

# OREM TECH CENTER

1400 North Geneva Road | Orem, Utah 84057

Industrial for Lease



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# PROPERTY OVERVIEW



## HIGHLIGHTS

- A+ Utah County Location with convenient access to I-15 via Geneva Road, 1600 North and 800 North exits
- Comparable lease rates remain strong with very low market vacancies.
- Great I-15 visibility
- 3 min drive to I-15 access
- Class A Warehouse, Distribution, and Production Space

# SITE PLANS

Available
  Fully Leased



## PROPERTY DETAILS

Total Available SF	19,406 SF
Lot Size	69.59 acres
Building Construction	Tilt wall construction
Year Built	2023
Clear Height	28'
Overhead Doors/Docks	See Floor plans   All dock-high doors equipped with hydrolic leveler
HVAC	Gas, forced-air heat and central air conditioning
Power	200 amps 480 volt per bay
Fire Suppression System	ESFR in warehouse; office space by code
Utilities	Orem City Municipal water and sewer
Zoning	PD36 light industrial and technology center development with urban design concept
Warehouse Lighting	Clerestory Windows   LED
Total Tech Center SF	669,928 SF



# PROPERTY PHOTOS

# BUILDING 2 PLANS

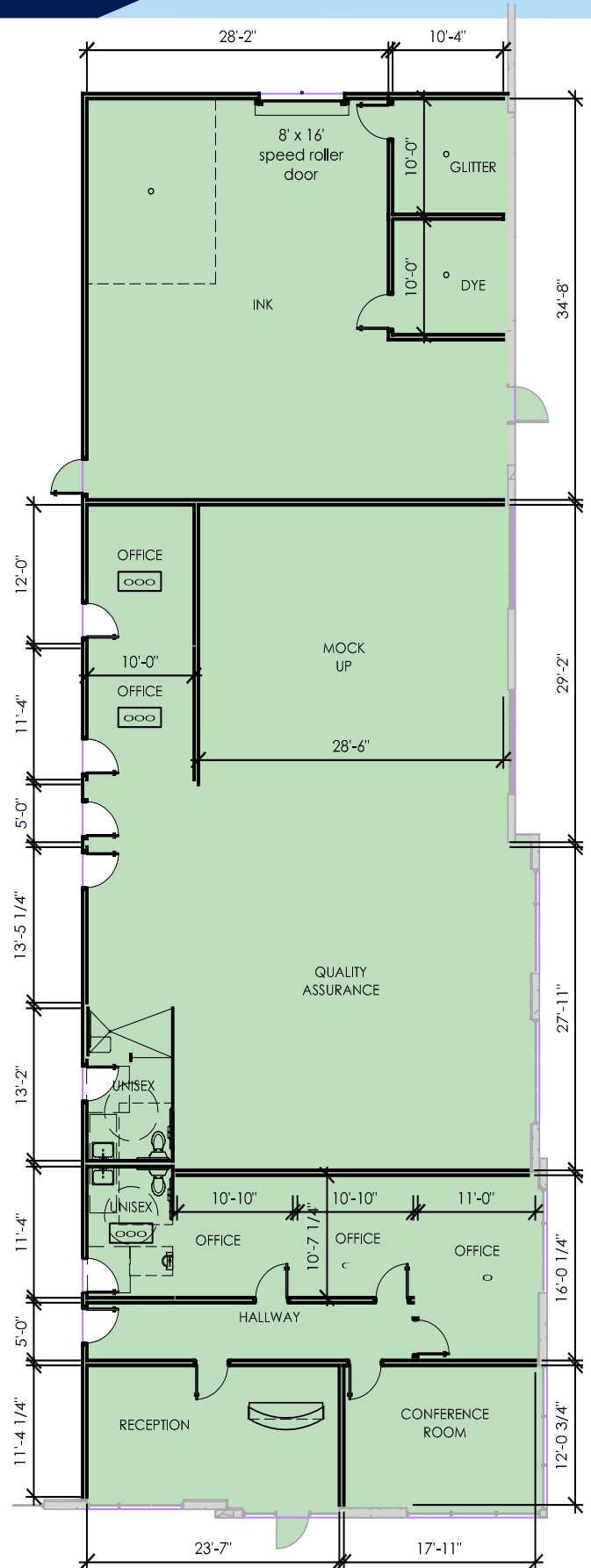
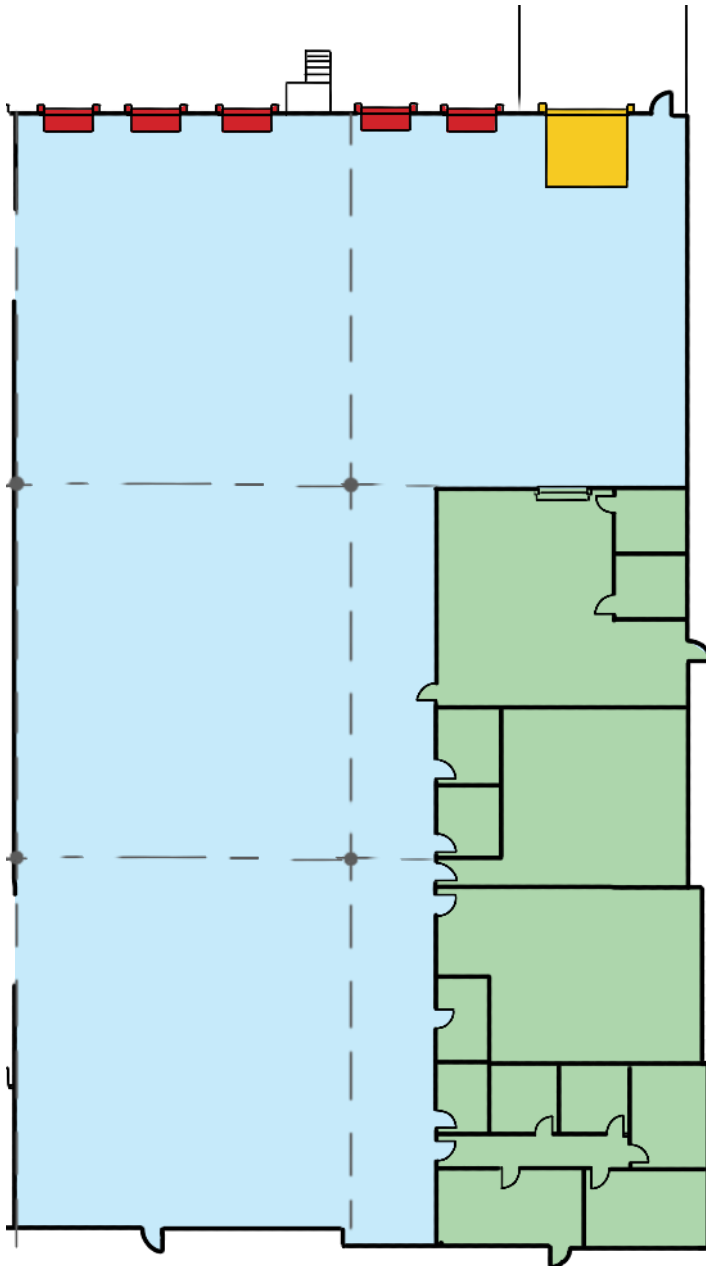
5 mile radius

## BUILDING 2 FLOORPLAN

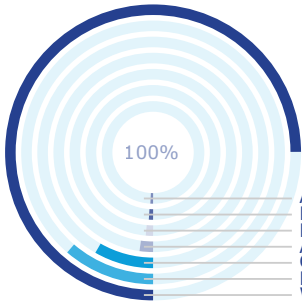
1470 West 1200 North

- Office
- Warehouse
- Ground Level Doors
- Dock High Doors

Available SF: 19,406 SF | Parking Stalls: 141 | Office SF: 5,119 SF



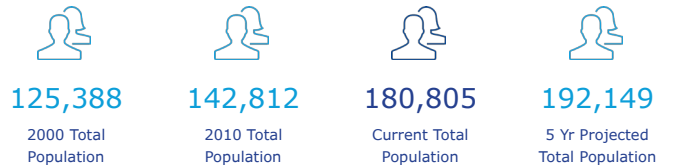
# DEMOGRAPHICS



American Indian Population 1,545  
 Black Population 1,829  
 Pacific Islander Population 2,552  
 Asian Population 3,941  
 Other Race Population 15,026  
 Population of Two or More Races 20,418  
 White Population 135,494



## Population Trend



## Median Household Income



Current Median HH Income  
 5 Yr Projected Median HH Income

## Average Household Income



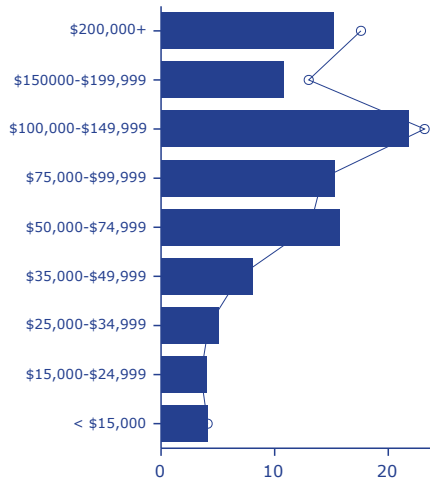
Current Average HH Income  
 5 Yr Projected Avg HH Income

## Per Capita Income



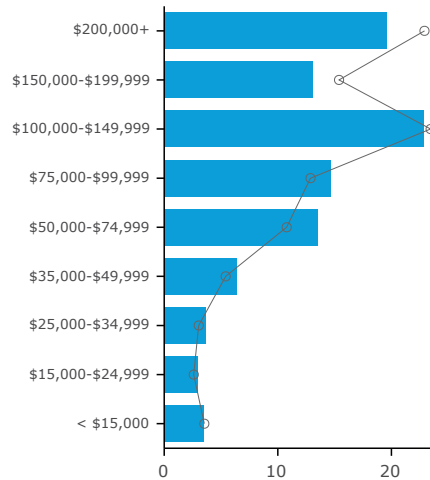
Current Per Capita Income  
 5 Year Projected Per Capita Income

## Current HH By Income



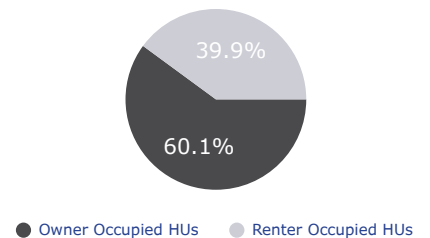
Dots show comparison to 49049 (Utah County)

## 5 Yr Projected HH By Income

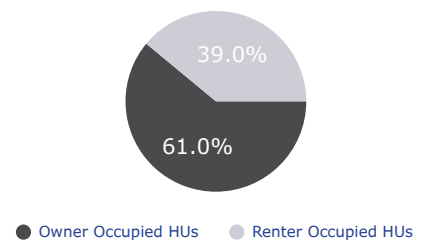


Dots show comparison to 49049 (Utah County)

## Current Housing By Ownership



## 5 Yr Projected Housing By Ownership



## EDUCATION



5%  
 No High School Diploma



17%  
 High School Graduate

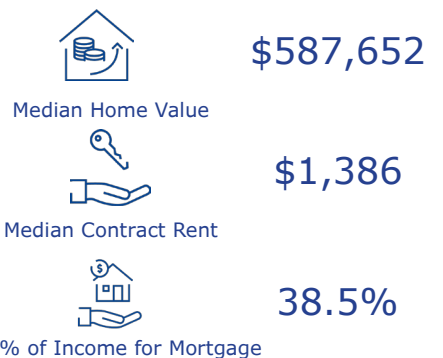


32%  
 Some College



45%  
 Bachelor's/Grad /Prof Degree

## Current Year Housing Stats



# AREA MAPS





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