



For Sale or Lease

85 East Bay Blvd Provo, Utah

Building Information

- Owner-occupied warehouse with showroom
- Year Built: 1987
- Lot Size: 2.46 acres
- Clear Height: 9' to 20'
- Two (2) dock doors with levelers & two (2) grade level doors
- Parking: 70 stalls
- Power: 3 Phase, 540 Amps, 160 Volts
- Sprinkling System: Wet
- Zoning: PIC - Provo City Planned Industrial Commercial
- Next to Sams Club | Retail visibility and access.
- Centrally located within walking distance of an abundance of amenities
- Immediate access to the University Ave. I-15 interchange

Building Size:	42,000 SF
Available to Lease:	20,909 SF
Lease Rate:	\$1.00 PSF NNN
Sale Price:	\$6,500,000.00 (\$154.76 PSF)

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Sale Price:

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Contact:

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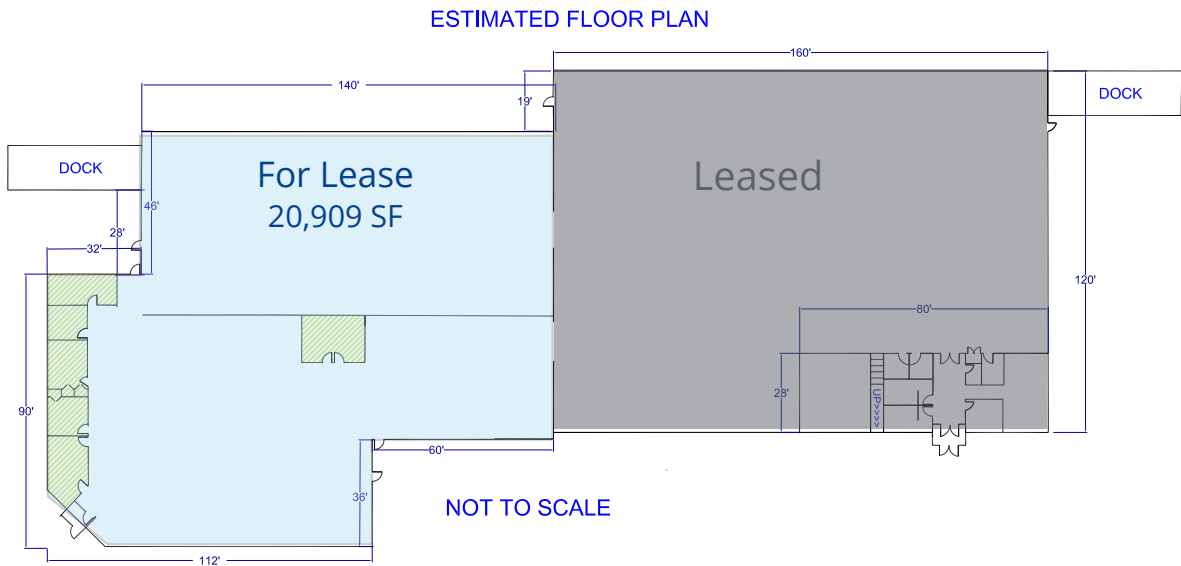
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Accelerating success.

Floor Plans

- Available to Lease: 20,909 SF
 - Clear Height: 9' to 13'
 - 1 Dock & 1 Grade Level Door
- Available to Purchase: 42,000 SF

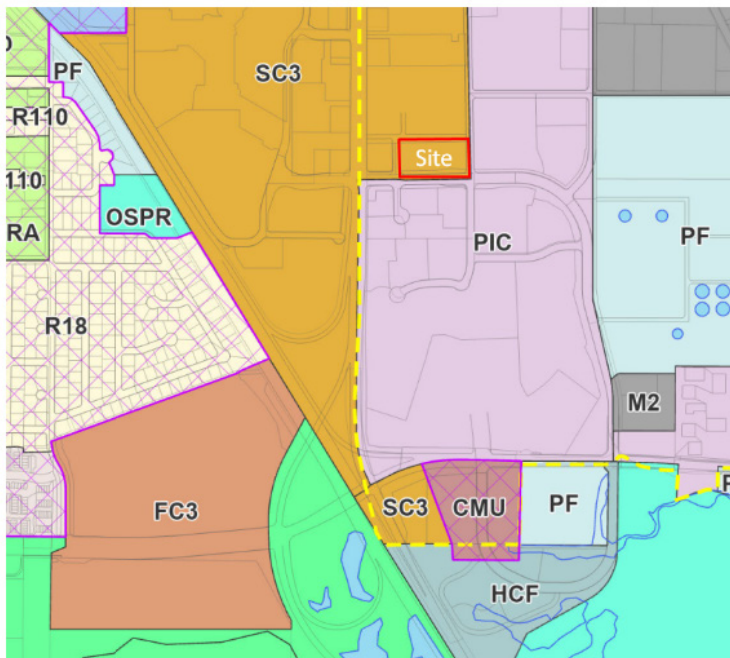


Pictures



SC3

Regional Shopping Center (Chapter 14.20): The SC3 zone provides an area in which the primary use of the land is for commercial and service uses to serve needs of people living in an entire region. It is located close to freeways & major arterials for easy access.





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