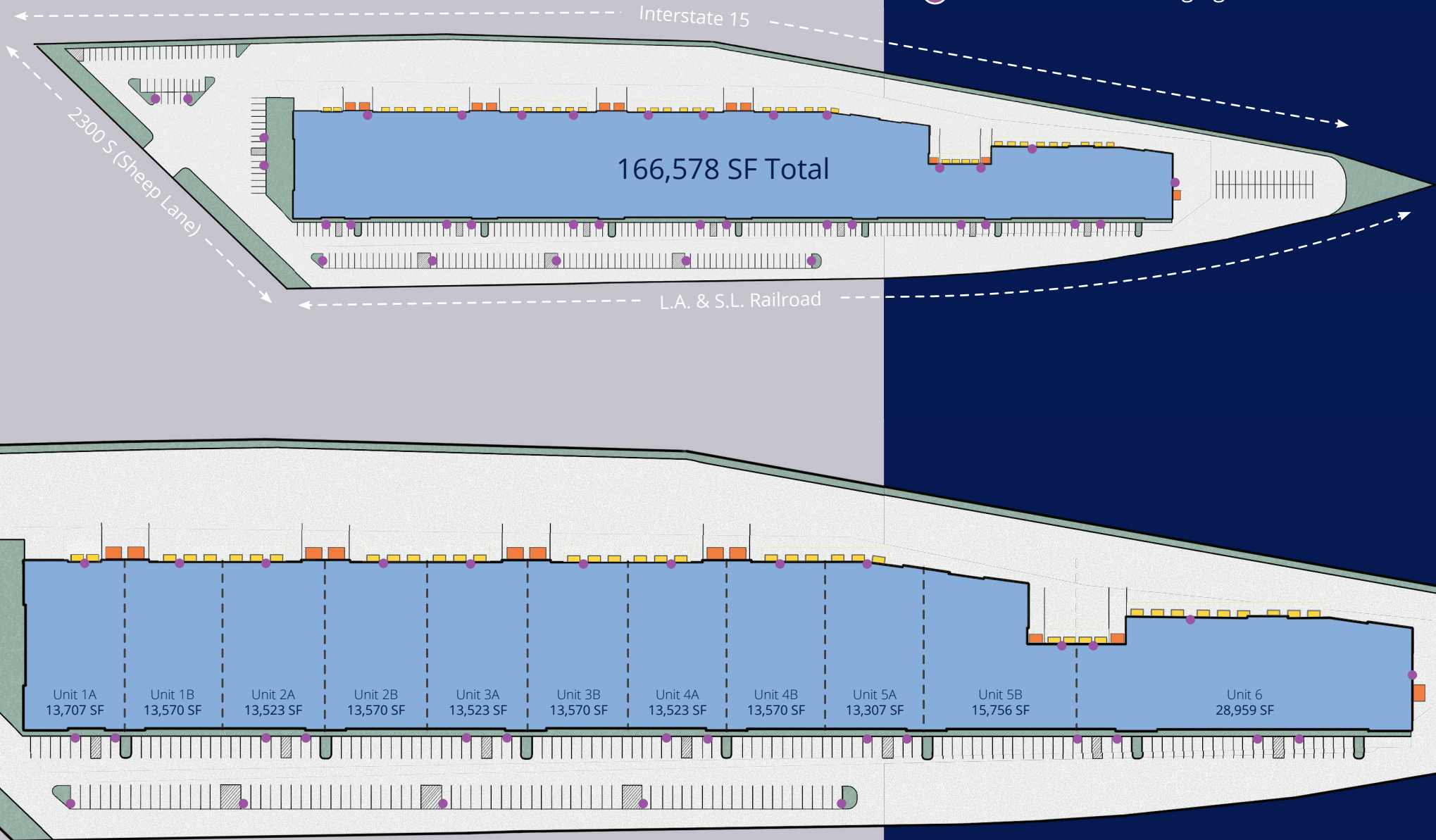
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- 166,578 SF AVAILABLE
- Sprinklers: ESFR
- Power: 1005 AMPS 480 V 3-Phase
- Units individually metered
- I-15 Freeway business & signage visibility
- Full accessibility adjacent to I-15 freeway on/off ramps
- Electric truck chargers at docks
- 6" concrete for heavy machinery
- 256 parking stalls
- 11 GL doors
- 39 Dock doors
- Minimum Divisibility: 13,307 SF

SITEPLANS

618 West 2300 South | Nephi, Utah

- Ground Level Doors (11)
- Dock High Doors (39)
- Available
- Leased
- Electric Vehicle Charging Station





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AREA MAP | NEPHI

NEPHI DEMOGRAPHICS

10 mile radius

11,298

Total population

32.6

Median Age

3,411

Total households

\$87,793

Median household income

325

Total businesses

3,294

Total employees

56%

White collar

29%

Blue collar

15%

Services

35%

High school graduate

36%

Some college

22%

Bachelors/graduate/prof degree



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