

AVAILABLE FOR SALE

**OREM OFFICE
WITH FREEWAY
SIGNAGE**

135 S MOUNTAIN WAY DR,
OREM, UT 84058



PROPERTY HIGHLIGHTS

PURCHASE PRICE **\$9,400,000**

TYPE **OWNER OCCUPY / INVESTMENT**

ACRES **1.20 ACRES**
ADDITIONAL .60 ACRE PARKING LOT

SQFT **42,731 SQFT**

TAX ID **48:052:0002**
67:194:0002

ZONING **M1 - LIGHT INDUSTRIAL**

YEAR BUILT **BUILT IN 1978**
RENOVATED IN 2021

LOADING **(1) 10'W X 12'H DRIVE IN DOOR**

ROOF **NEW ROOF INSTALLED IN 2021**

PARKING **123 PARKING STALLS**

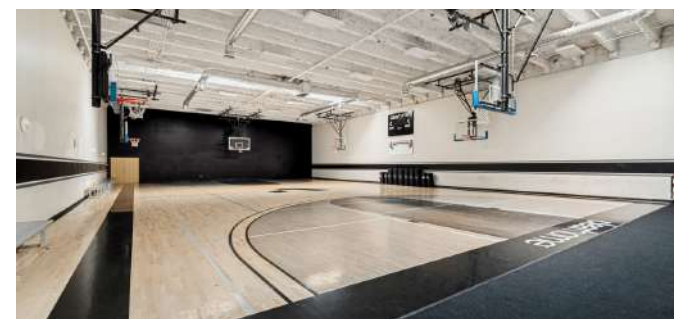
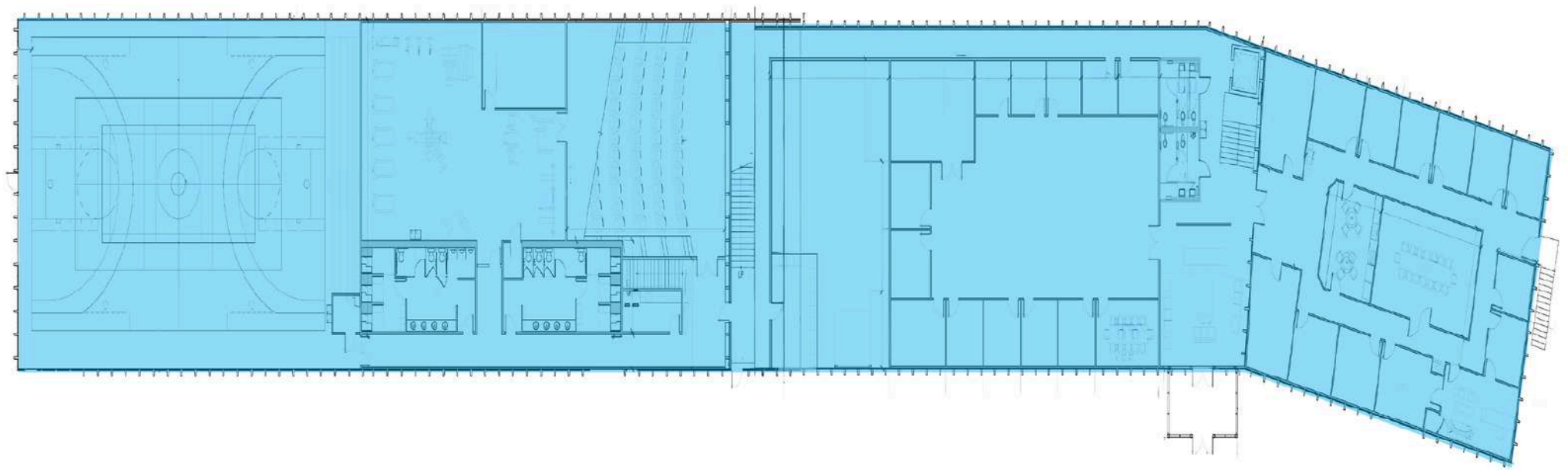
SIGNAGE **PROGRAMMABLE DIGITAL SIGN**

POWER **1200 AMP | 120/208 VOLT | 3-PHASE | 4-WIRE**

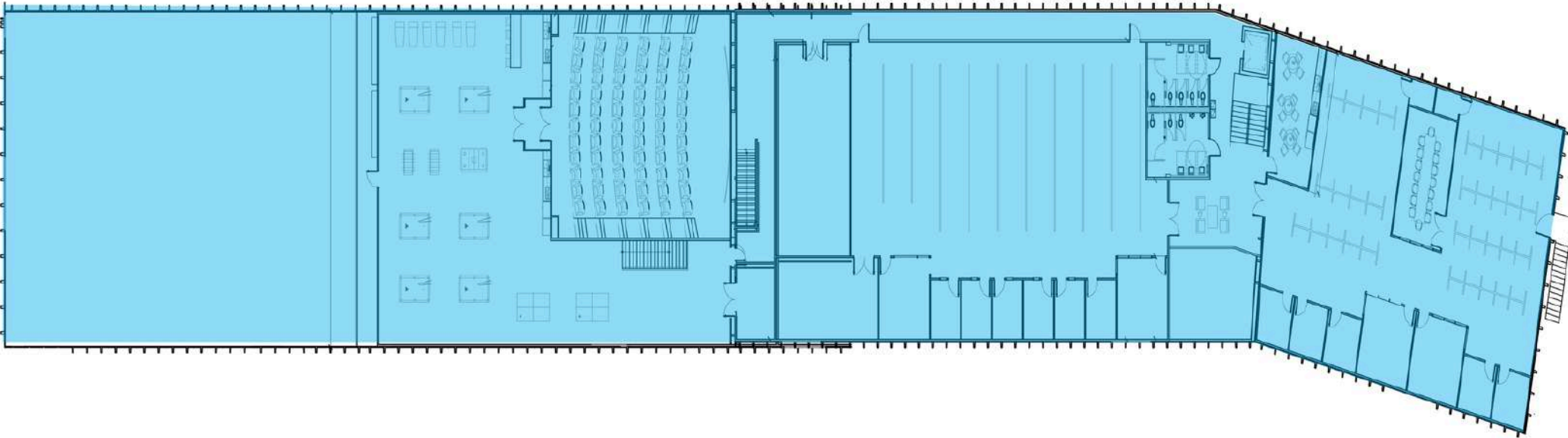
AMENITIES **FITNESS CENTER**
LOCKER ROOMS
BASKETBALL COURT
STEAM ROOM



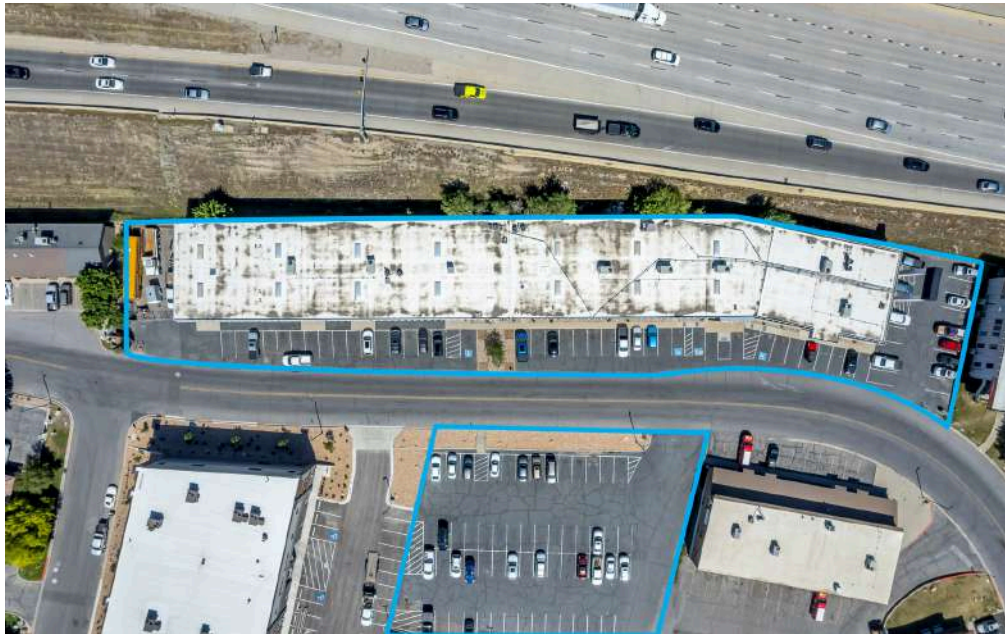
1ST FLOOR



2ND FLOOR



ADDITIONAL PHOTOS



AREA MAP

