

Building B Price Reduction

INDUSTRIAL SPACE
FOR LEASE

Grove Business Park

Building B: \$1.15 per SF NNN

Building E: \$1.25 per SF NNN

Updated Office Space
7,130 Available SF

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Property Overview



POWER

208V 3 Phase Power



SPRINKLERS

Fire Sprinklered Warehouse



COOLING

HVAC in B4 Office



OFFICE

Approx 1,935 Total Available SF



IMMEDIATE ACCESS

10 min to I-15



DOORS

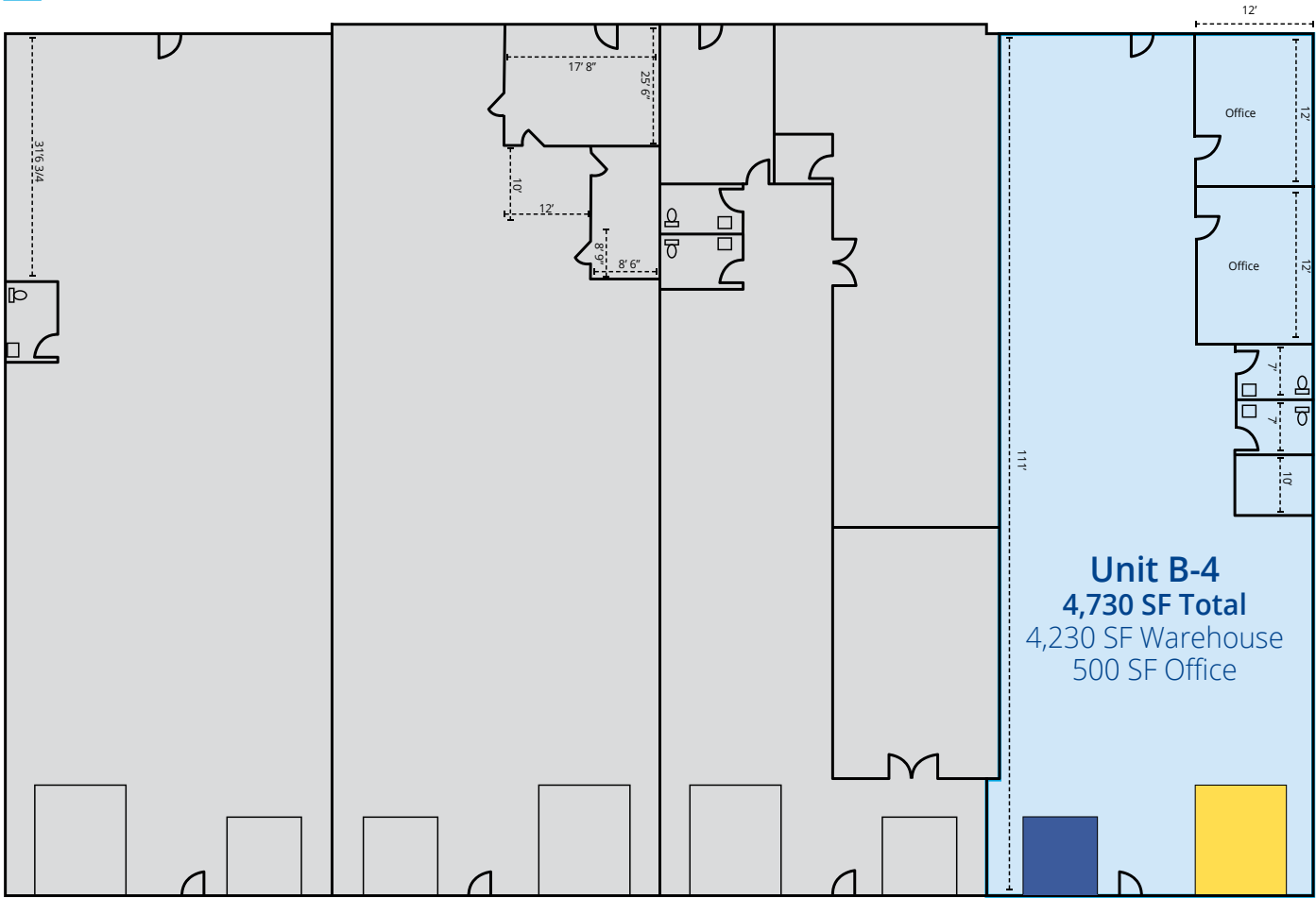
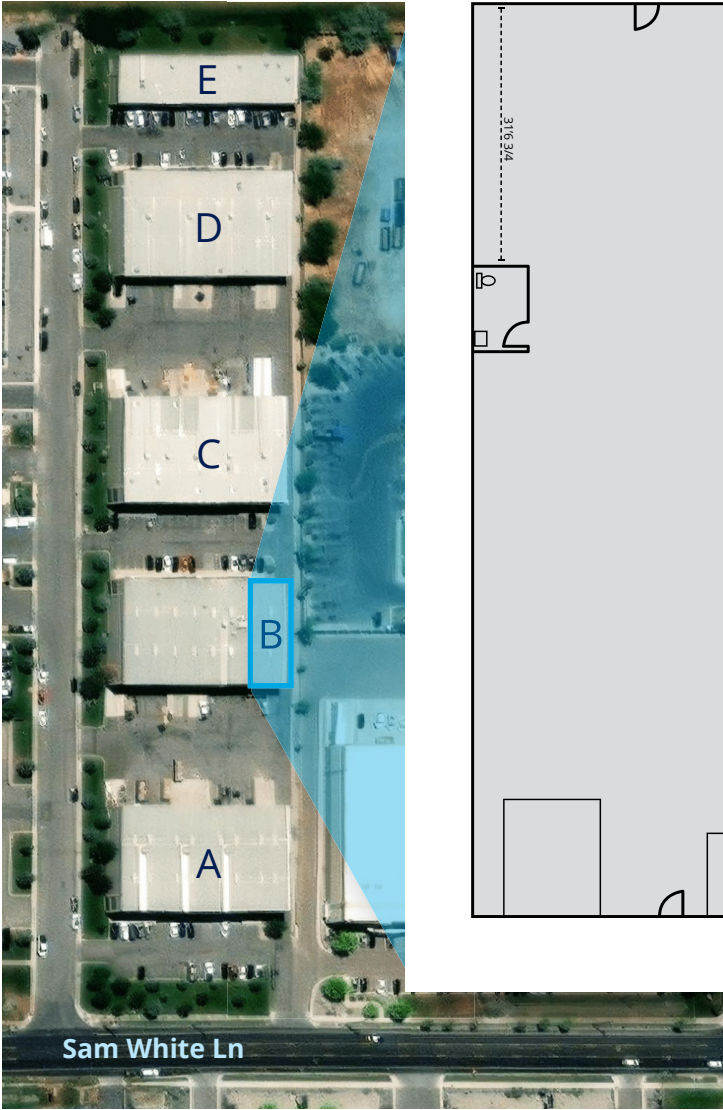
B4: 1 Dock High and 1 Ground Level
E1: 1 Ground Level



B4 Total SF	4,730 SF
B4 Rate	\$1.15 NNN
E1 Total SF	2,400 SF
E1 Rate	\$1.35 NNN
Total Available SF	7,130 SF
Land Size	5.4 acres
Dock High	1
Ground Level	3
Clear height	24.8'
Year Built	2007

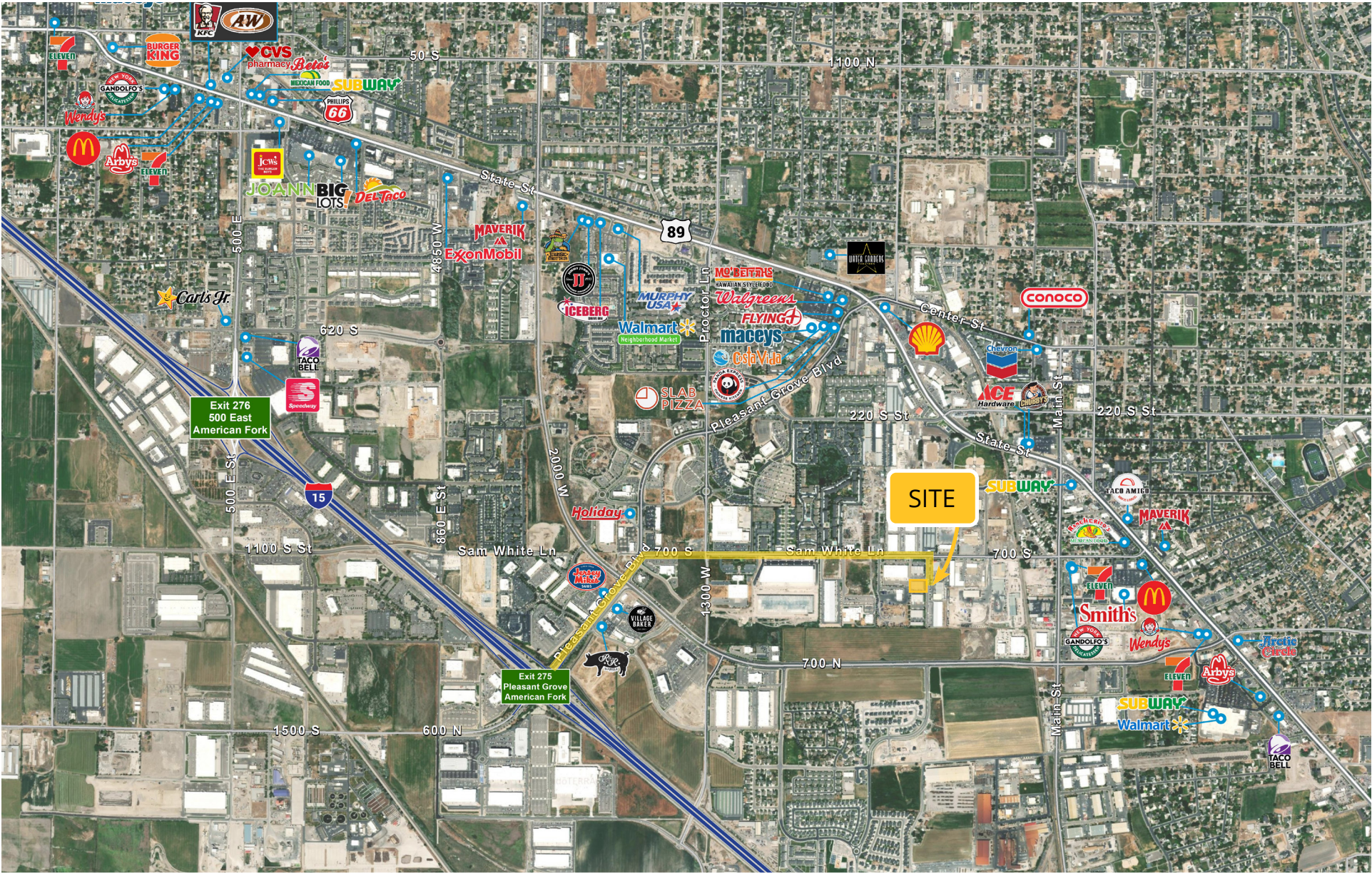
BUILDING B

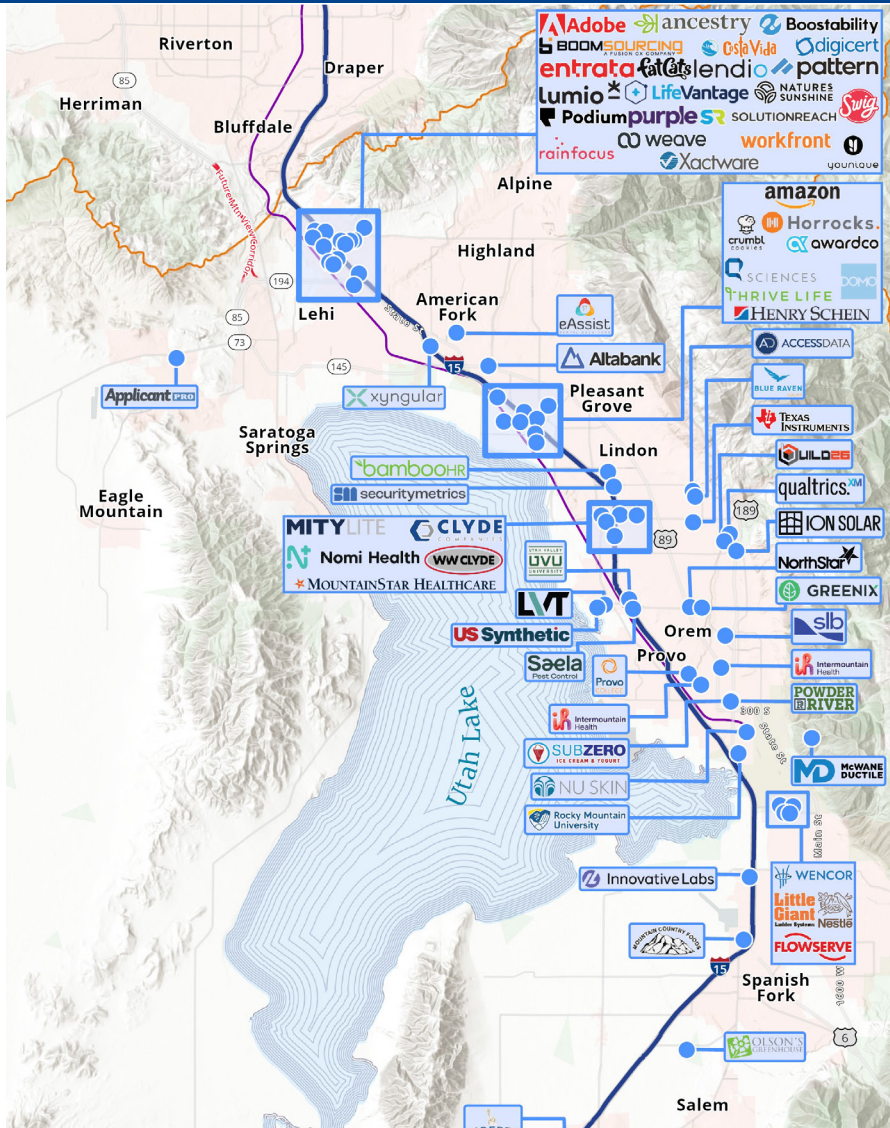
Available Leased Dock High Ground Level



Available
 Leased
 Dock High
 Ground Level







Utah Accolades

Utah is national leader in high job growth, low unemployment, low cost of doing business, & talented labor.

Number 1 State Rankings

- **Best Economic Outlook** (18th year in a row). *(Rich States, Poor States | April 2025)*
- **Best State Overall** *(U.S. News & World Report | 2025)*
- **Best Economy** *(U.S. News & World Report | 2025)*
- **Best State to Start a Business** *(WalletHub | 2025)*
- **Top State for Middle-Class Financial Success** *(SmartAsset | 2025)*
- **Top 3 Employment Rate Nationwide (97%+)** *(World Population Review | 2025)*

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