

AMERICAN WAY INDUSTRIAL FLEX SPACE

1548 American Way, Unit G | Payson, UT 84651

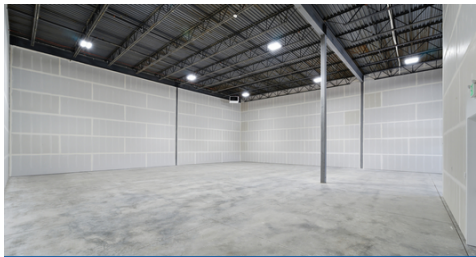
FOR LEASE

\$0.90 - \$1.00/SF NNN

Triple Net Lease | 3-5 Year Term



LOBBY & STAIRCASE



WAREHOUSE VIEW FROM OFFICES



UNIT G EXTERIOR

PROPERTY SPECIFICATIONS

BUILDING SIZE

47,390 SF

UNIT SIZE

6,290 SF

OFFICE SPACE

1,788 SF

WAREHOUSE

4,502 SF

YEAR BUILT

2025

CONSTRUCTION

Masonry / CMU

CLEAR HEIGHT

23' Clear

POWER

400V / 3-Phase / 120-270V

SPRINKLERS

ESFR System

LOADING

1 Grade Door | 1 Dock Door

OFFICES

4 Offices | 3 Bathrooms

HEAT

Natural Gas



DAN RICHEY, REALTOR

Equity Real Estate

801-358-9865 | DanRicheyRE@gmail.com

equity
REAL ESTATE



AERIAL SITE CONTEXT



FRONT ELEVATION



LOBBY & RECEPTION



WAREHOUSE SPACE

23'

CLEAR HEIGHT

6,290

TOTAL SF

4,502

WAREHOUSE SF

1,788

OFFICE SF

400V

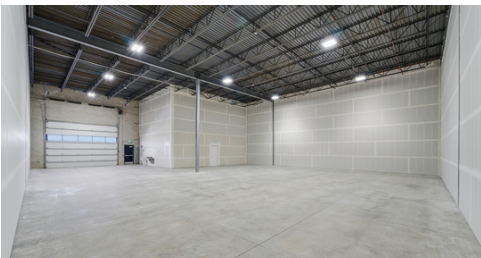
3-PHASE POWER

ESFR

SPRINKLERS

2025

YEAR BUILT



WAREHOUSE VIEW



KITCHENETTE / BREAK ROOM



OFFICE SUITE



DAN RICHEY, REALTOR

Equity Real Estate

801-358-9865 | DanRicheyRE@gmail.com

PAYSON, UT — MARKET OVERVIEW & COMPETITIVE POSITION

PAYSON CITY — DEMOGRAPHIC SNAPSHOT (2024-2025 | US Census Bureau ACS)

UTAH COUNTY & STATE FUNDAMENTALS

(Gardner Policy Institute / UT Governor's Office of Economic Opportunity)

- Utah County projected pop. by 2065 **1.5 million (+45% of all state growth)**
- Utah real GDP growth, 2024 **~4.5% — led all 50 US states**
- Utah #1 economic outlook ranking **18 consecutive years running**
- Payson trade area by 2050 **125,000 -> 260,000 residents**
- New UVU campus at I-15 Exit 250 **38.7 acres — driving workforce growth**
- FrontRunner Payson extension (plan) **Adds Springville, Spanish Fork, Payson stops**
- Payson pop. growth since 2000 **+83% — faster than 80% of peer US cities**
- Labor force growth 2023-2024 **+3.28% (10,800 -> 11,100 employees)**
- Top local employment sectors **Manufacturing, Retail, Construction**
- I-15 ADT near American Way **54,000 - 76,000 vehicles/day**

~24,700 POPULATION 2024 estimate	+21% GROWTH Since 2020 census	3.67% ANNUAL RATE Population growth	29.3 yrs MEDIAN AGE Very young workforce
\$84,286 MEDIAN HH INCOME 2024 — above natl avg	\$96,600 AVG HH INCOME 2024 estimate	59,000 PROJ. POP. 2050 City of Payson	125,000 TRADE AREA POP. Current draw area

COMPETITIVE POSITION — AMERICAN WAY CORRIDOR

FEATURE	1548 AW Unit G	Comp 1	Comp 2
Lease Rate /SF/Mo	\$0.90-\$1.00 NNN	\$1.20 NNN	\$1.15 NNN
Unit Size	6,290 SF	2,327-4,676 SF	~2,500 SF
Year Built	2025	2024	2026
Clear Height	23'	26'	18'-24'
Power	400V 3-Phase	Not spec.	200A 208V
Construction	Masonry/CMU	Metal panels	Insul. Metal
Sprinklers	ESFR	Wet pipe	Wet pipe
Office Finish	1,788 SF	308 SF/unit	256 SF/unit
Dock Door	YES	Shared only	None
Grade Door	YES	1 per unit	1 per unit

BEST VALUE ON THE CORRIDOR
17-25% below comparable listings | Superior power & office finish

LEASE TERMS	
RATE \$0.90 - \$1.00/SF	STRUCTURE NNN
TERM 3 - 5 Years	AVAILABLE Immediate



DAN RICHEY, REALTOR

Equity Real Estate

801-358-9865 | DanRicheyRE@gmail.com

SCHEDULE A TOUR

DanRicheyRE@gmail.com

