

Lindon Business Park

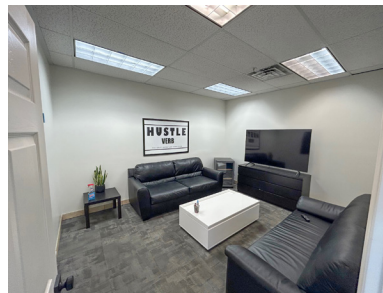
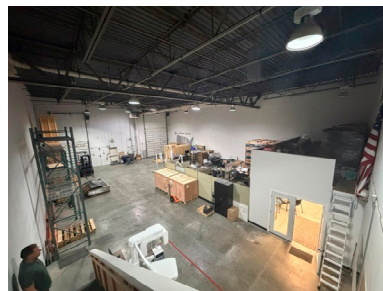
1453 West 40 South #200
Lindon, UT 84042



INDUSTRIAL | FOR SUBLEASE

PROPERTY INFORMATION

- > **Suite 200:** 5,650 total SF
- > \$6,422/month, Gross (\$1.14 PSF) including electricity
- > Warehouse size: 3,650 SF
- > Office size: 1,000 SF with (3) private offices and conference room
- > Air conditioned and carpeted mezzanine area
- > 1 grade level door (12x14)
- > 1 dock high door (9x10)
- > Freeway Signage on I-15
- > 400 amps 120/240 3 phase
- > Solar power available
- > 21' Clear height
- > Original lease ends September 2028



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