

AVAILABLE FOR SALE

**OREM OFFICE
WITH FREEWAY
SIGNAGE**

135 S MOUNTAIN WAY DR,
OREM, UT 84058



PROPERTY HIGHLIGHTS

PURCHASE PRICE

CALL FOR PRICING

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

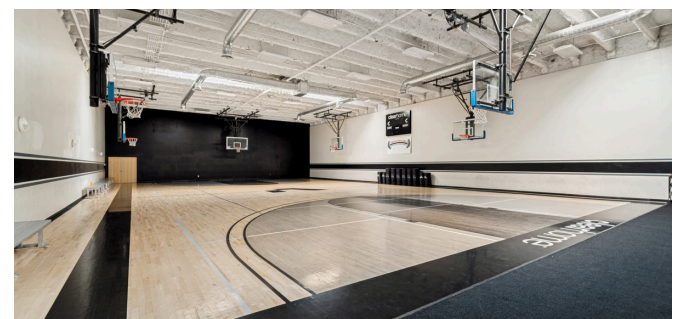
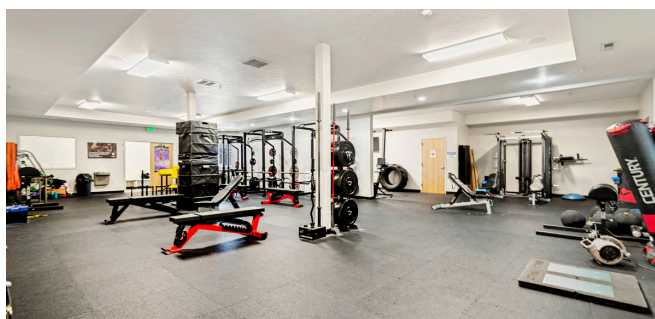
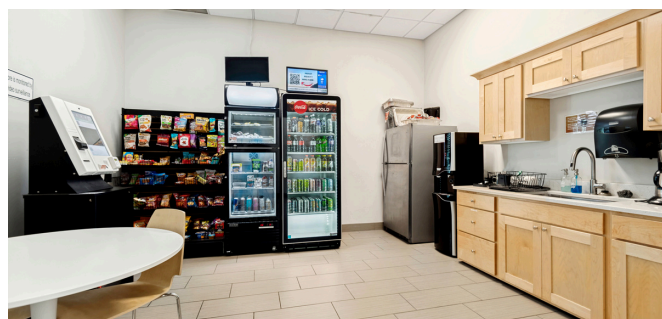
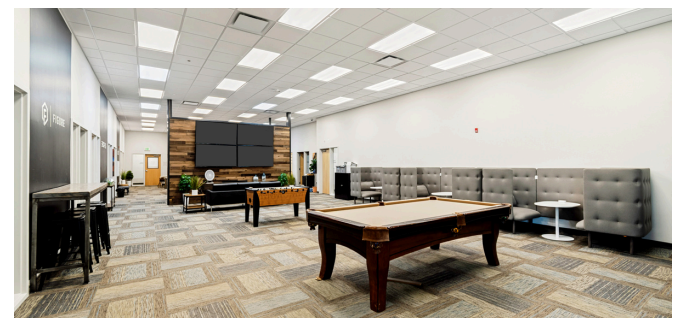
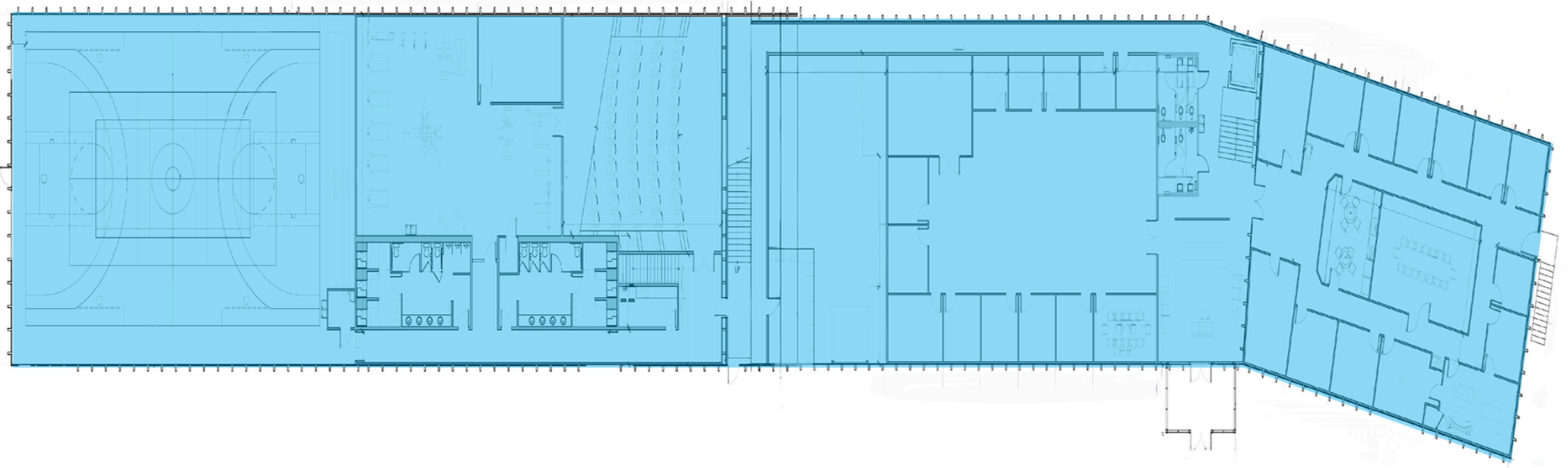
1200 AMP | 120/208 VOLT | 3-PHASE | 4-WIRE

AMENITIES

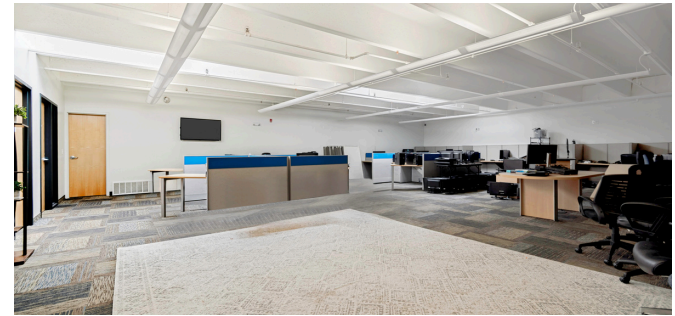
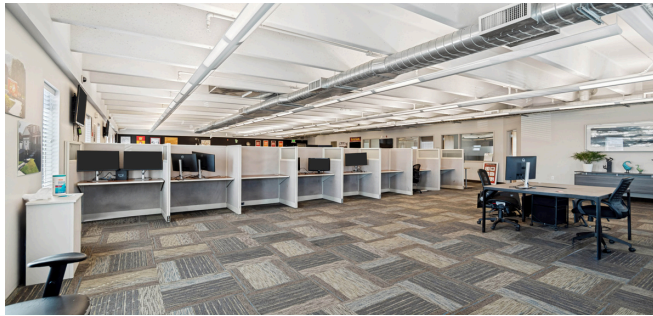
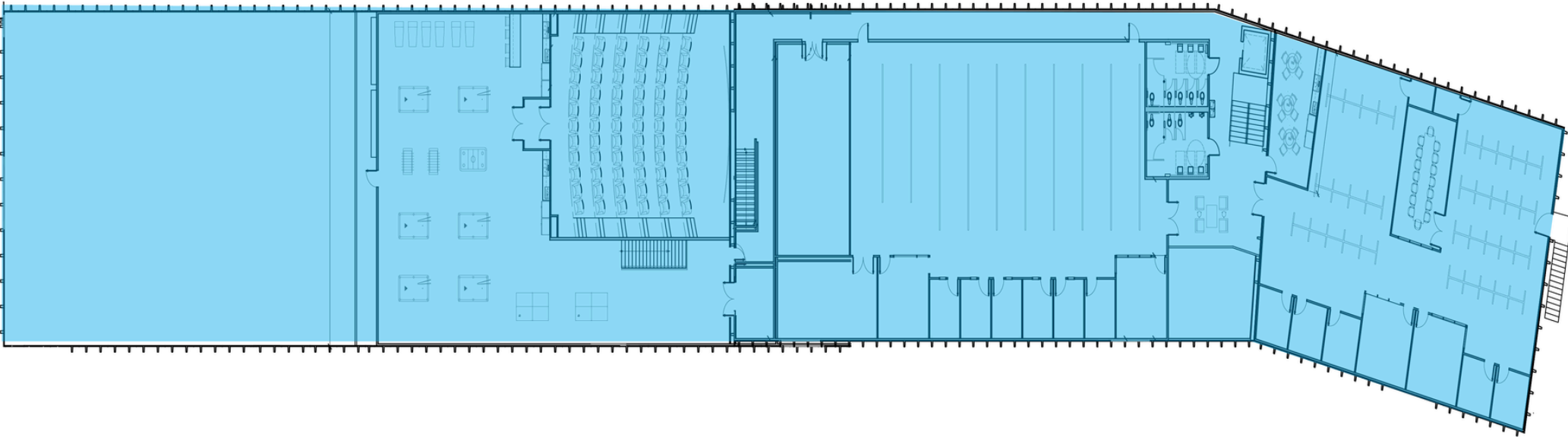
FITNESS CENTER
LOCKER ROOMS
BASKETBALL COURT
STEAM ROOM



1ST FLOOR



2ND FLOOR



ADDITIONAL PHOTOS



AREA MAP

