

# PAYSON CENTRAL TECH



1261 WEST 450 SOUTH | PAYSON, UTAH 84561

**FOR LEASE**



**kw WESTFIELD**  
KELLER WILLIAMS, REAL ESTATE

## PAYSON CENTRAL TECH BUILDING 2

140,000 SF

Payson Central Tech features a light industrial campus setting strategically located with exceptional I-15 frontage, under construction. Spanning over 900,000 square feet across five state-of-the-art buildings, this project sets a new standard for industrial space.

The campus features buildings ranging from 100,000 sq. ft. to 150,000 sq. ft. all Type A industrial facilities designed with the aesthetic appeal of upscale office space. Built to the highest construction standards, Payson Central Tech provides the perfect environment for businesses seeking quality, visibility, and growth.

- Building 2: 140,000 square feet
- Lease Rate: .90 to \$1.00 per square foot, NNN
- 900,000 square feet across seven state-of-the-art buildings
- 36-40 Ft Clear Height - Ideal for Racking
- Factory Mutual Specifications
- Pro Business Environment
- Close Proximity to UVU and MTech Campus
- Recreational Courts and Walking path with Pond
- Zoning: Light Industrial-Manufacturing

## PROPERTY DESCRIPTION

### DOCKS

Auto Levelers, Skirts, Bumper Stops, Effective Drains, 18" Concrete Landing

### DOORS

Ramp Access With Oversized doors

### BAYS

Speed Bays On Each End Unit With Low Stress Ramps For Flatbed Inside Access Loading and Unloading

### COLUMN SPACING

56'

### FIRE SUPRESSION

ESFR Fire sprinklers

### CLEAR HEIGHT

36' (40 FT in Some Areas)

### ZONED

M-1 Light Industrial-Manufacturing

### BUILDING POWER

2000 Amps at 480

### CONSTRUCTION TYPE

Concrete panels

### EMPLOYEE PARKING

162 stalls

### CLERESTORY LIGHTING

LED Motion Activated Lighting

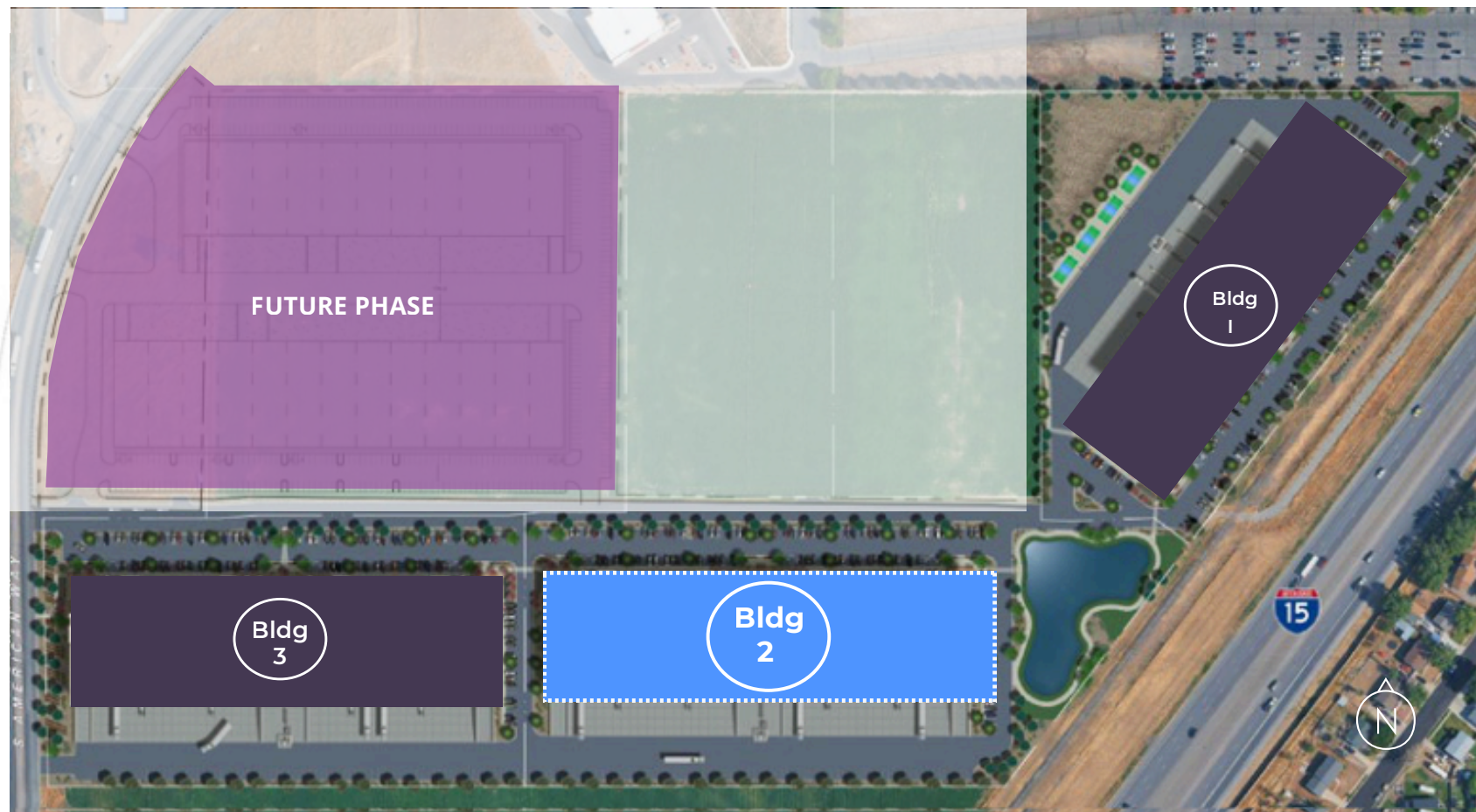
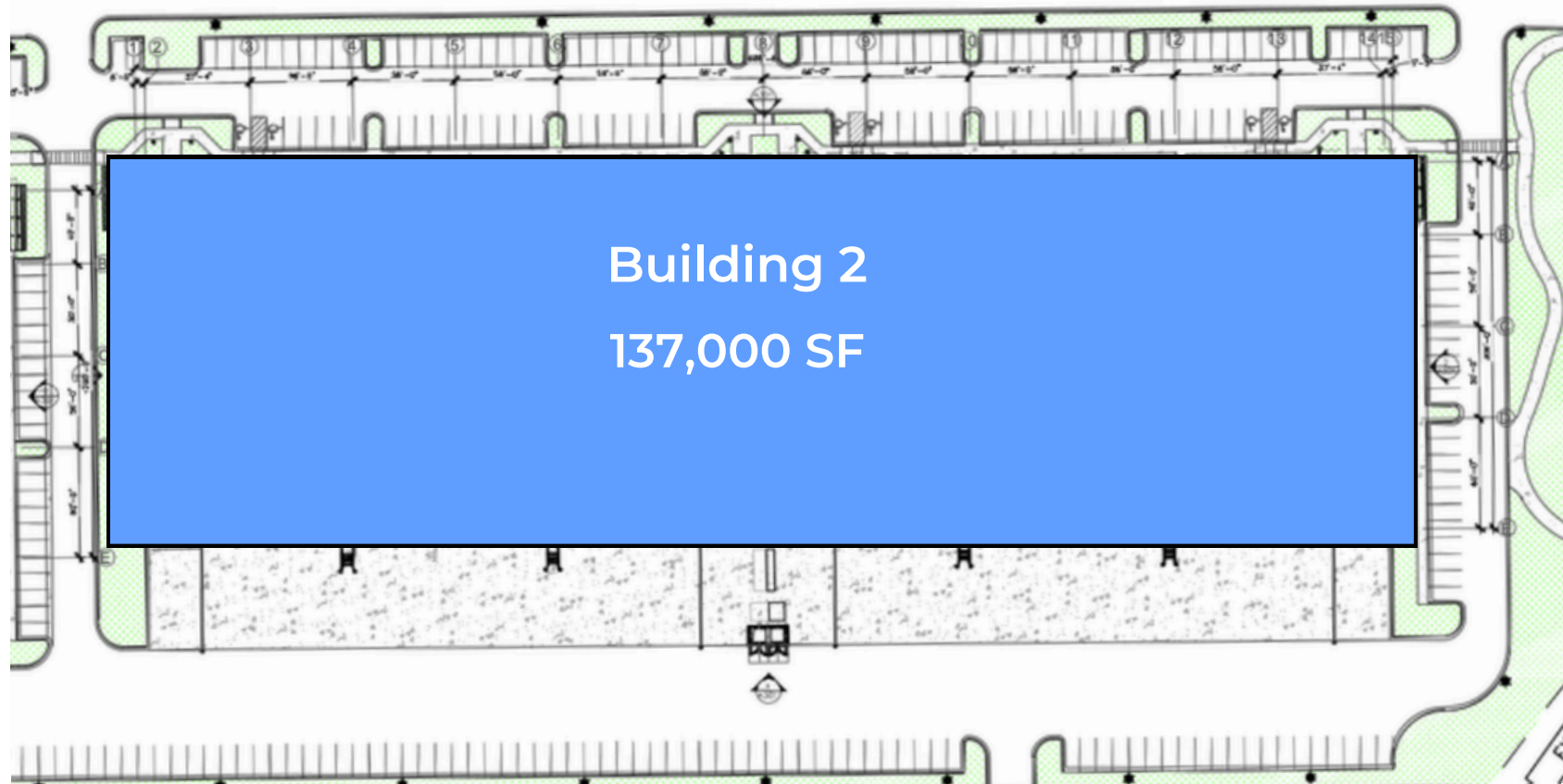
### OFFICE SPACE

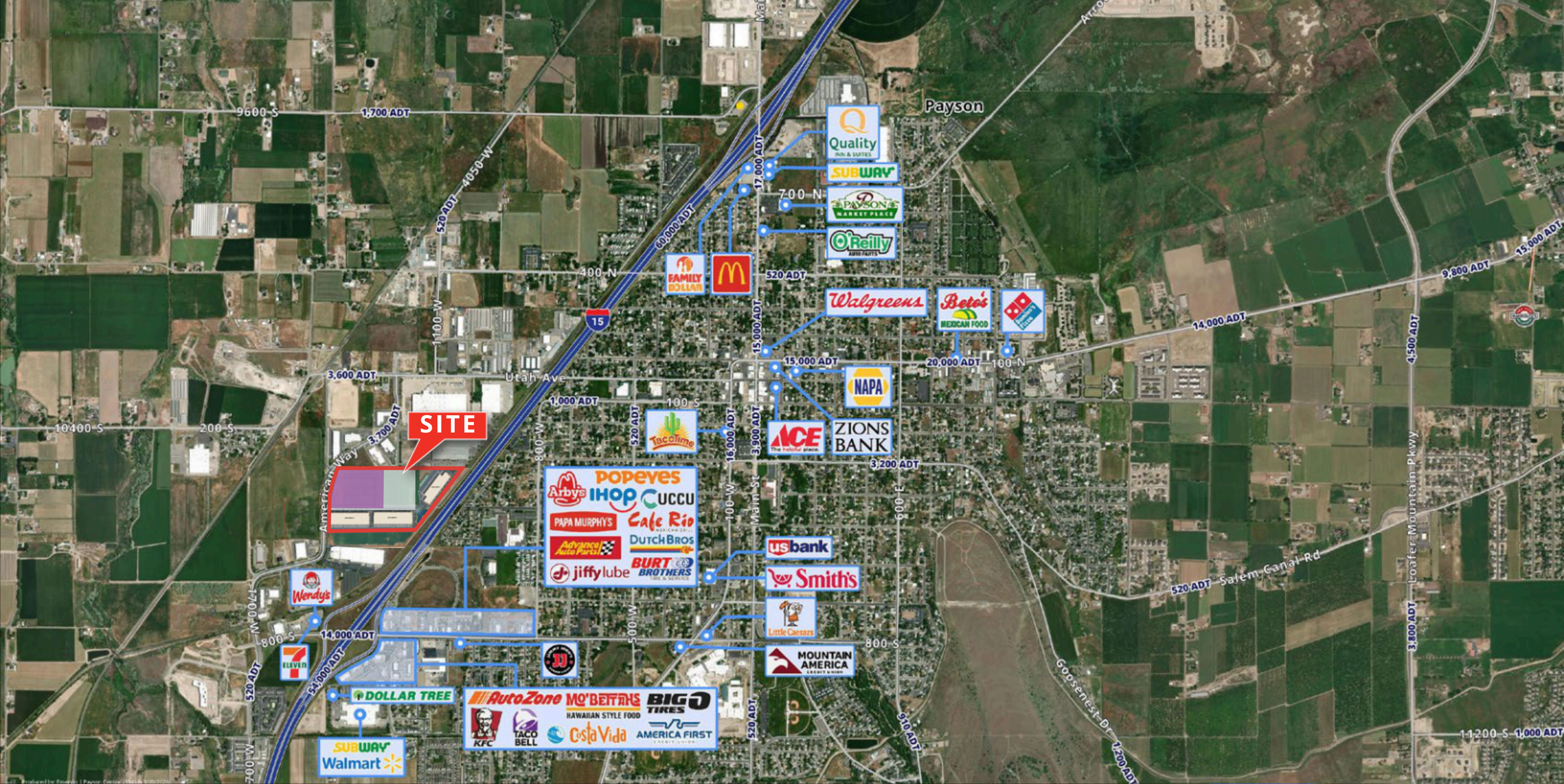
Type A industrial facilities designed with the look and feel of high-end office space

## INLAND PORT

## FTZ #30









# Amenities Map

# Crossroads of the West

## National Trucking Drive Times

Centered around Salt Lake City, this map illustrates the Utah's pivotal position as North America's logistics center. Hourly trucking drive time buffers showcase its accessibility within 24 hours, while highlighting direct domestic flight connections and key trade nearshore and sea ports.

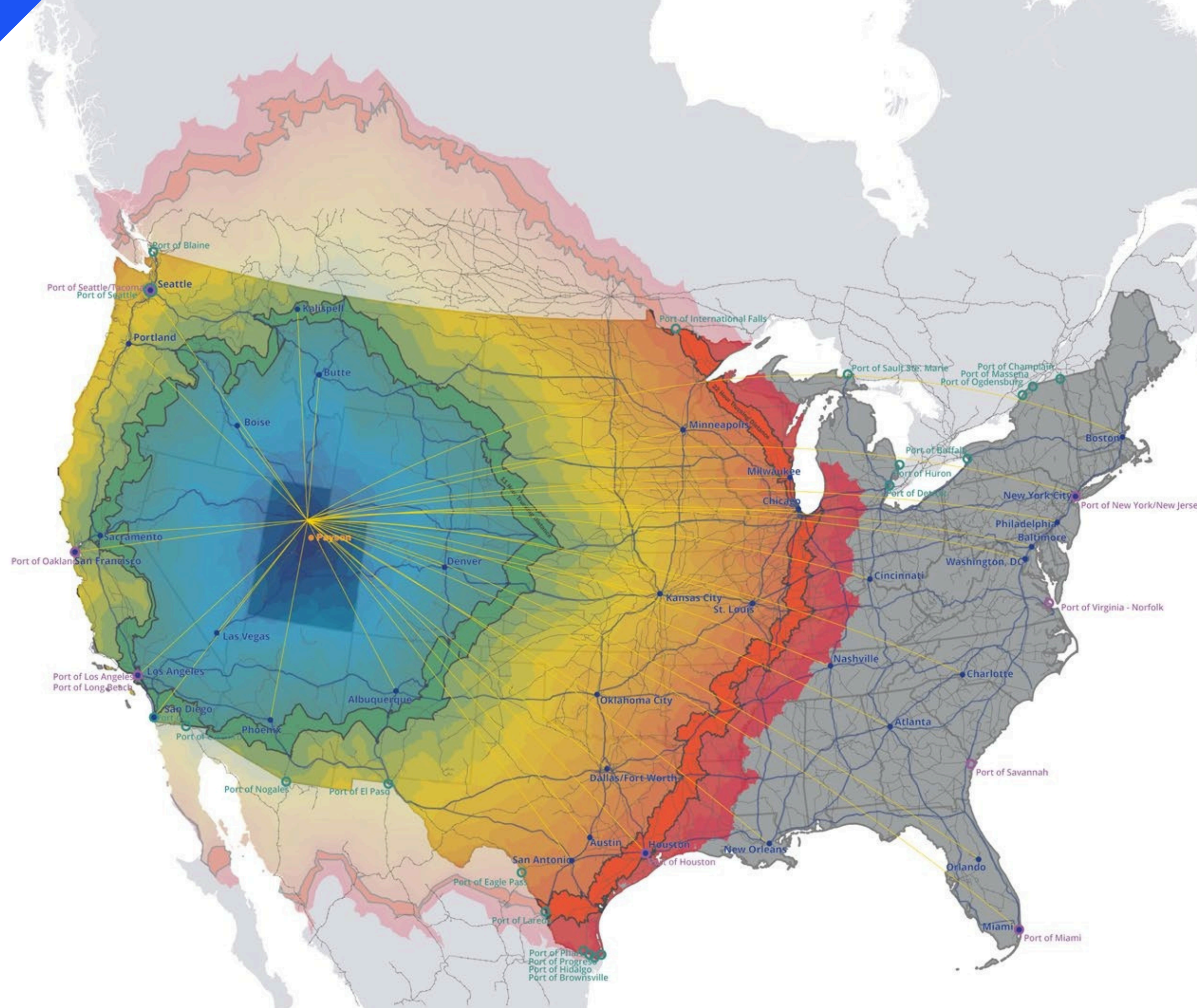
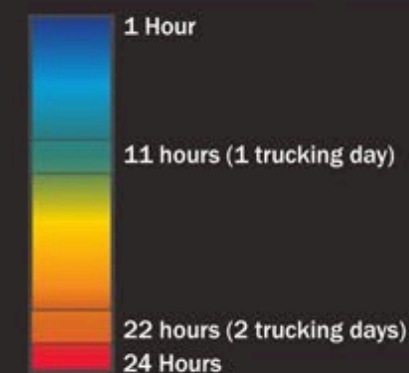
### TRANSPORTATION

-  Interstates
-  North American Rail Network
-  Direct Daily Domestic Flights

### POINTS

-  Major Cities
-  Major Seaports
-  Major Nearshore Ports

### TRUCKING DRIVE BUFFERS



# UTAH ACCOLADES



Population  
**3.5M**



Workforce  
**1.4M**



Median Age  
**32.5**



Unemployment Rate  
**3.2%**

Best Economic Outlook for the 17<sup>th</sup> year in a row

(April 2024)

Most Affordable State

(March 2024)

Best State to Start a Business

(January 2024)

Best State for the Middle Class

(April 2024)

Best State & Best Economy

(April 2023)

Highest Employment Rate 97.7%

(September 2024)

## Utah's Mighty National Parks



Arches



Canyonlands



Capitol Reef



Bryce Canyon



Attract more than **11M** visitors per year

## #1

### Utah Ranks

- Best Overall State
- Best Economic Outlook
- Most Affordable State
- Best State to Start a Business
- Best Environment for Social Mobility

### Best-Performing Cities:

(Focus on Sustainable Growth & Resilience)

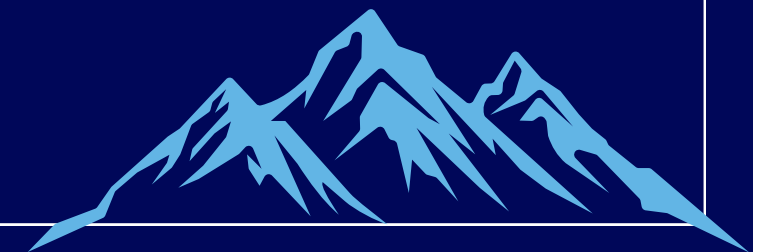
**#4** Tier 1 Large Cities Salt Lake City, Utah

**#5** Tier 1 Large Cities Provo, Utah

**#4** Tier 1 Small Cities St. George, Utah

(February 2024)

Utah's land is geographically diverse, encompassing the convergence of three distinct geological regions; the Rocky Mountains, the Great Basin & the Colorado Plateau.





# PAYSON CENTRAL TECH

## BUILDING 2

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