



Industrial For Lease

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310

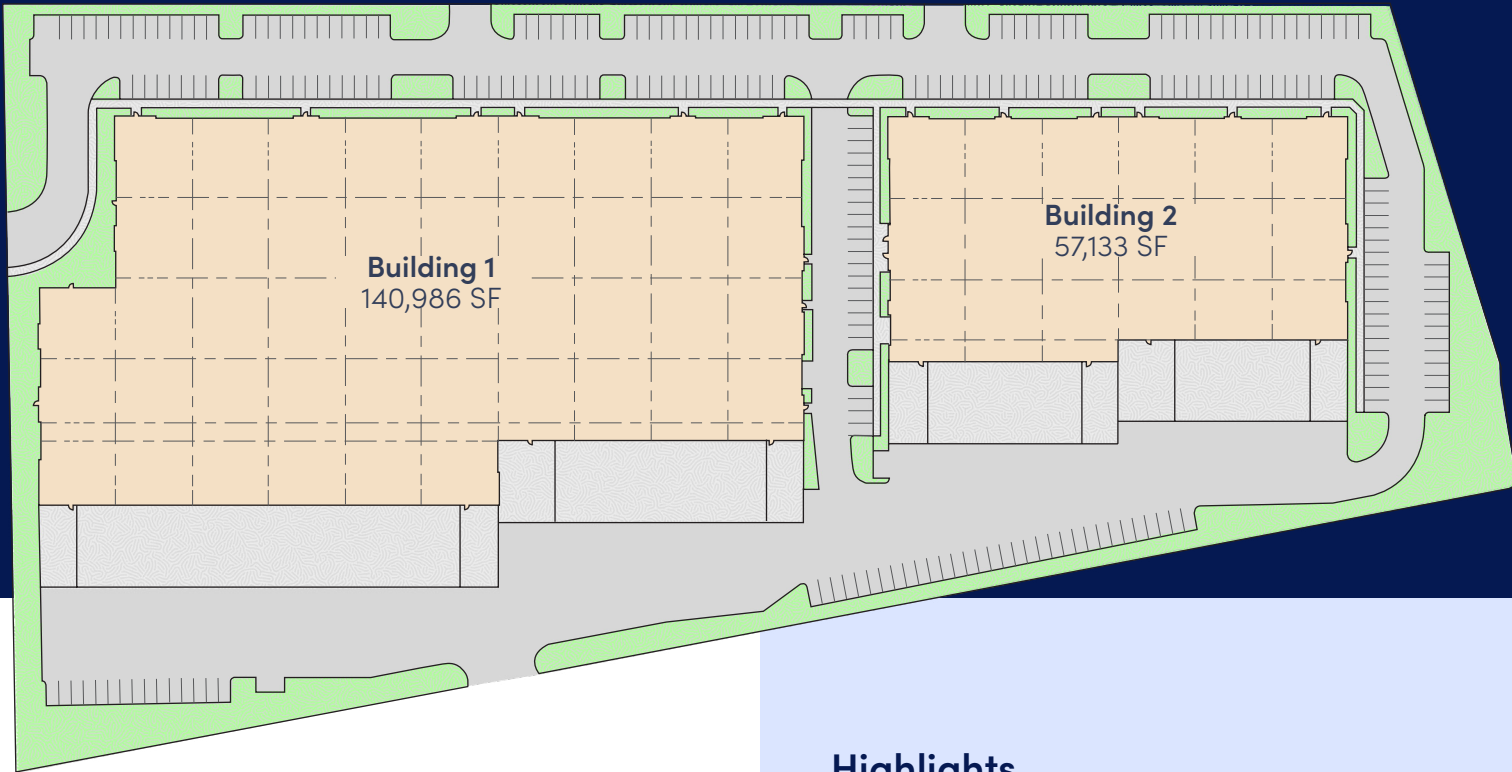
Geneva Rd.

310 N. Geneva Road will offer brand-new Class A industrial space in the heart of Lindon's sought-after Geneva Road corridor. Construction is scheduled to begin soon with completion anticipated in 2026. Designed with flexibility in mind, 310 Geneva can accommodate a wide range of users. Its Geneva frontage gives the site excellent visibility and easy access to I-15, while generous truck courts and a 32-foot clear height provide efficient distribution and manufacturing operations.

310 North Geneva Road | Lindon, Utah

Colliers

Property OVERVIEW



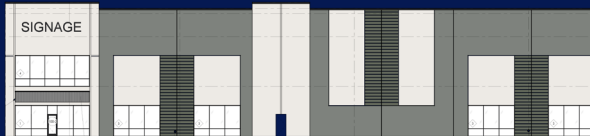
Property Information

Total SF	198,119 SF
Available SF	198,119 SF
Acres	16.052
Zoned	L1
Parcel ID	14:064:0145
Power	3 phase 480 v
Fire Suppression System	ESFR
Warehouse Lighting	LED Clerestory
Delivery	2026

Highlights

- Brand-new Class A construction delivering in 2026
- Prime Geneva road frontage with exceptional exposure in Lindon
- Flexible demising down to $\pm 10,000$ SF to suit a variety of tenants
- 3-phase/480 V power
- Expansive truck turning radius
- Excellent access: 2 miles to I-15
- 15 minutes to Provo Airport, and 36 minutes to SLC Airport

Building 1 FLOORPLANS



Total SF 140,986 SF

Available SF 140,986 SF

Minimum Divisibility 31,808 SF

Floor Thickness 6"

Truck Apron 60'

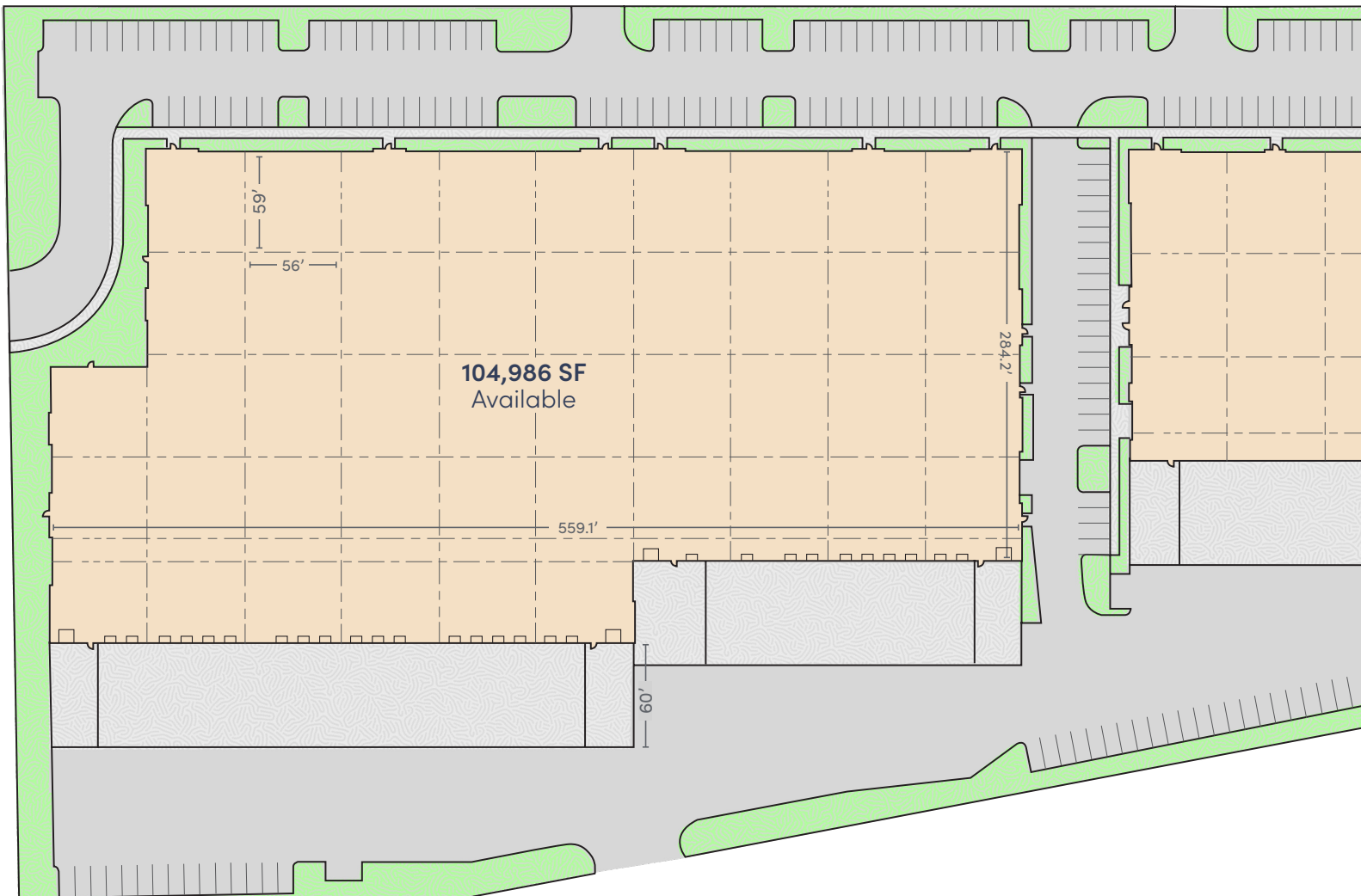
Dock High Doors 28 | 9' x 10'

Ground-Level Doors 4 | 12' x 14'

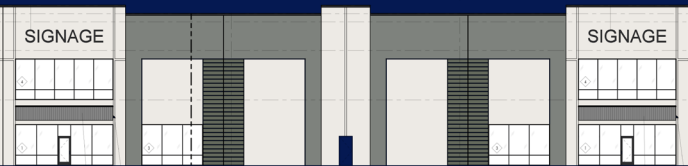
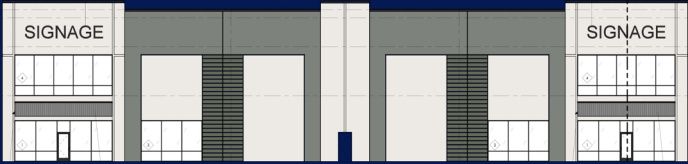
Clear Height 32'

Column Spacing 56' x 59'

Parking Stalls 111



Building 2 FLOORPLANS



Total SF 57,133 SF

Available SF 57,133 SF

Minimum Divisibility 10,024 SF

Floor Thickness 6"

Truck Apron 60'

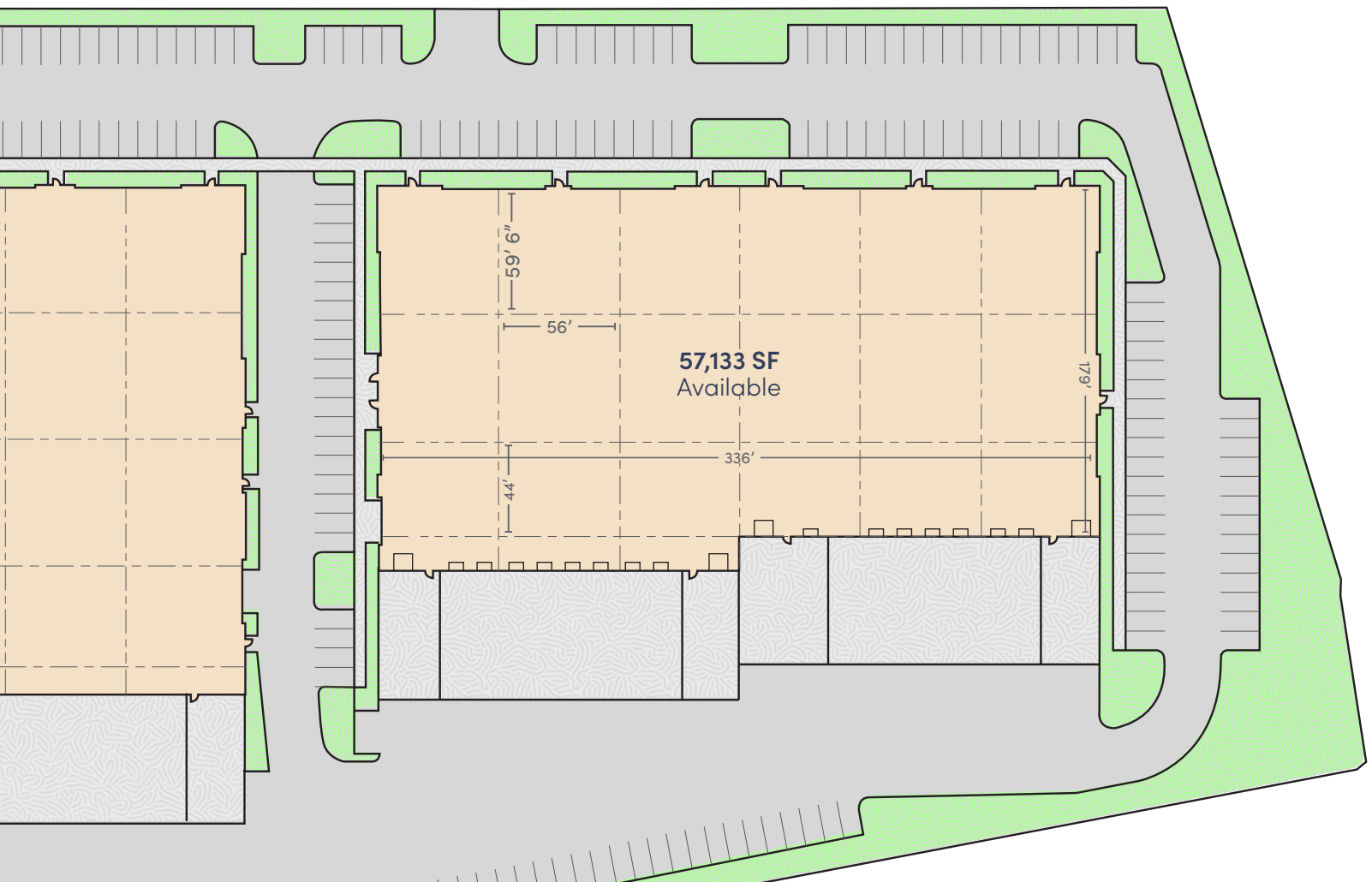
Dock High Doors 15 | 9' x 10'

Ground-Level Doors 4 | 12' x 14'

Clear Height 28'

Column Spacing 56' x 59'

Parking Stalls 143



5 mile radius

\$100,196

Median Household Income

\$591,374

Median Home Value

5,566

Total Businesses

69,961

Total Employees

72%

White Collar

17%

Blue Collar

11%

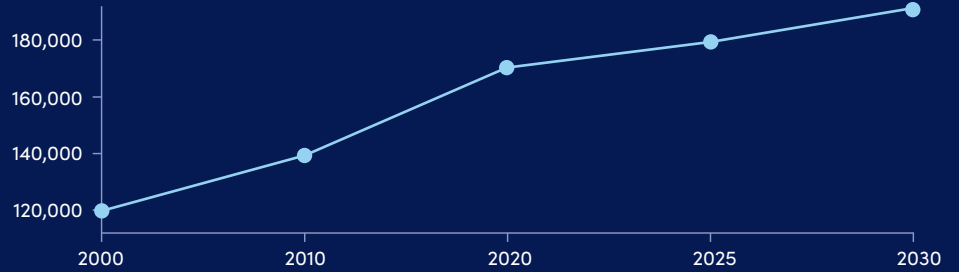
Services

3.5%

Unemployment Rate

Lindon DEMOGRAPHICS

Historical Trends: population



180,261

Population

3.14

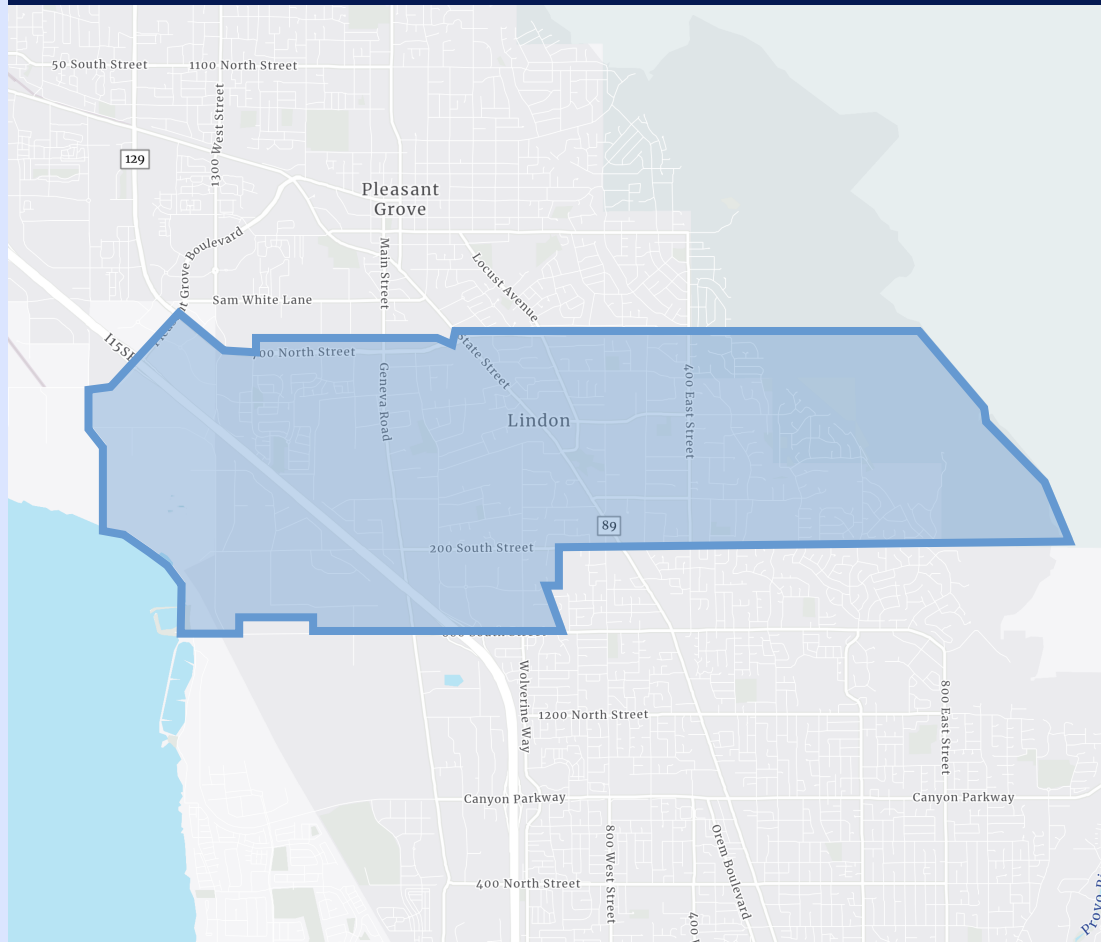
Avg. Size Household

56,463

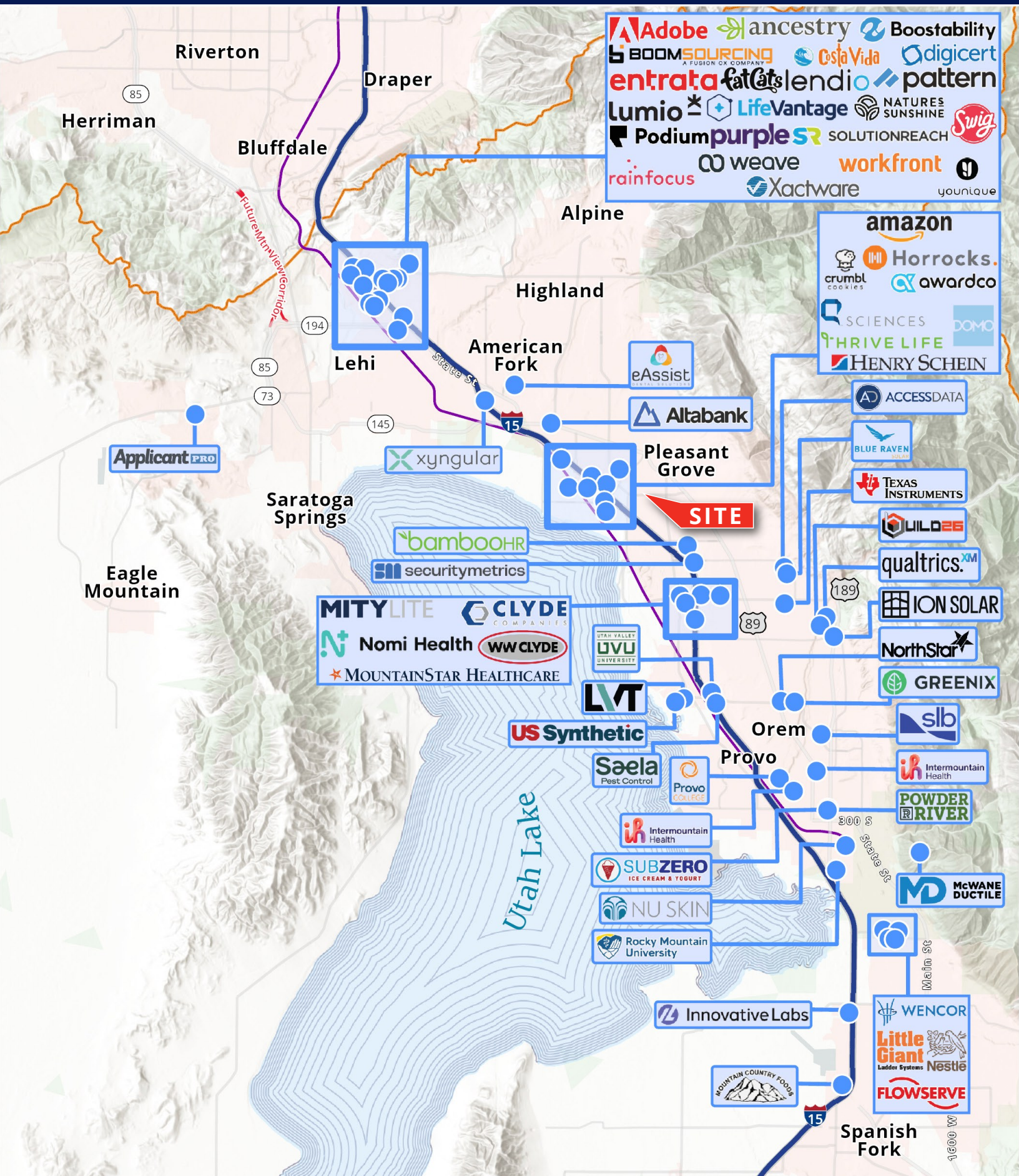
Households

29.3

Median Age



UTAH COUNTY OCCUPIERS





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