

FOR LEASE > INDUSTRIAL

Draper Lane Industrial Condos



144 NORTH DRAPER LANE PROVO, UTAH



Property Information

Lease Rate: \$4,000 per month plus utilities

Total Available - 5,252 SF

- > **2,512 SF Office** (6 offices, 2 restrooms, shower, reception area, kitchenette);
2,740 SF Warehouse - 45' x 60'
- > High quality office space
- > Two (2) - 12' x 14' Grade level doors
- > I-15 visibility with immediate access to the Provo Center Street / I-15 interchange
- > Central Utah County Location (13 min drive to Payson Main Street & 13 min drive to Lehi main Street)



Brandon Huntsman
+1 801 830 9232
brandon.huntsman@colliers.com

Josh Martin
+1 801 830 2004
josh.martin@colliers.com

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Permitted Uses

Hotels
Motels
Travel Agencies
Paint, glass and wallpaper
Electrical supplies
Hardware
Building maintenance
Swimming pool supplies
Department stores (includes major and junior chain department stores)
Discount department stores
Variety stores
Retail trade - general merchandise
Food stores (groceries, meats and fish, fruits and vegetables, candy, nuts, dairy, bakeries, etc.)
Miscellaneous retail food establishment
Motor vehicles, automobiles - new car sales and used car sales which will be permitted only as an accessory use to new car sales
Motor vehicles, trucks and buses - new vehicle sales and used vehicles sales permitted only as an accessory use to new truck and bus sales
Automobile accessories (except tire recapping and vulcanizing)
Gasoline service stations
Marine craft and accessories (Including inboards, outboards, sailing craft, jet skis, etc.)
New and used house trailers, R.V.s, campers, and mobile homes (Includes parts, accessories, supplies, etc.)
Motorcycles, motor scooter parts, accessories, supplies
Apparel and accessories
Furniture, home furnishings, and equipment (no combined ware-housing)
Eating places (restaurants)
Drug and proprietary stores
Books, stationery, art and hobby supplies
Sporting goods, bicycles, and toys
Garden supplies (entirely within a building only)
Jewelry
Miscellaneous retail stores (includes florists, newspapers and magazines, photo supplies, pet stores, and other similar retail stores, excluding tobacco products)
Banks, insurance and real estate (office only)
Personal services - including laundry, photography, beauty and barber services, clothing repair, etc.
Athletic clubs, body [building](#) studios, Spas, aerobic centers, (no gymnasiums)
Duplicating, mailing, stenographic and office services
Employment services
Watch, clock, jewelry repair, etc.
Locksmiths and key shops
Gunsmiths
Physicians [offices](#) and services
Dental [offices](#) and services
Legal services
Engineering, architectural, and planning services
Data processing services
Professional services
Protective functions and related activities
Postal services
Day Care Center
Beauty Schools
Dance studios and schools
Libraries
Motion Picture Theaters (indoor - subject to the standards of Section [14.34.370](#), Provo [City](#) Code)
Video Rental Shops
Parks

Conditional Uses

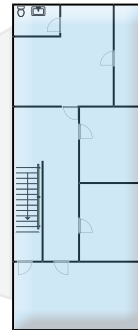
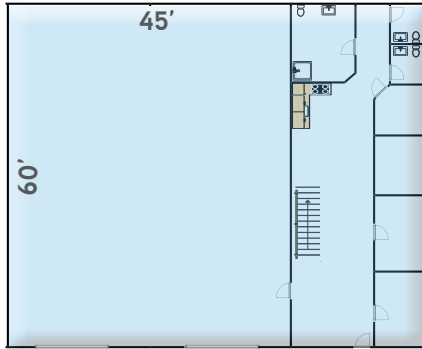
Electricity regulating substations
Natural or manufactured gas storage; distribution points
Other gas utilities, NEC
Liquor, package
Antiques (no outside display)
Equipment rental (indoor only)
Vehicle rental (passenger auto-mobiles only)
Miscellaneous business services
Auto washing and polishing
Police protection and related activities, branch (office only)
Miniature golf

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Unit 144



Unit 144
Upper Level
Office

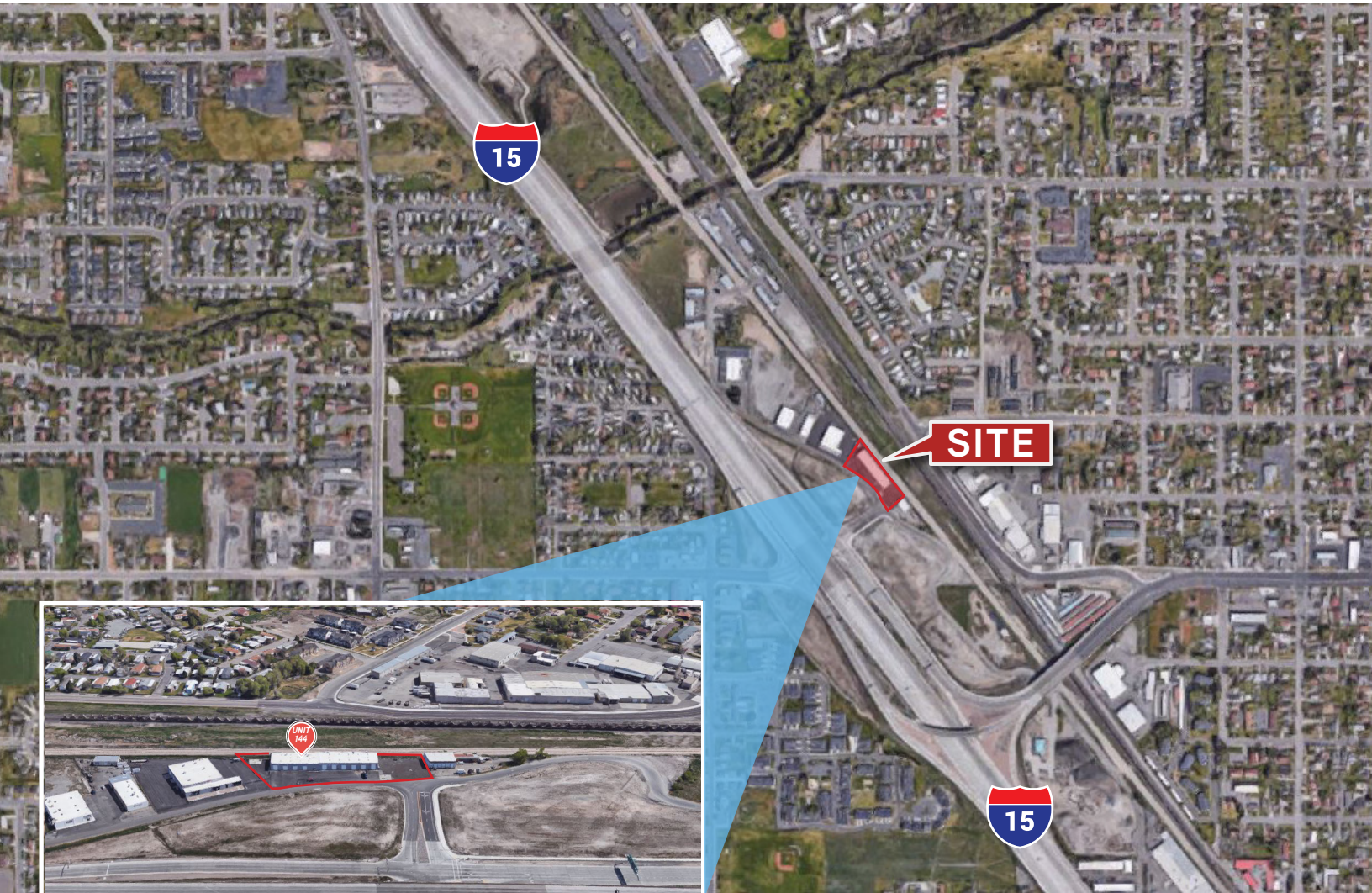
- > Main level - 1,250 SF Office
- > Upper level - 1,250 SF Office



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Colliers International
2100 Pleasant Grove Blvd. | Suite 200
Pleasant Grove, UT 84062
P: +1 801 610 1300

