



INDUSTRIAL SPACE
FOR LEASE

Grove Business Park
BUILDING B
BUILDING E

\$1.35 per SF NNN
Updated Office Space
8,117 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 SF



IMMEDIATE ACCESS
10 min to I-15



DOORS
B4: 1 Dock High and 1 Ground Level
E1: 1 Ground Level | E2: 1 Ground Level



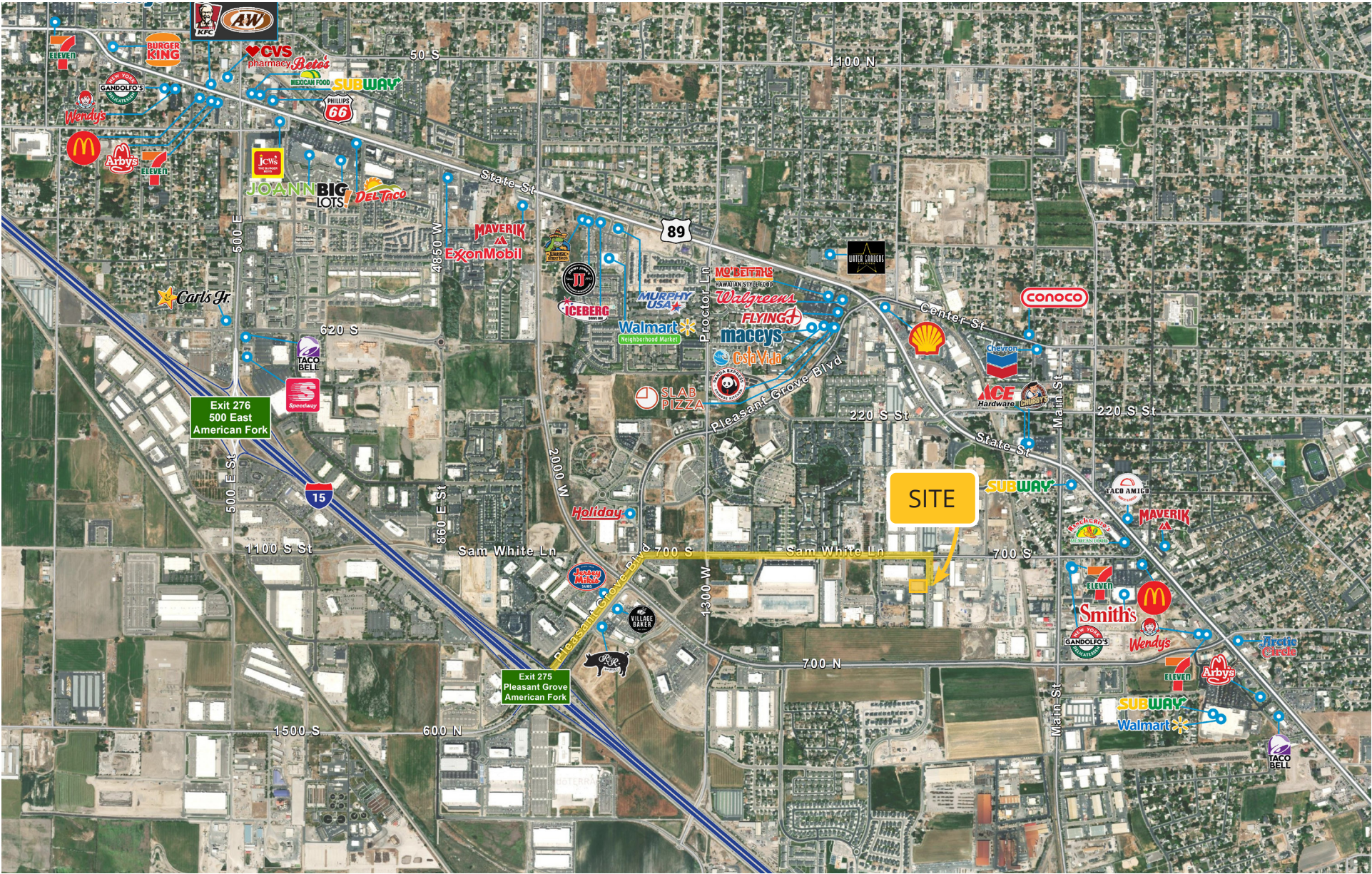
B4 Total SF	4,730 SF
E1 Total SF	2,207 SF
E2 Total SF	1,180 SF
Total Available SF	8,117 SF
Land Size	5.4 acres
Dock High	1
Ground Level	3
Clear height	24.8'
Year Built	2007

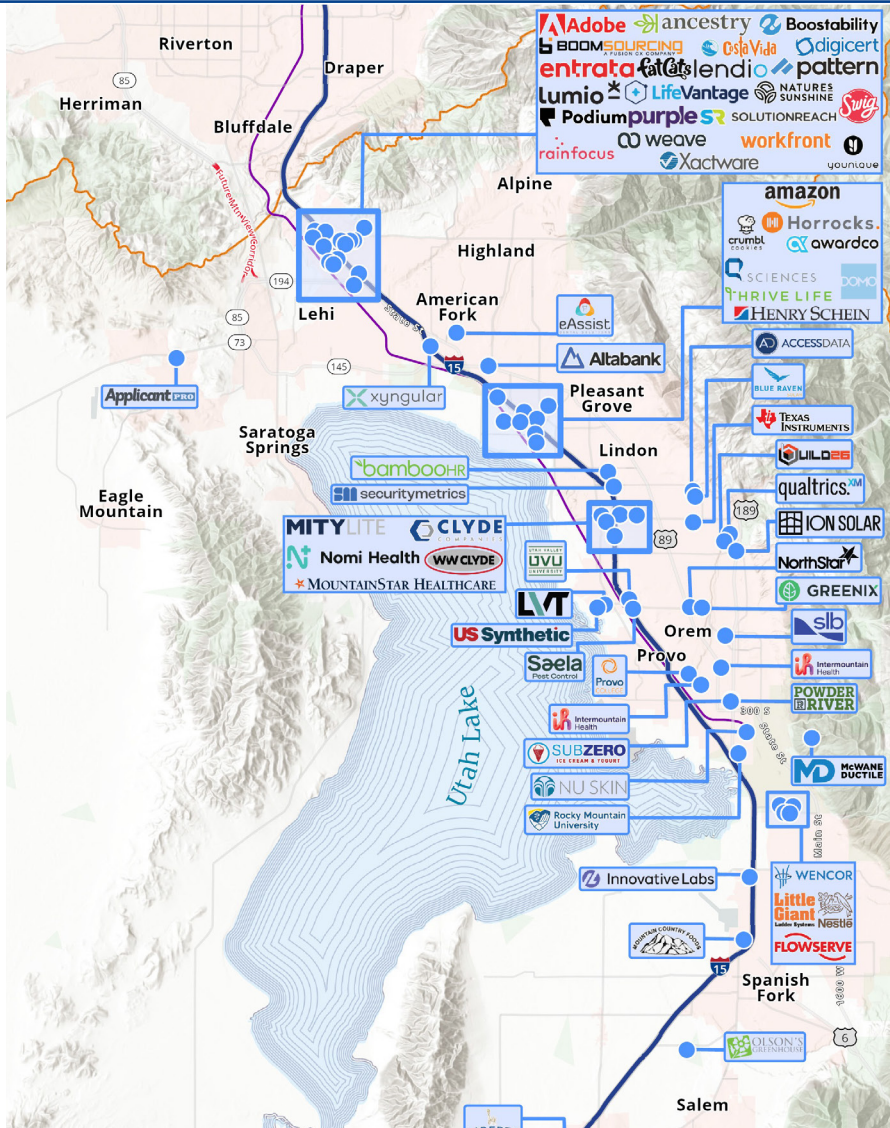
 Available
 Leased
 Dock High
 Ground Level



 Available
 Leased
 Dock High
 Ground Level







Utah County - Major Employers

UTAH COUNTY HIGHLIGHTS

- Provo/Orem is #2 of the 15 U.S. Cities that are driving the future (Business Insider, 2015).
- Boomtown America: Jobs in the Provo area grew at the fastest pace of any town in the United States in 2015. Its unemployment rate is only 2.7% (CNN, 2016).
- Provo is #1 city for career opportunities (Fortune, 2015).
- Provo/Orem is #1 medium-size city for jobs (Forbes, 2015).
- Provo/Orem is #3 best-performing city in the nation in 2015, again. 12 month job growth was 6.6 percent, the highest of any large metro area in the nation (Milken Institute).
- Provo/Orem is #7 of large U.S. cities with highest number of STEM graduates as a share of the young adult population.
- Provo/Orem is #7 nationally for well-being (Gallup-Healthways, 2015).

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