

5125 West Hudson Way | For Lease

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For Lease

READY FOR IMMEDIATE OCCUPANCY

Contact:

Tom Freeman, SIOR
Vice Chair
+1 801 947 8300
tom.freeman@colliers.com

Travis Healey, SIOR
Vice Chair
+1 801 947 8300
travis.healey@colliers.com

Jeremy Terry
Vice President
+1 801 947 8300
jeremy.terry@colliers.com

Jeremy Jensen, SIOR, CCIM
Executive Vice President
+1 801 947 8300
jeremy.jensen@colliers.com

Colliers
111 S. Main St., Suite 2200
Salt Lake City, UT 84111
Main: +1 801 947 8300
colliers.com

Demographics	1 Mile	3 Mile	5 Mile
Population			
2023 Estimated	5,691	50,980	150,120
2028 Projected	8,199	62,683	174,474
Households			
2023 Estimated	1,655	14,287	40,651
2028 Projected	2,379	18,231	48,423
Income			
2023 Median HHI	\$123,894	\$115,536	\$111,912
2023 Average HHI	\$151,035	\$147,196	\$144,513
2023 Per Capita	\$45,850	\$41,825	\$39,225

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Holbrook Industrial Park Building 3

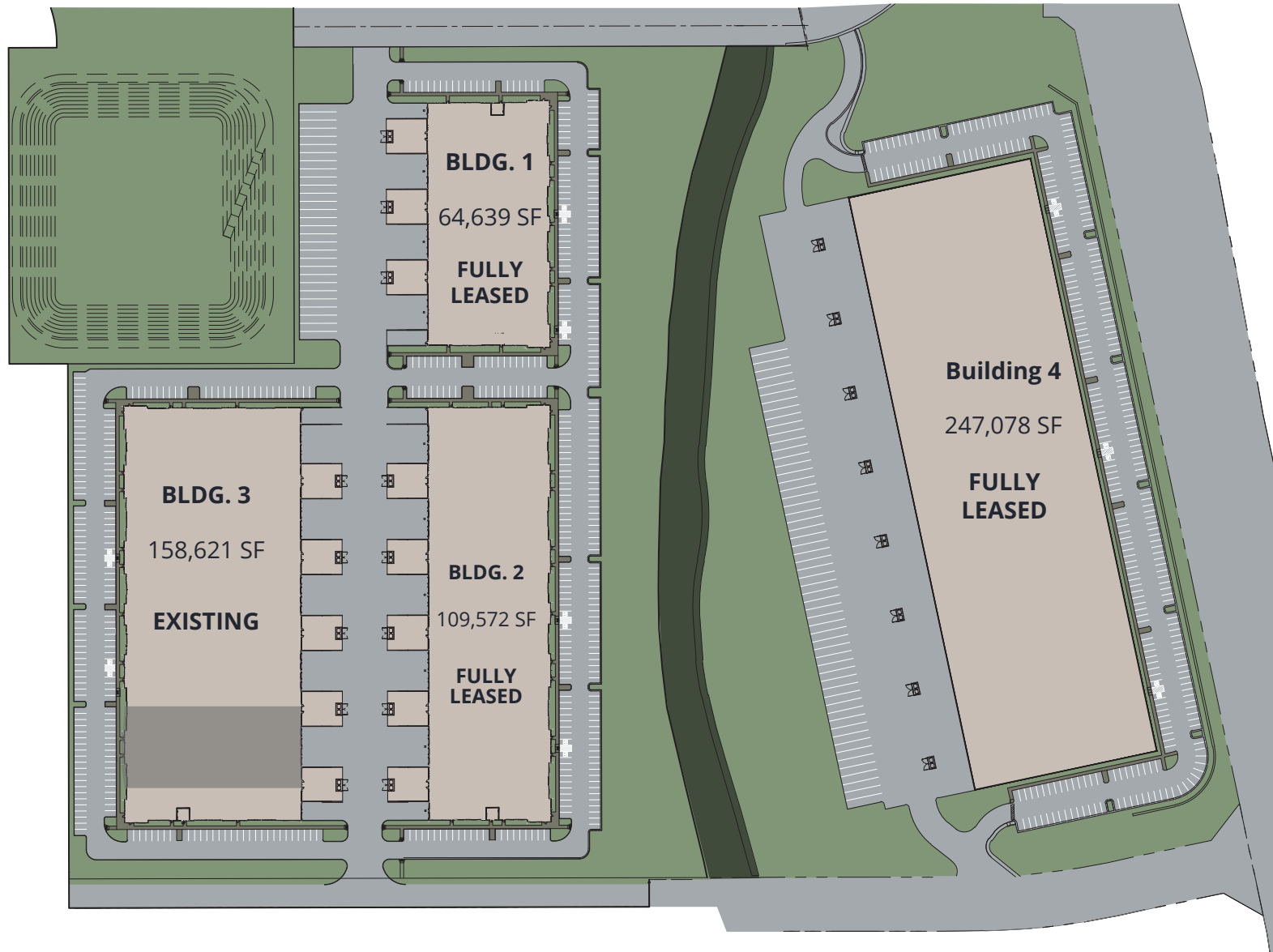
5125 West Hudson Way
Lehi, Utah 84054

Property Highlights

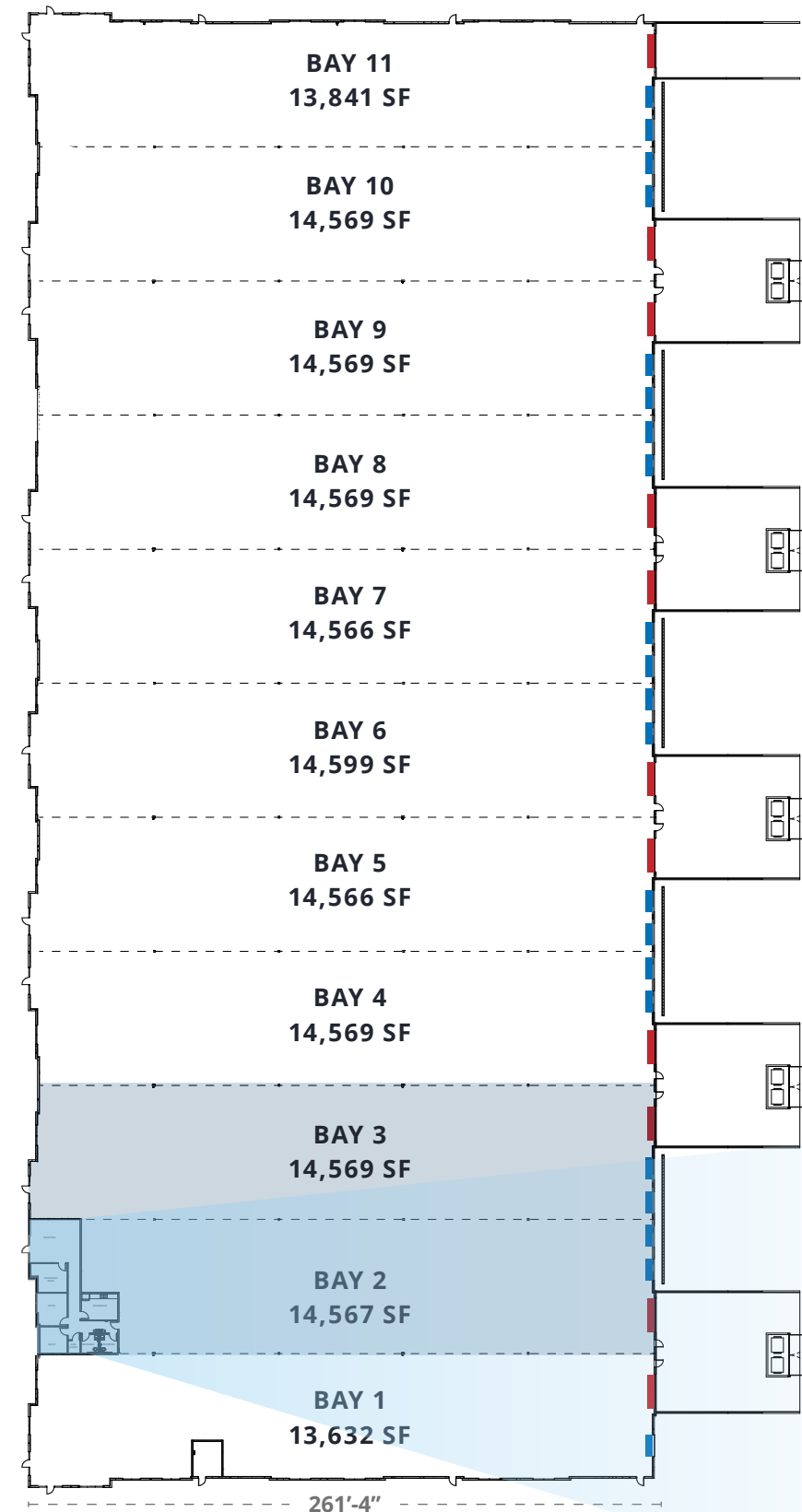
- Building Size: 158,621 SF
- Available: 29,136 SF
- Divisible To: 29,136 SF
- Office: +/- 1,500 SF
- Dock High Doors: 16 (9'x10')
- Ground Level Doors: 8 (14'x16')
- Clear Height: 32'
- Fire Suppression: ESFR
- Power: 2,100 Amps, 277/480 volt, 3-phase
- Column Spacing: 56'x52'
- Parking Ratio: 1.75/1,000
- Zoning: PC-Flex

Holbrook Industrial Park - Building 3

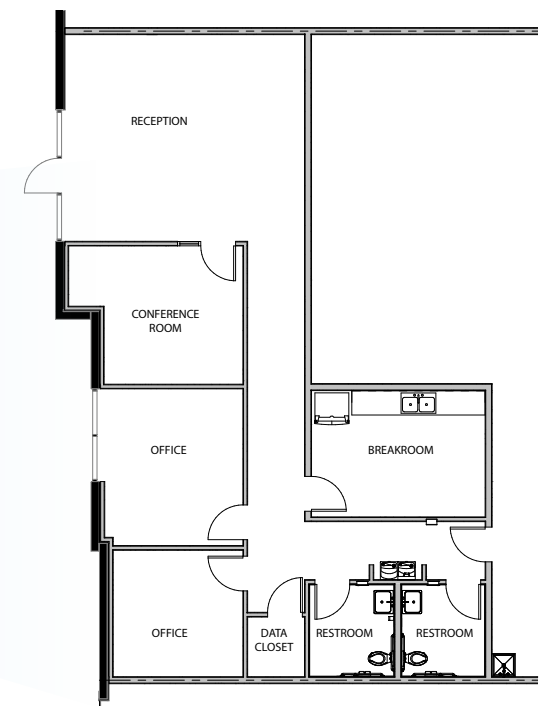
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Site Plan