



FARMINGTON 1SOLAR

819 NORTH LAGOON DRIVE, FARMINGTON, UT 84025

FOR LEASE

PROPERTY DETAILS

- Approximately 12,065 SF office
- Approximately 6,000 SF warehouse
- New building in prime Farmington location
- Plug and play opportunity with existing FF&E
- Sleek, high-end finishes with floor-to-ceiling glass

OFFICE LEASE RATE: \$28.95/SF FULL SERVICE
WAREHOUSE LEASE RATE: \$1.60/SF FULL SERVICE

- Open concept layout with private glass offices and lots of natural light
- Immediate access to I-15 and Highway 89
- Tenant pays in-suite janitorial
- Access to shower facilities in the common area
- Numerous amenities and services are located



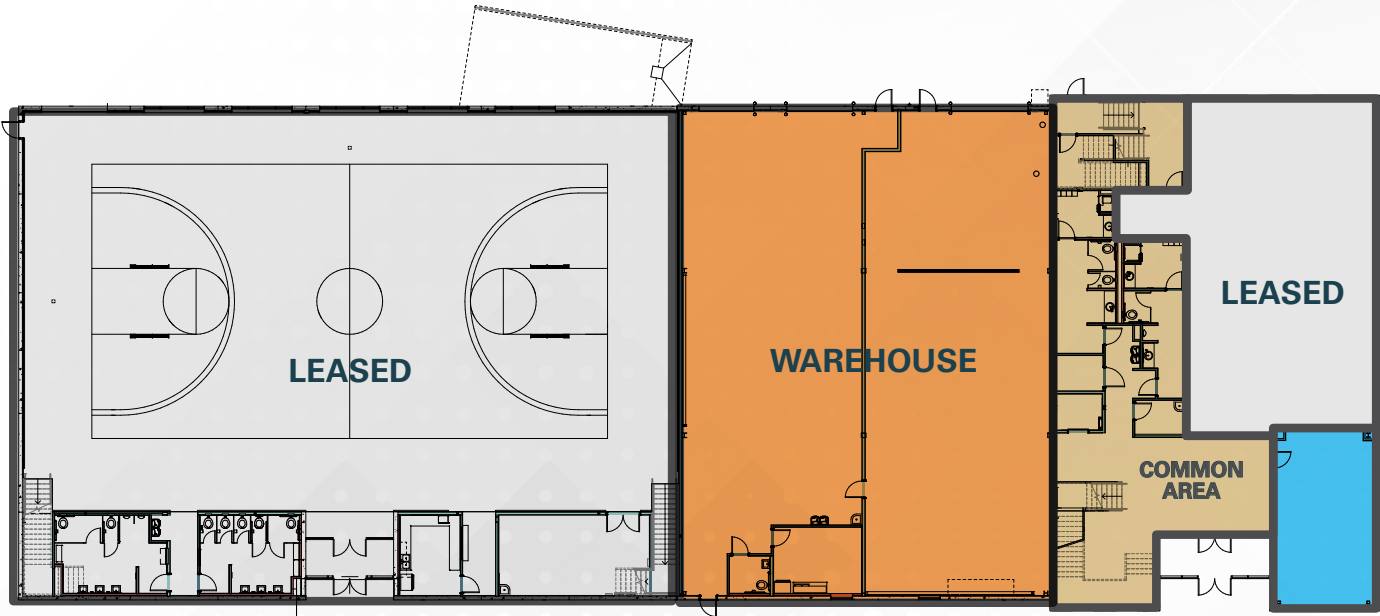
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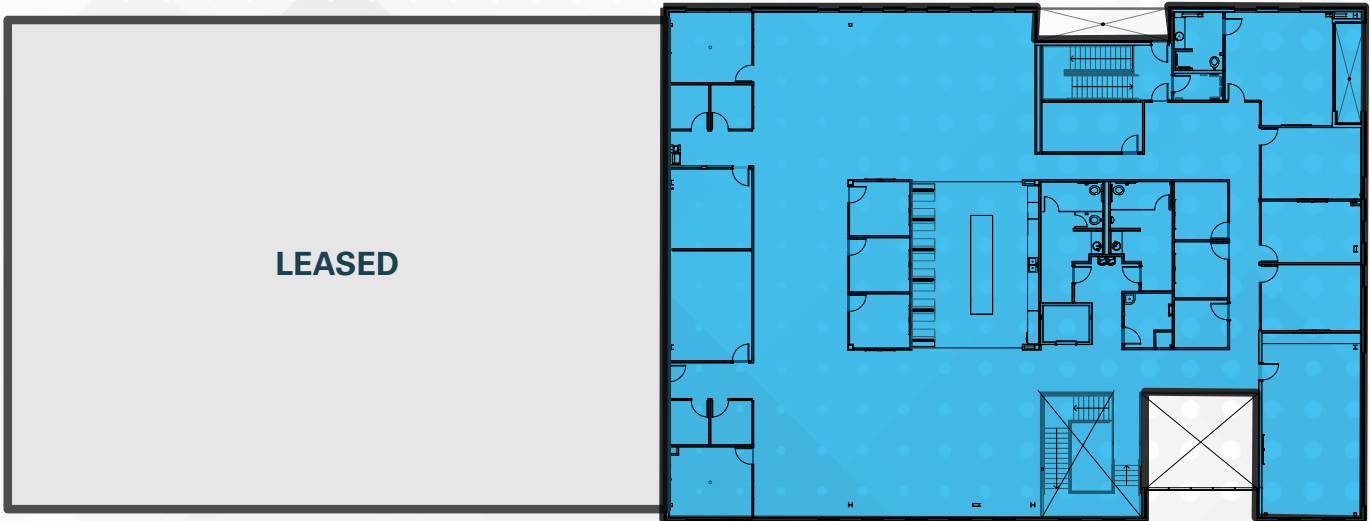
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1410 S University Park Blvd, Ste 120
Clearfield, Utah 84015
Office 801.578.5580
www.newmarkmw.com

FIRST FLOOR



SECOND FLOOR



FLOOR PLAN

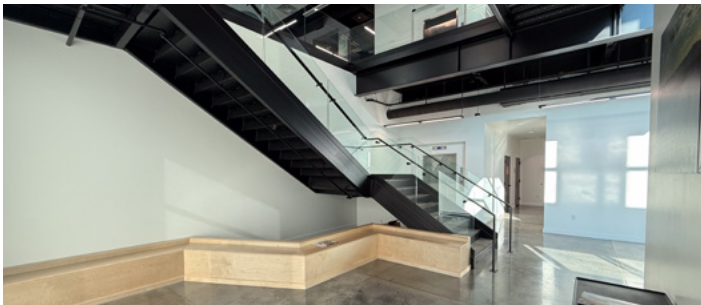
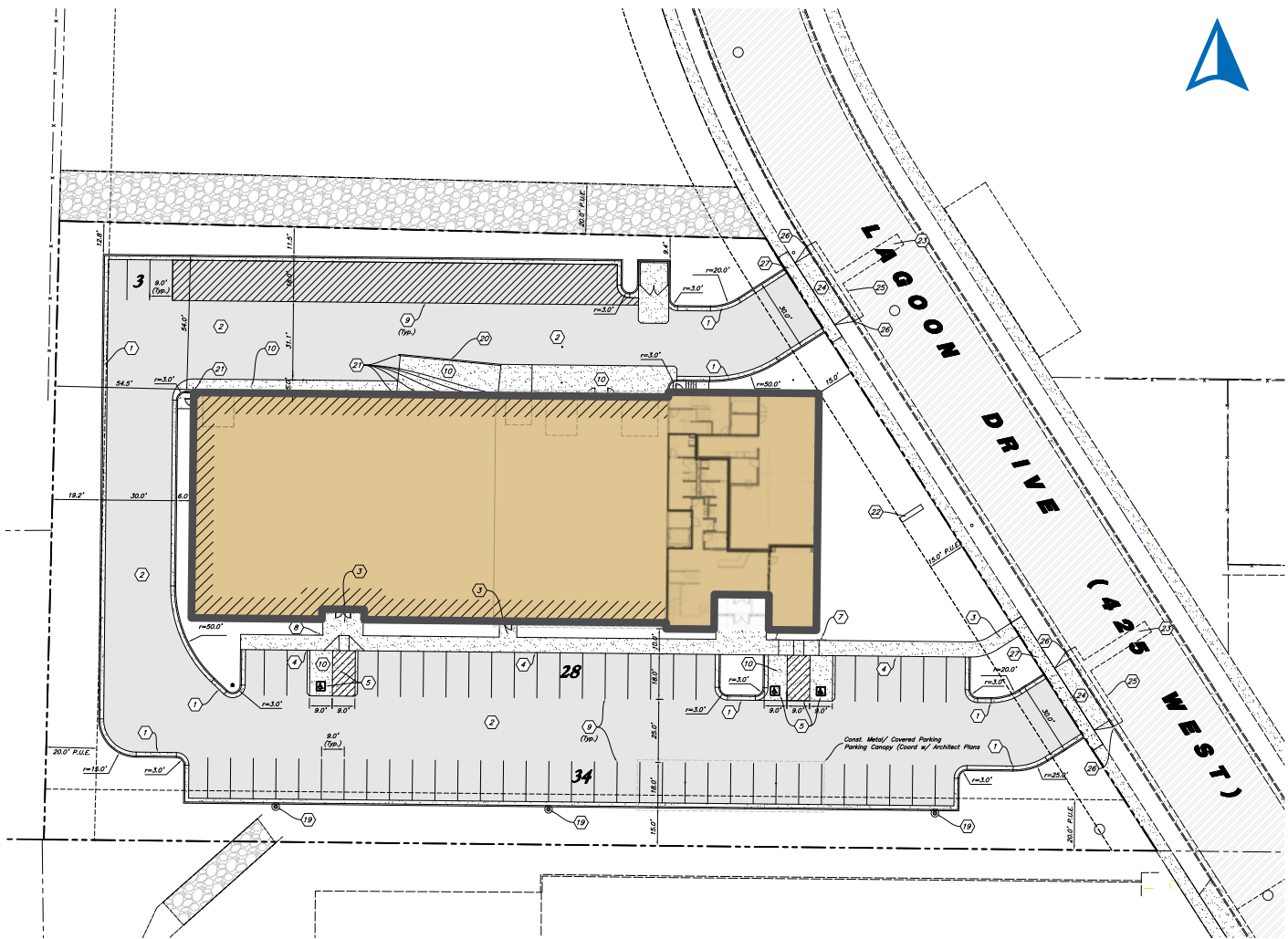


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SITE



**Hwy 89
2 mins**

**I-15
3 mins**

ADT (Average Daily Traffic) values:

- 125,690 ADT (I-15)
- 38,986 ADT (Hwy 89)
- 20,282 ADT (Park Ln)
- 12,265 ADT (Hwy 89)
- 6,425 ADT (Hwy 89)
- 8,145 ADT (Hwy 89)
- 5,885 ADT (Hwy 89)
- 4,864 ADT (Hwy 89)
- 10,847 ADT (Hwy 89)
- 135,217 ADT (I-15)
- 4,172 ADT (Hwy 89)
- 4,172 ADT (Hwy 89)
- 12,951 ADT (Hwy 89)
- 8,676 ADT (Hwy 89)
- 1,666 ADT (Hwy 89)
- 38,728 ADT (I-15)
- 162,611 ADT (I-15)
- 6,692 ADT (Hwy 89)
- 12,154 ADT (Clark Ln)
- 1,022 ADT (Grand Ave)
- 521 ADT (Station Pkwy)
- 1,000 ADT (100 W)

Exit numbers: Exit 12, Exit 13, Exit 11, Exit 324, Exit 325

Businesses and Landmarks: Tanner Clinic, Utah Cardiology, Lock It Up Self Storage, Mercedes-Benz, Chevron, DABS, Lagoon Dr, Best Buy, HomeGoods, Ross, REI, Nike, Harmons, Petco, Famous, Torrid, Cinemark, H&M, Forever 21, American Eagle, Sephora, Lush, Vans, MetLife, Xfinity, Zuppa's, World Market, Athleta, Jupiter Way, Cotton On, Forbush Pl, Richards St, West, Romontory, Pandora, Chase, UTA, Marshall's, UTA, HomeGoods, Ross, REI, Nike, Harmons, Petco, Famous, Torrid, Cinemark, H&M, Forever 21, American Eagle, Sephora, Lush, Vans, MetLife, Xfinity, Zuppa's, World Market, Athleta, Jupiter Way, Cotton On, Forbush Pl, Richards St, West, Romontory, Pandora, Chase, UTA, Marshall's, UTA.

Residential Areas: Rose Cove 124 Units, Farmington Crossing 93 Units, Park Lane Village 324 Units, Park Place Living 30 Units, Briat Station Park 170 Units, Avanti at Farmington Station 142 Units.

Streets: 900 N, 675 N, 660 N, 650 N, 640 N, 630 N, 620 N, 610 N, 600 N, 590 N, 580 N, 570 N, 560 N, 550 N, 540 N, 530 N, 520 N, 510 N, 500 N, 490 N, 480 N, 470 N, 460 N, 450 N, 440 N, 430 N, 420 N, 410 N, 400 N, 390 N, 380 N, 370 N, 360 N, 350 N, 340 N, 330 N, 320 N, 310 N, 300 N, 290 N, 280 N, 270 N, 260 N, 250 N, 240 N, 230 N, 220 N, 210 N, 200 N, 190 N, 180 N, 170 N, 160 N, 150 N, 140 N, 130 N, 120 N, 110 N, 100 N, 90 N, 80 N, 70 N, 60 N, 50 N, 40 N, 30 N, 20 N, 10 N, 0 N.