

4895 West Hudson Way | For Sublease

Colliers

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Sublease

IMMEDIATELY AVAILABLE FOR OCCUPANCY

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Holbrook Industrial Park 4

4895 West Hudson Way
 Lehi, Utah 84054

Property Highlights

- Building Size: 247,078 SF
- Available: 247,078 SF
- Divisible To: 123,539 SF
- Office: 6,037 SF
- Dock High Doors: 46 (9'x10')
- Grade Level Doors: 2 (14'x16')
- Clear Height: 32'
- Fire Suppression: ESFR
- Lighting: High bay LED on motion sensors in warehouse

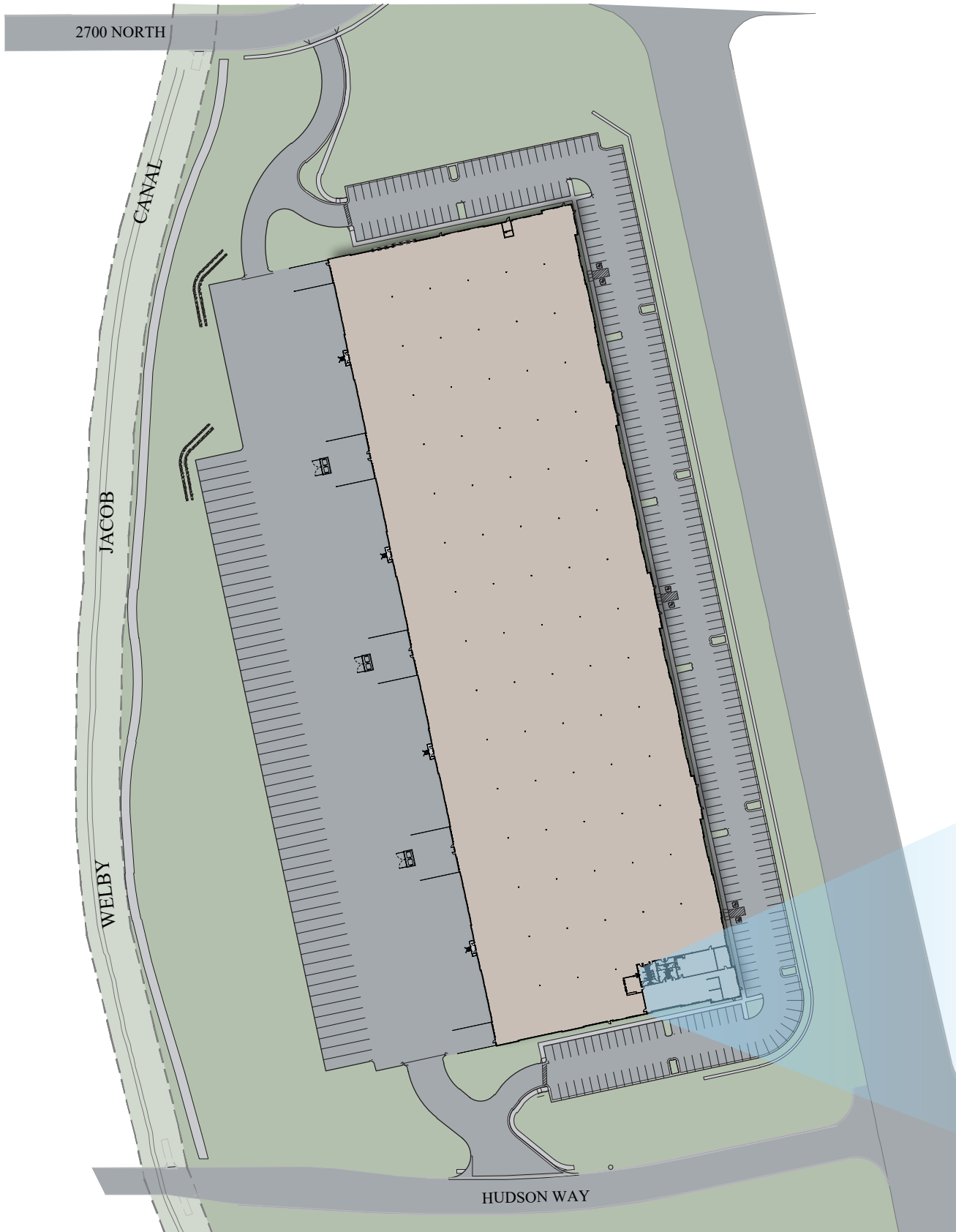
- Power: 3,500 Amps, 277/480 volt, 3-phase
- Column Spacing: 56'x43'
- Speed Bays: 60'
- Employee Parking: 306 Stalls
- Trailer Parking: 58 Stalls
- Zoning: PC-Flex

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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Photos



Office Layout

