Orem Business Park

1471 West 1250 South
Orem, UT 84058



INDUSTRIAL | FOR LEASE

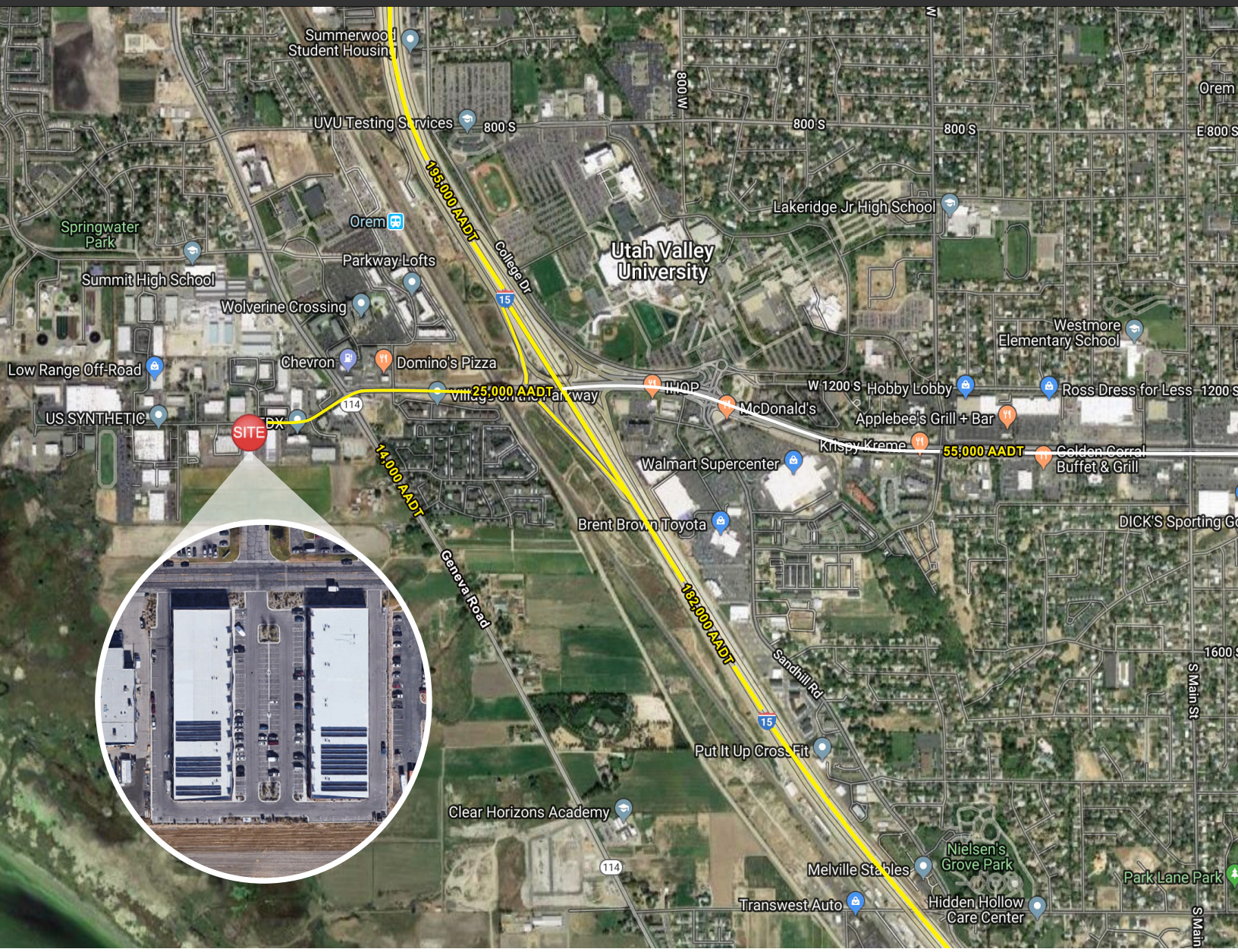
PROPERTY INFORMATION

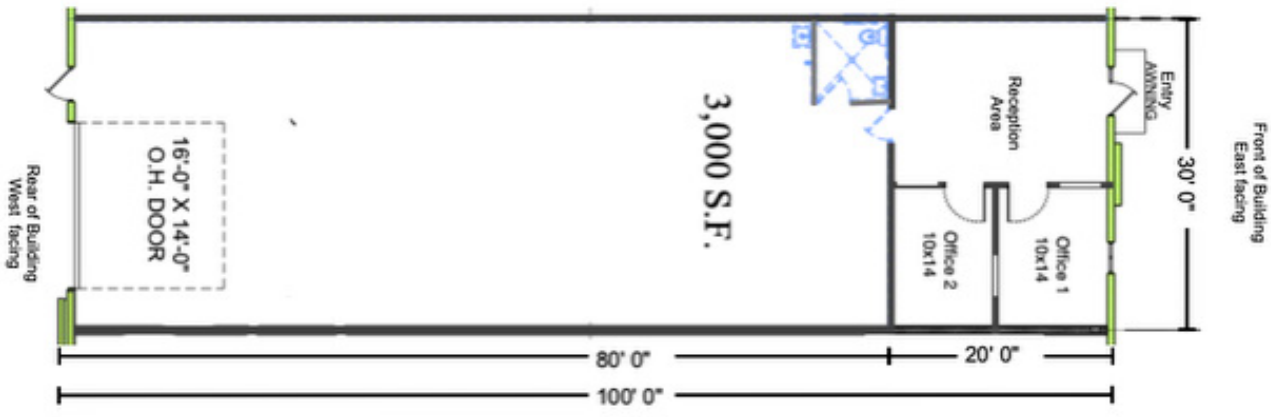
- **Suite 204: 3,000 SF**
  600 SF Office | 2,400 SF Warehouse
- Lease Rate: $3,960 /Mo Gross
- Includes NNN, electricity, and internet
- Tenant pays for gas
- (1) 16x14 Grade level roll up door
- 21' Clear height
- Easy Freeway access
- Power: 100 amps, 120/208v 3 phase power
- Available December 1, 2026



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