

FOR SALE OR LEASE

# INDUSTRIAL/OFFICE/YARD HEADQUARTERS

1005 South Main | Lindon, Utah



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## Property Highlights:

- Sale Price: \$17,000,000
- Total Acreage: ±17.5 acres
  - Includes 12 acres of improved, fenced yard space
- Total Square Footage: 48,500 SF across three buildings
  - 20,000 SF Class A Office
    - Lease Rate: \$13.00 Per Square Foot, NNN (\$20.00 Per Square Foot, Full Service)
  - 21,500 SF Industrial with mezzanine & training room
  - 7,000 SF Shop with custom paint facility
- \$75,000 Per Month, NNN, including yard
- Availability: Immediate
- Freeway Access:
  - Less than 5 minutes to I-15 via North County Blvd
  - Direct access to North County Blvd and Geneva Road
- Site Features:
  - Car wash bay
  - Fueling station
  - Dock-high loading capability
  - Overhead crane
  - Secure fenced yard

## Office Building:

This unique Industrial/Office Campus Facility in Lindon, Utah includes a primary office building totaling approximately 20,000 square feet of improved office space. Interior finish standards are of a upscale nature, including parabolic lighting, wall coverings, crown molding, hardwood base and chair-rail throughout most of the administrative areas. Floor coverings are majority high-grade carpet (30-40 oz) with tile in main floor work areas, and 1st and 2nd floor restrooms. Complete kitchens are located on both the 1st and 2nd floors. The restrooms in the administrative office building are upgraded, featuring shower facilities.

The building also boasts conference rooms, with a large board/training room on the 2nd floor in addition to a conference room on the main floor, with close proximity to the reception area.

The entire building features fiber optic connectivity with extensive voice and data cabling and wiring. A sophisticated security system utilizes code access and features camera surveillance spanning the entire property.



## Industrial Buildings:

Two (2) industrial buildings are located to the east, adjacent to the main office building.

The larger industrial building totals 21,500 square feet, with 17,500 square feet of space on the main floor, and 4,000 square feet of mezzanine space. Located on the main floor is a large training/conference room (2,100 square feet), with multiple points of access to the yard, office building and shop areas of the building. The shop area features specialized improvements such as overhead cranes, hydraulic lifts, vehicle maintenance areas and inventory tracking areas. Adjacent to the shop area is a 500 square foot office area. Large restrooms are located in this larger industrial building, which include showers and lockers. A car wash bay is located on the north-east end of the building. The building features several HVAC systems in order to appropriately control the different areas.

The smaller industrial building totals 7,000 square feet and includes a custom paint facility in addition to shop areas. The paint facility is state of the art, and seems to be in full compliance with codes and regulations.

A computerized fueling station and dock high loading areas are located in the yard, adjacent to the industrial buildings.

The acreage could include (especially on a sale basis) approximately 13.6 acres with approximately 12 acres devoted to vehicle storage/yard space, fenced and improved.

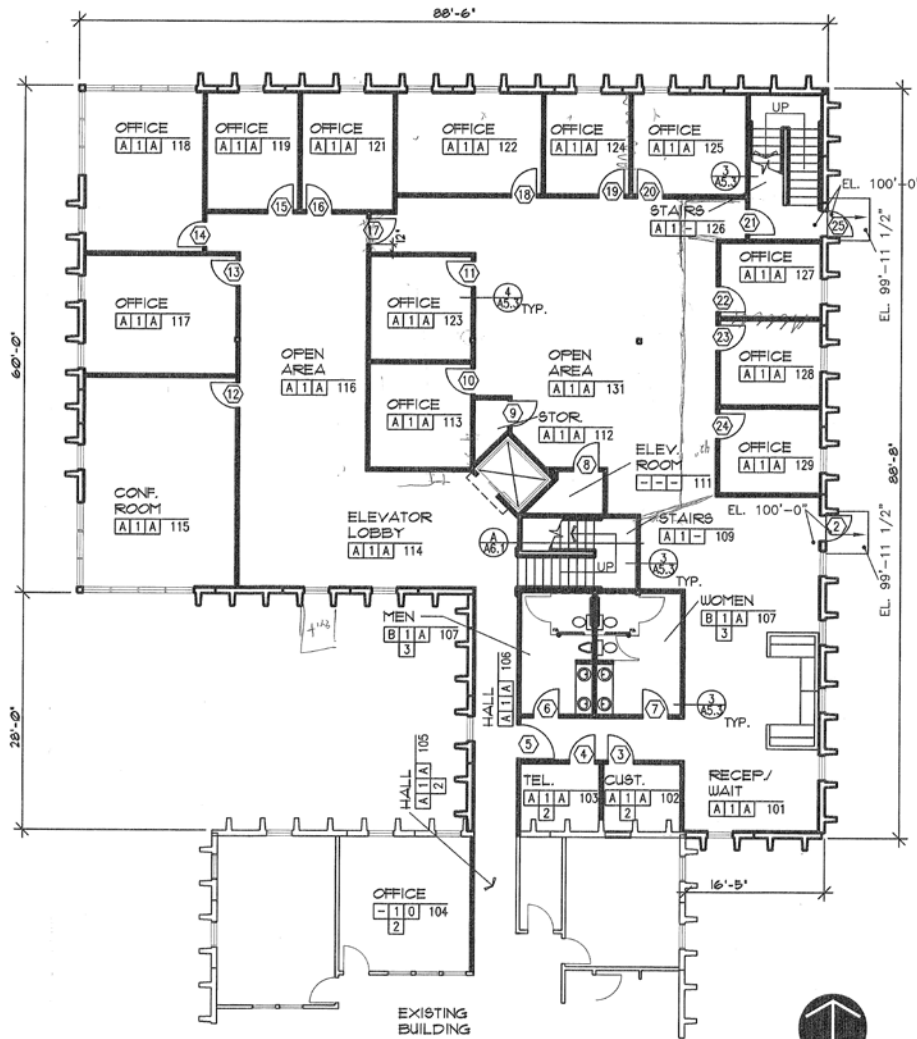
### Area Description/Market Activity:

The Lindon facility is ideally located on Main Street/Geneva Road, offering close proximity to the Pleasant Grove I-15 Freeway Interchange and the North County Blvd arterial. The main freeway arterial access road connecting Lindon City to the freeway runs adjacent to the subject property.



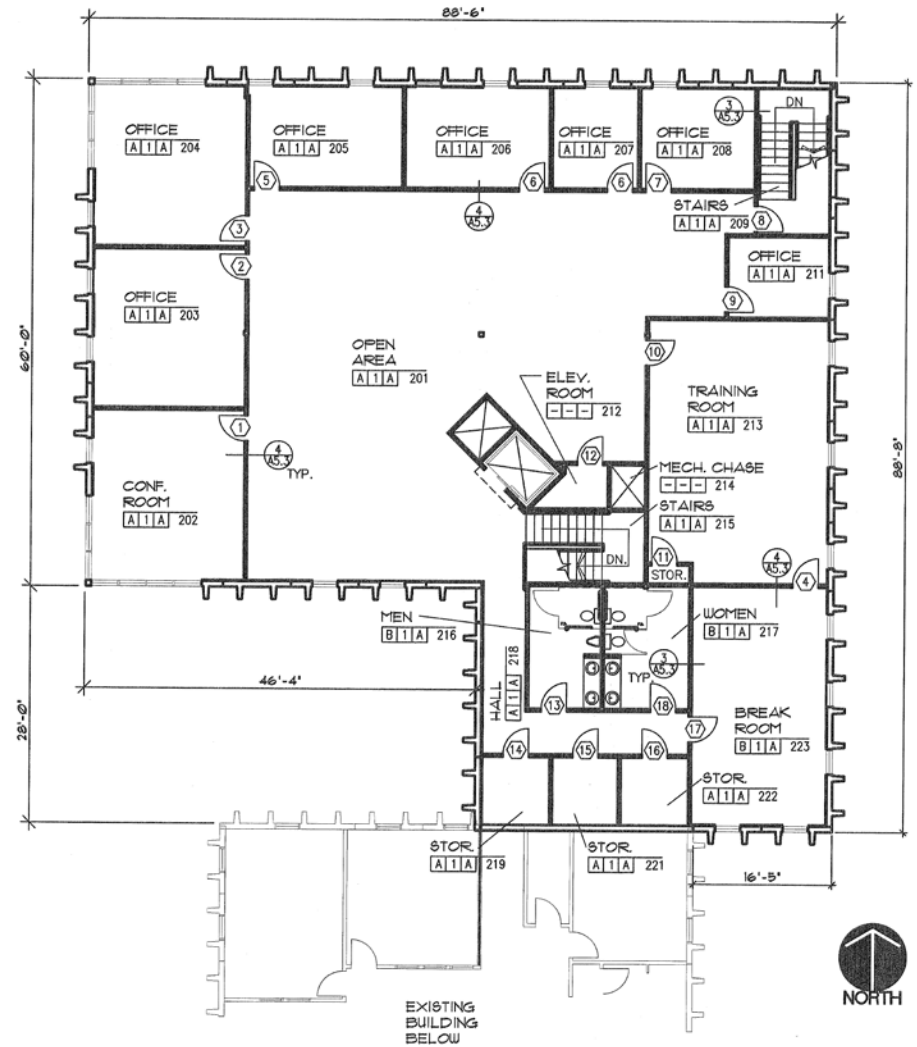
# Office Building 1 - Floor Plans

## 1st Floor



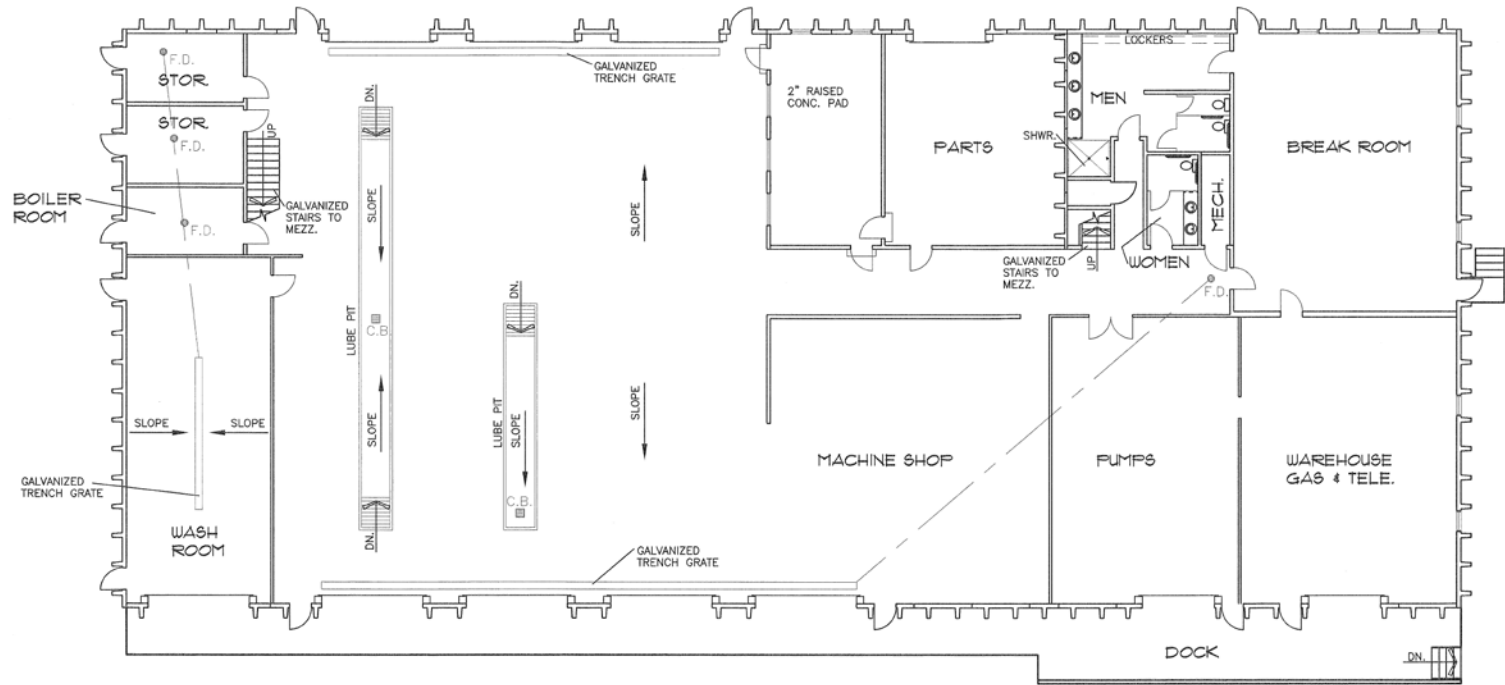
COORD. ENTRY DOORS (2) (25)  
W/ 18" CLEAR ON LATCH  
SIDE FOR A.D.A. TYP.

## 2nd Floor

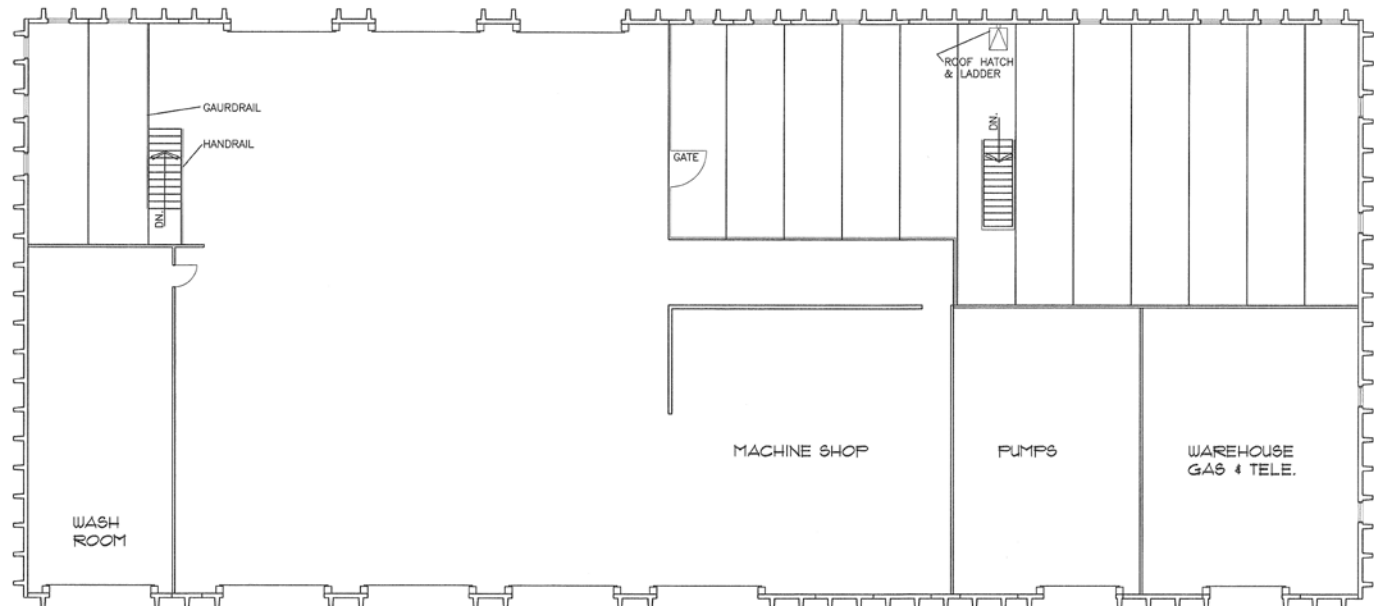


# Shop/Warehouse - Floor Plans

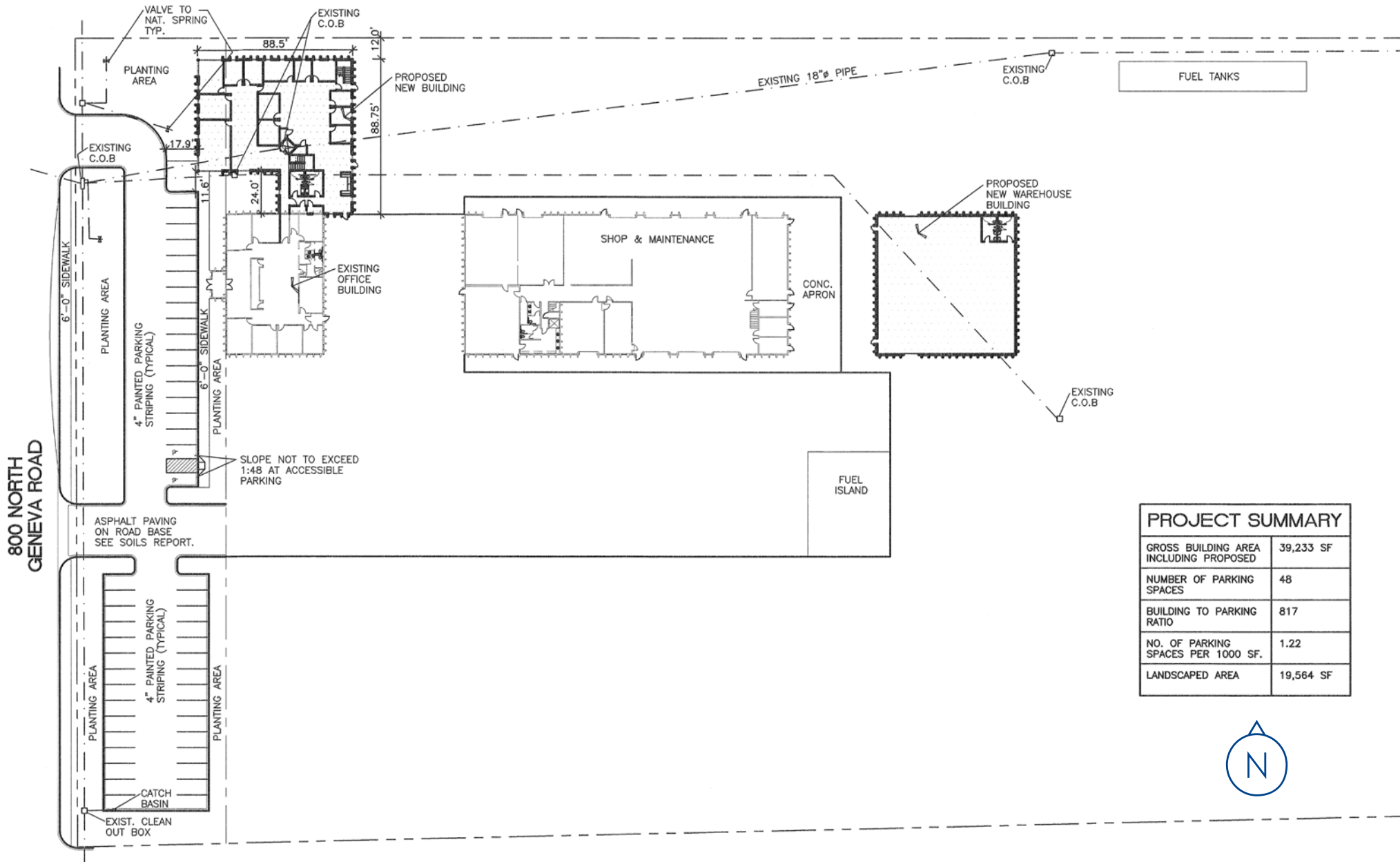
Main Floor



Mezzanine



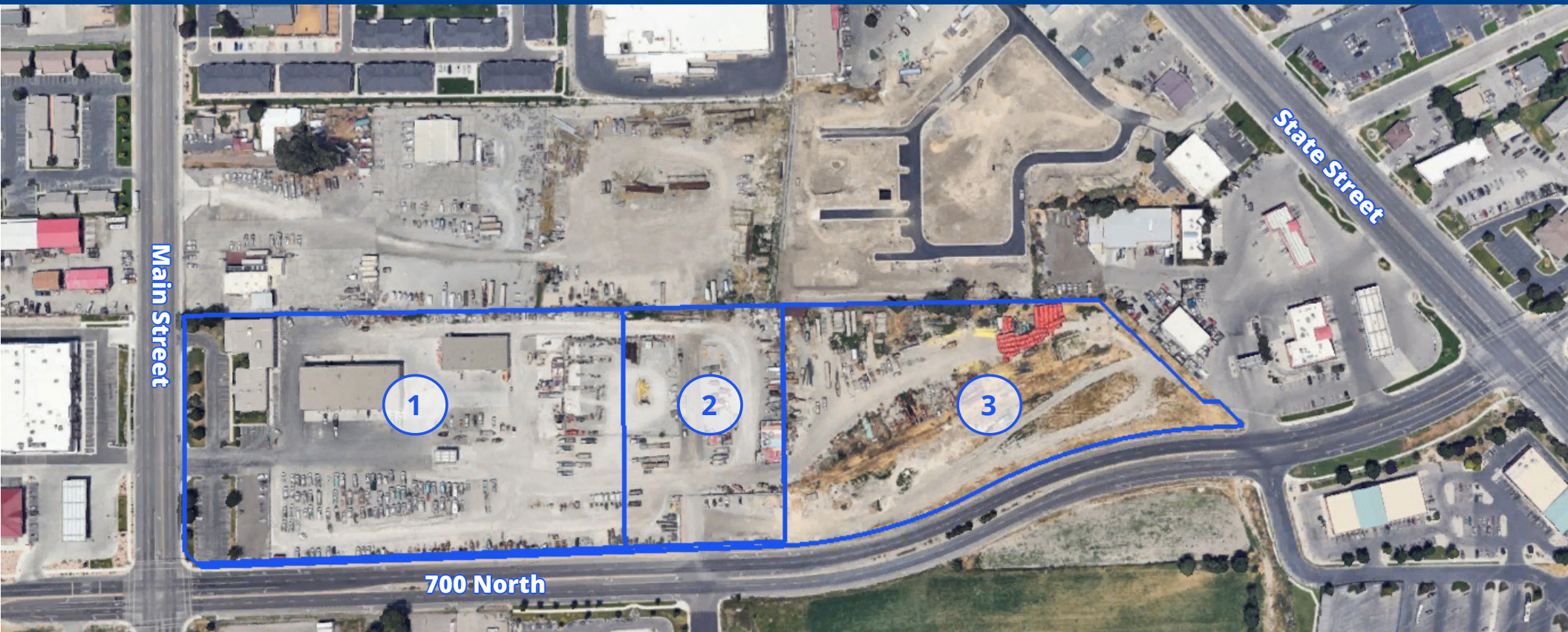
# Site Plan



PROJECT SUMMARY	
GROSS BUILDING AREA INCLUDING PROPOSED	39,233 SF
NUMBER OF PARKING SPACES	48
BUILDING TO PARKING RATIO	817
NO. OF PARKING SPACES PER 1000 SF.	1.22
LANDSCAPED AREA	19,564 SF



# Parcel Outline



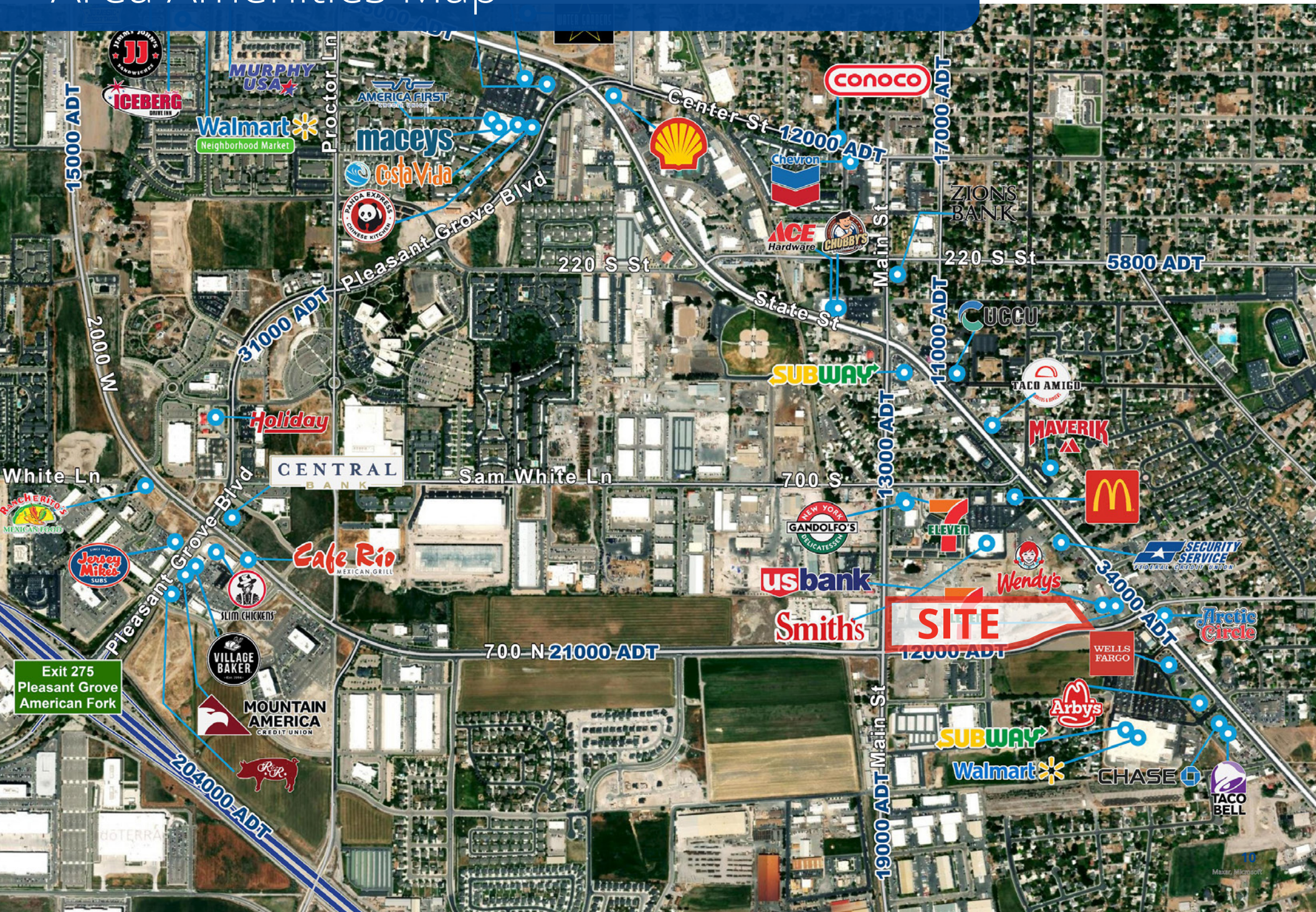
#1	
Parcel #:	14:053:0122 1005 South Main, Lindon, Utah
Acreage:	8.495 acres
Improvements:	Three (3) buildings <ul style="list-style-type: none"> <li>• 20,000 square foot office (including 2nd level)</li> <li>• 21,500 square foot shop building</li> <li>• 7,000 square foot shop building with custom paint facility</li> </ul> <b>48,500 square feet total</b>

#2	
Parcel #:	14:053:0101
Acreage:	3.00 acres
Improvements:	Loading Dock – Gated unimproved commercial land with utility access

#3	
Parcel #:	14:046:0189
Acreage:	6 acres
Improvements:	None – Unimproved commercial land with utility access
Note:	Parcel 14:046:0186 totaling 0.124 is included for total of 6 acres



# Area Amenities Map





# Why Utah?



## Utah Provides a High-Quality of Life

Utah is a national leader in **high job growth, low unemployment, low cost of doing business, and talented labor**. Utah regularly ranks among the best states for **business, careers, living, health, and quality of life**. Utah provides an array of employment opportunities in various industries, and offers its residents numerous lifestyle options that range from quiet rural settings to thriving urban centers.

Most of Utah's population resides along **The Wasatch Front**, roughly 150 miles of contiguous cities and communities, running predominantly north-south along the I-15 corridor and the western slope of the Wasatch Mountain range, from Brigham City to Nephi.

Utah is world-renowned for its bounty of **public lands and recreational opportunities** ranging from mountain wilderness to desert landscapes. Utah has five national parks, six national forests, numerous state parks and recreation areas, and over a dozen ski resorts.

Utah is a geographically diverse state, encompassing a **convergence of three distinct geological regions**: the Rocky Mountains, the Great Basin, and the Colorado Plateau.

The beehive is the state symbol of Utah. The Mormon settlers used the symbol to represent **hard work and industriousness**. The beehive is where all workers cooperate in the construction of something much bigger than themselves, as a model for an efficiently run society.

### Utah's Population Demographics (2023)



3.4M  
Population



1.1M  
Households



3.04  
Average Household Size

### Utah's Income Factors (2023)



\$89.4K  
Median Household Income



\$105.8K  
Average Household Income



\$34.3K  
Per Capita Income



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