Gateway Industrial

Exclusively Marketed By:

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500 S. 500 W. | Lindon, UT 84042

Industrial For Lease

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Property Summary

500 S. 500 W. | Lindon, UT 84042

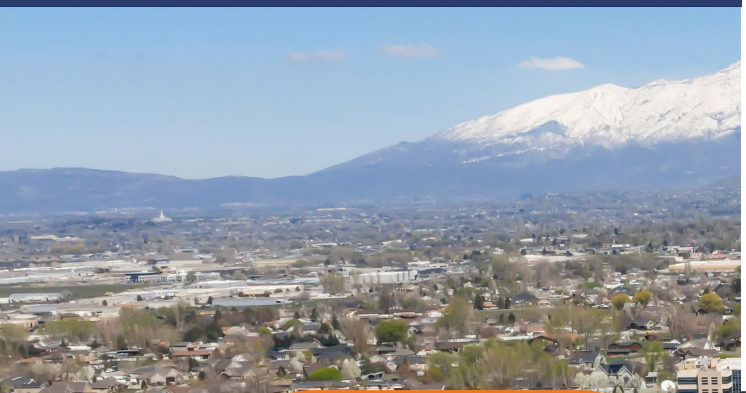
Located in Lindon, Utah, benefits from the long-term commitment of Vivint Smart Home, Inc. representing 54 percent of property occupancy. Gateway Industrial utilizes executive offices, call center operations, product assembly, and warehouse and shipping space, enjoying an atypical rental rate well below the market for similar operations. Ample parking serves the daytime employment, which exceeds 700, and employees enjoy numerous break-room and recreational amenities as well as a modern commissary that provides quality, healthy options from 7:00 am until 6:00 pm every day.

Gateway Industrial Complex is ideally located just minutes from more than 65,000 students who attend BYU and UVU, providing access to full- and part-time employment with significant benefits.

The additional campus buildings provide a mix of office and warehouse opportunity to meet the high demand for fulfillment and distribution requirements in the current market, which are now fully occupied.

Utah County is the home of dozens of multi-level and direct sales marketers who frequently require such irregular occupancy to fulfill both receiving and shipping demands. The Vivint campus features high-bay and low-bay building segments with dock-high and ground-level doors and elements suitable for dead storage as well as heated and air-conditioned storage and processing.

Located on 1600 North with direct access to I-15, employees, visitors and shippers all benefit from the property's convenience.



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Property Highlights

366,885 Total SF (4 Buildings)

- 22.77 Acres
- (28) dock-high doors
- (6) ground-level doors
- 12–28′ clear height
- (961) parking stalls
- Motion-operated LED high-bay lights
- 3-phase/480-volt power
- Efficient gas-fired radiant warehouse
- Air-conditioned warehouse space
- Built in 1991

64,500 Available SF (Building 1)

- First Floor Warehouse: 64,500 SF
- Second Floor Office: 13,000 SF
- (6) dock-high doors
- (1) ground-level doors
- 12–28′ clear height
- Motion-operated LED high-bay lights
- 3-phase/480-volt power
- Efficient gas-fired radiant warehouse
- Air-conditioned warehouse space

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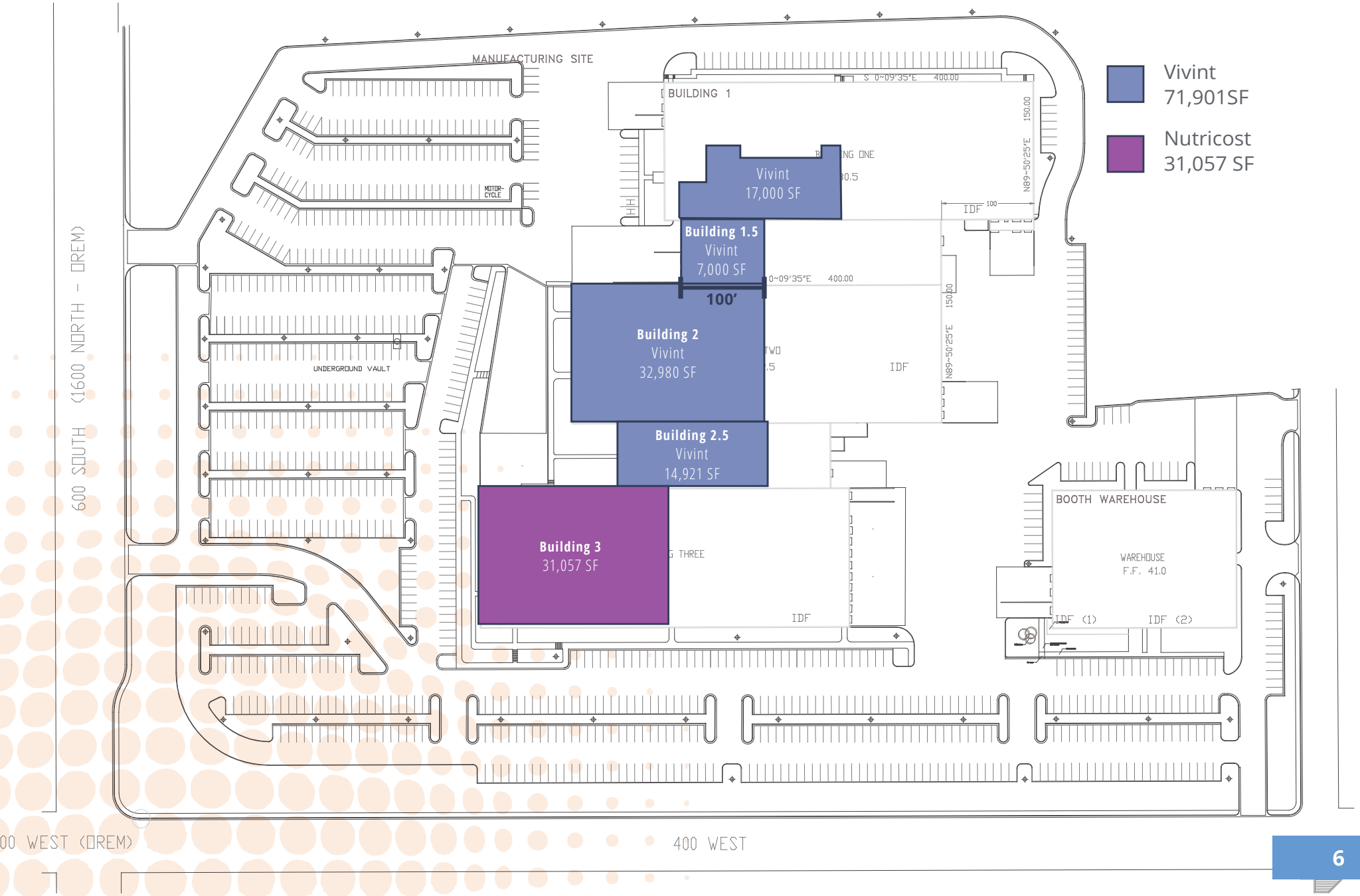
Gateway Industrial

Gateway Industrial Floor Plans

1st Floor

Gateway Industrial Floor Plans

2nd Floor



Aerial View

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Utah County Demographics

KEY FACTS

Population
718,194

Median Age
27.1

Average Household Size
3.45

BUSINESS

Total Businesses
14,945

Total Employees
225,030

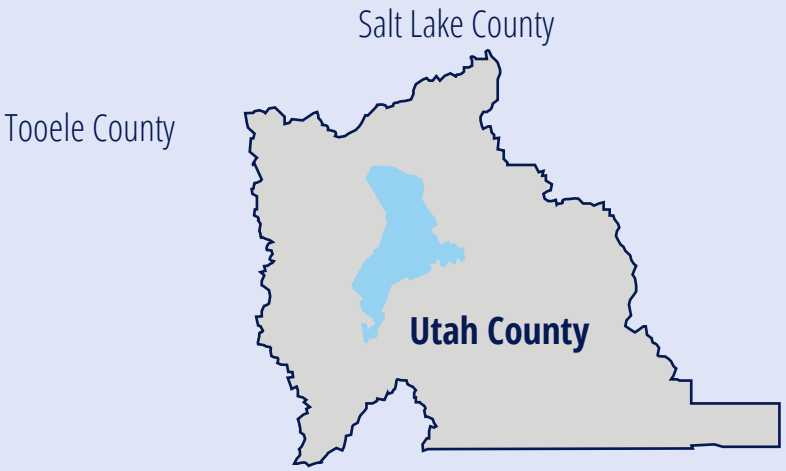
Daytime Population
691,002

INCOME

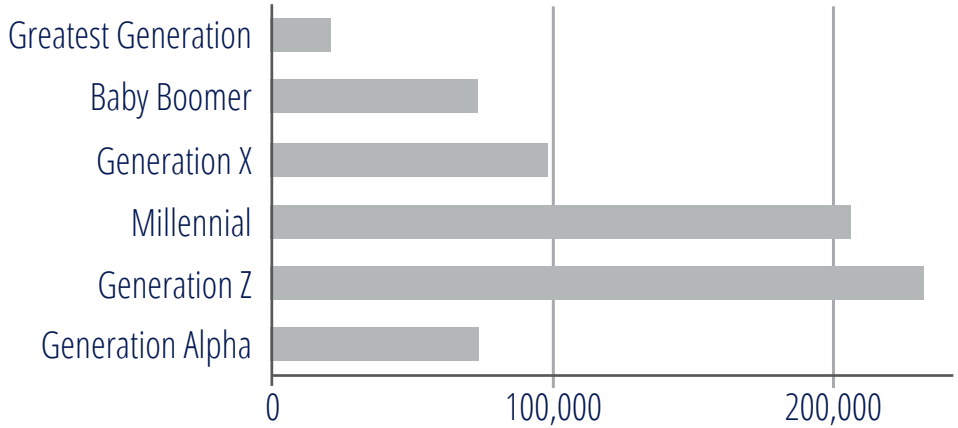
Median Household Income
$90,138

Average Household Income
$121,673

Per Capita Income
$34,533



2023 POPULATION BY GENERATION



EDUCATION

No High School Diploma
4%

High School Graduate
17%

Some College
34%

College Degree
45%

EMPLOYMENT

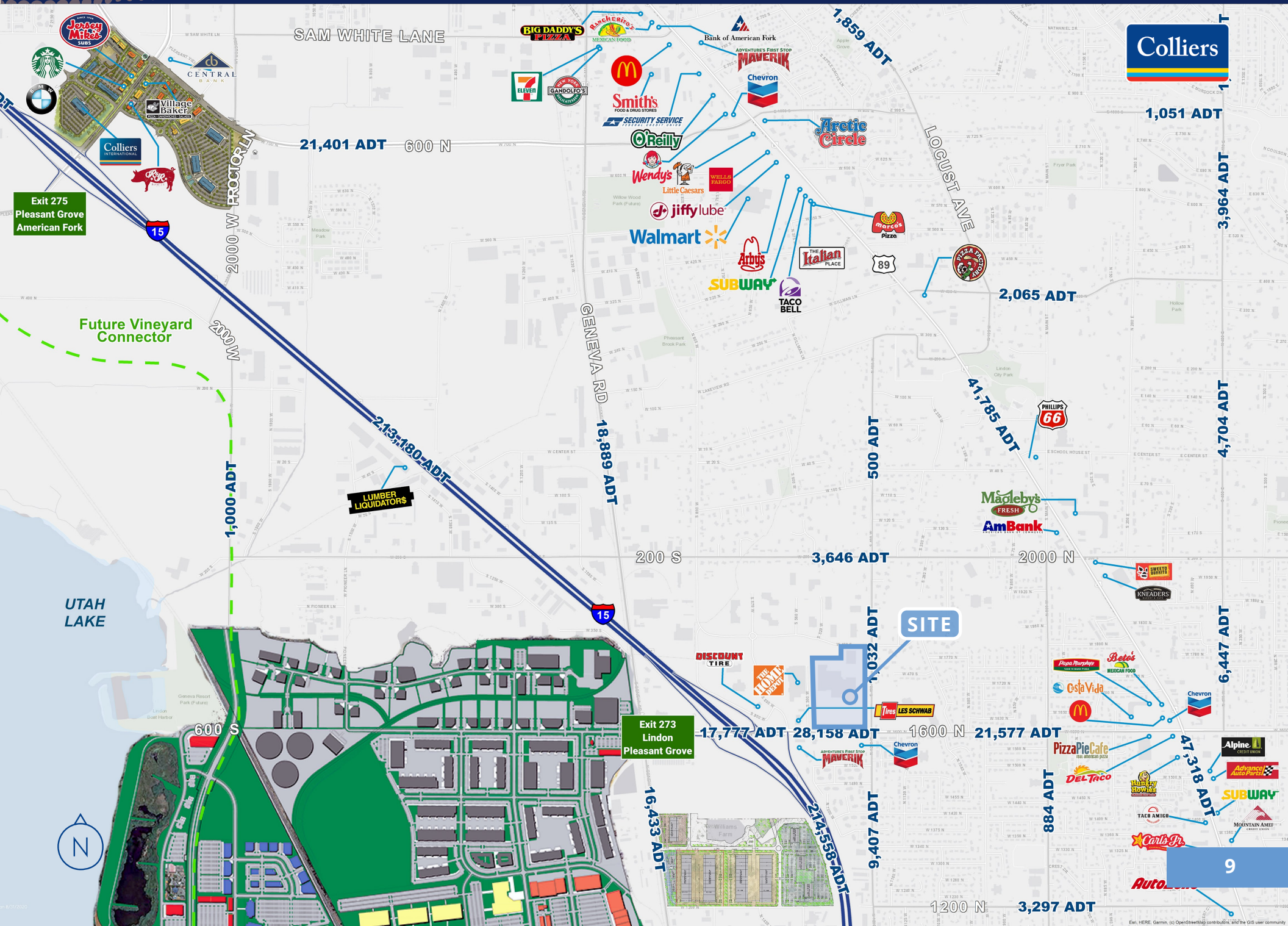
White Collar
71%

Blue Collar
18%

Services
11%

Unemployment
3.1%

Area Tenant Map



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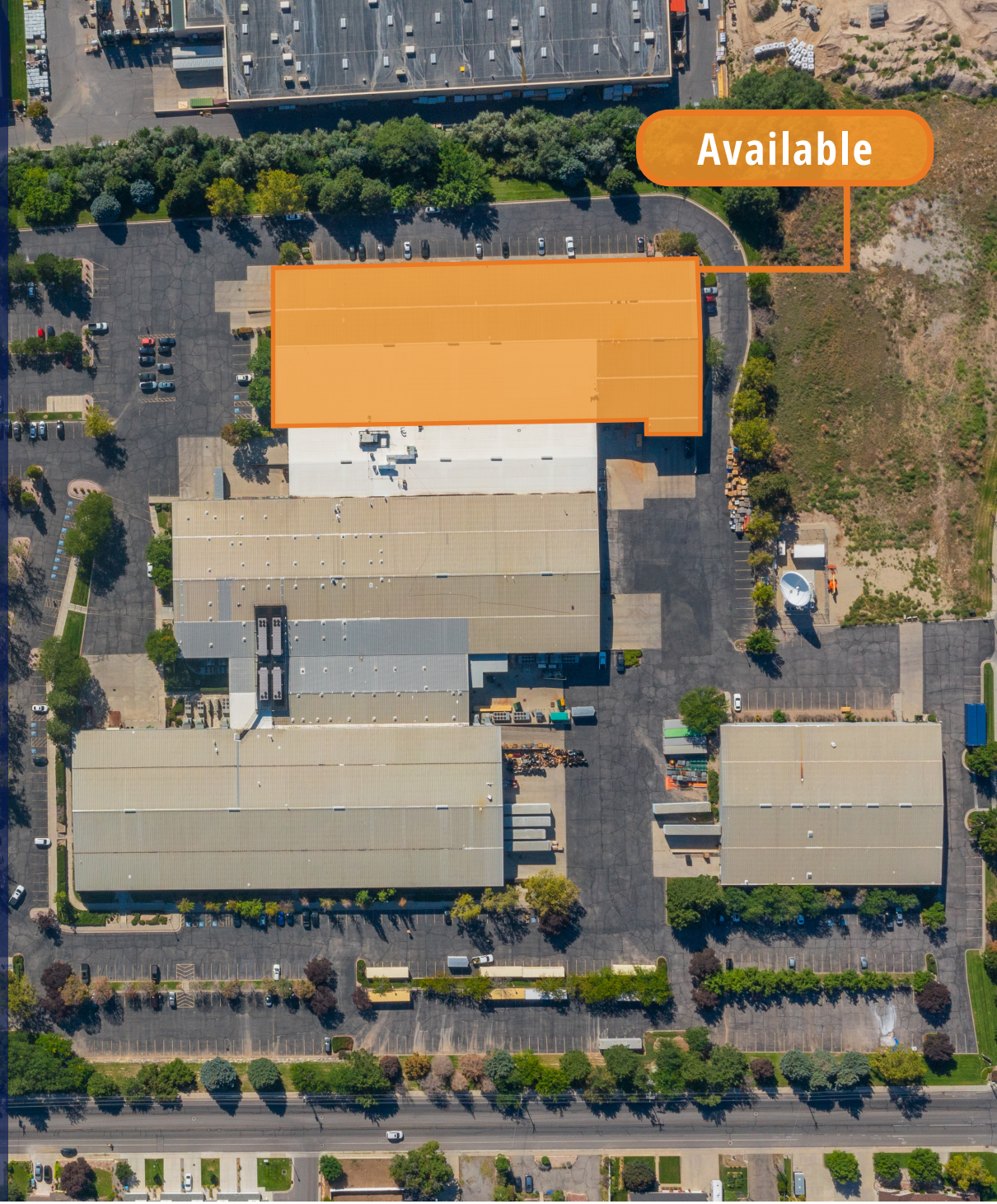

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