



Bldg 3 entrance & signage

BLENDTEC BUILDING

1206 S 1680 W
Orem, UT 84058

264,816 SF Total
Industrial for Lease

Lease Rate: \$0.68 NNN



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BLENDTEC BUILDING

Overview

Floorplans

Photos

Location

Property Highlights

Immediately Available

Entire property can also be made available

Large Contiguous Footprint

of 264,816 SF on 8.12 acres with CM zoning

Strategic Location

Located in central Utah County with quick access to I-15 and nearby transit stations - ideal for labor access and regional logistics.

Property Amenities

Heavy Power Service, Additional Parking, Fully Climate Controlled, Generator, Structured Mezzanine



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Property Summary

The Blendtec Building presents a rare opportunity to acquire a highly specialized, institutional-grade industrial asset in the heart of Utah County. Spanning 264,816 square feet on 8.12 acres, this state-of-the-art facility combines advanced manufacturing infrastructure with well-appointed office and amenity space, making it an ideal “plug and play” solution for manufacturers seeking immediate operational capability.

The property features over \$10 million in in-place capital improvements, including dedicated air compressor lines, clean rooms, significant electrical capacity, generator, and built-in engineering areas. Its current configuration supports a seamless transition for a wide range of industrial users, particularly those in food production, tech manufacturing, or specialized assembly.

Located in Orem’s well-established manufacturing corridor, the building benefits from CM zoning, proximity to multiple transit options, and easy access to both workforce and logistics infrastructure. Amenities such as a conferencing center, on-site fitness facility, freezer space, and LED lighting enhance employee experience and operational efficiency. With 8 dock-high doors, one grade-level door, and a 23-foot clear height, the building supports both flexibility and functionality.

Building Specs

Total	264,816 SF
Price	\$0.68 NNN
Available	157,125 SF
Zoning	CM
Year Built	Bldg 1: 1995 Bldg 2: 2006 Bldg 3: 2011
Acres	8.12
Parking	360
Parcel #	44:208:0001

BLENDTEC BUILDING

Overview

Building Floorplans

Photos

Location



Building 1

Total SF	53,151 SF
Available SF	0
Office	21,843 SF
Lab	6,463 SF
Production/Assembly	23,392 SF
Utility	2,389 SF
Dock High Doors	6
Ground Level Doors	1

Building 2

Total SF	110,389 SF
Available SF	55,849 SF
Office	19,503 SF
Lab	6,848 SF
Production/Assembly	77,349 SF
Utility	6,689 SF
Dock High Doors	0 *potential for 2
Ground Level Doors	0

Building 3

Total SF	101,276 SF
Available SF	101,276 SF
Office	11,642 SF
Lab	9,504 SF
Production/Assembly	41,765 SF
Utility	4,463 SF
Dock High Doors	2
Ground Level Doors	0

First Floor

Building 3 - 56,162 SF

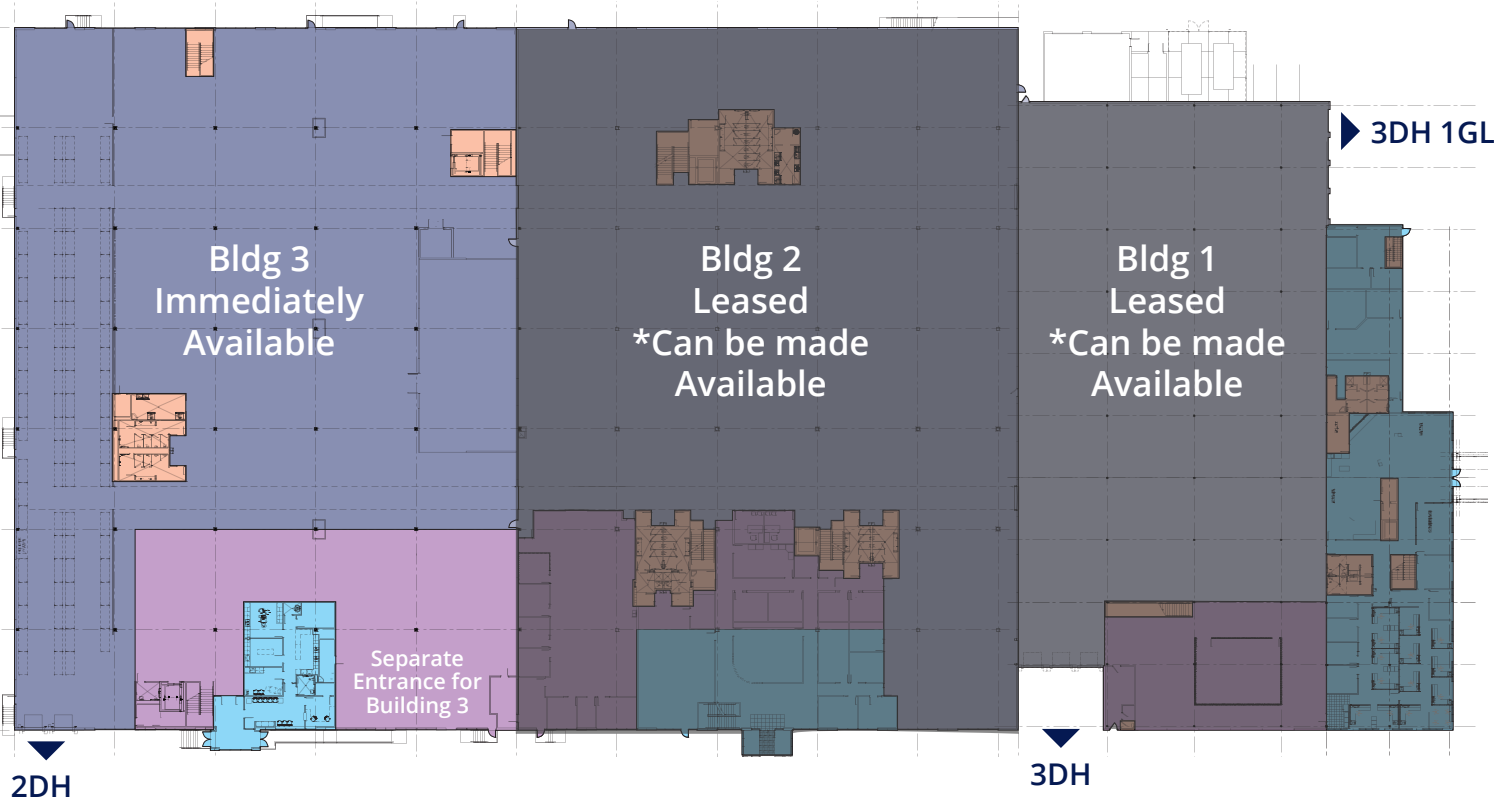
- Production - 42,167 SF
- Office - 2,011 SF
- Lab - 9,504 SF
- Utility - 2,480 SF

Building 2 - 54,540 SF

- Production - 40,142 SF
- Office - 4,142 SF
- Lab - 6,848 SF
- Utility - 3,408 SF

Building 1 - 39,197 SF

- Production - 23,392 SF
- Office - 7,889 SF
- Lab - 6,463 SF
- Utility - 1,453 SF



Second Floor

Building 3 - 45,114 SF

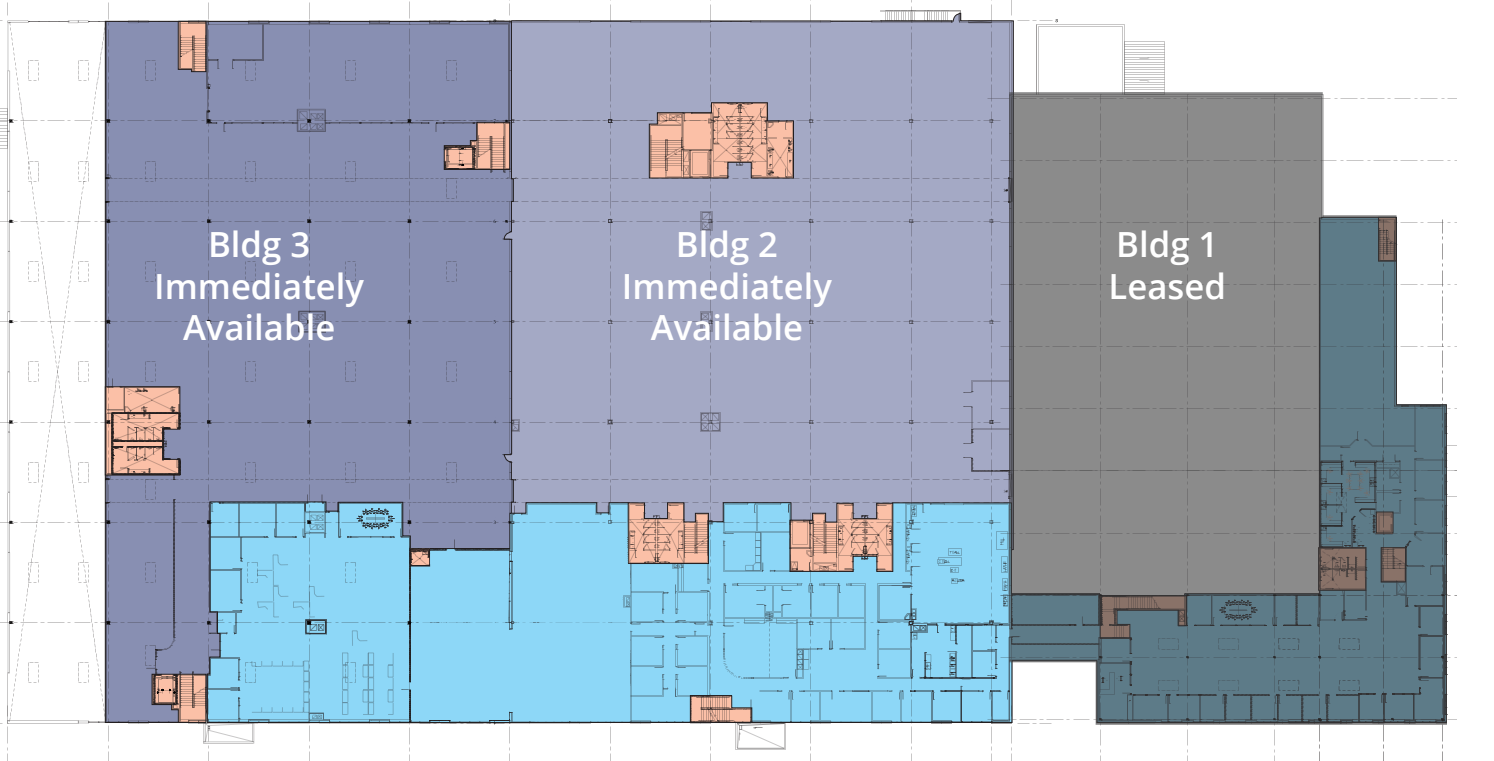
- Production - 33,500 SF
- Office - 9,631 SF
- Utility - 1,983 SF

Building 2 - 55,849 SF

- Production - 37,207 SF
- Office - 15,361 SF
- Utility - 3,281 SF

Building 1 - 13,954 SF

- Office - 13,018 SF
- Utility - 936 SF



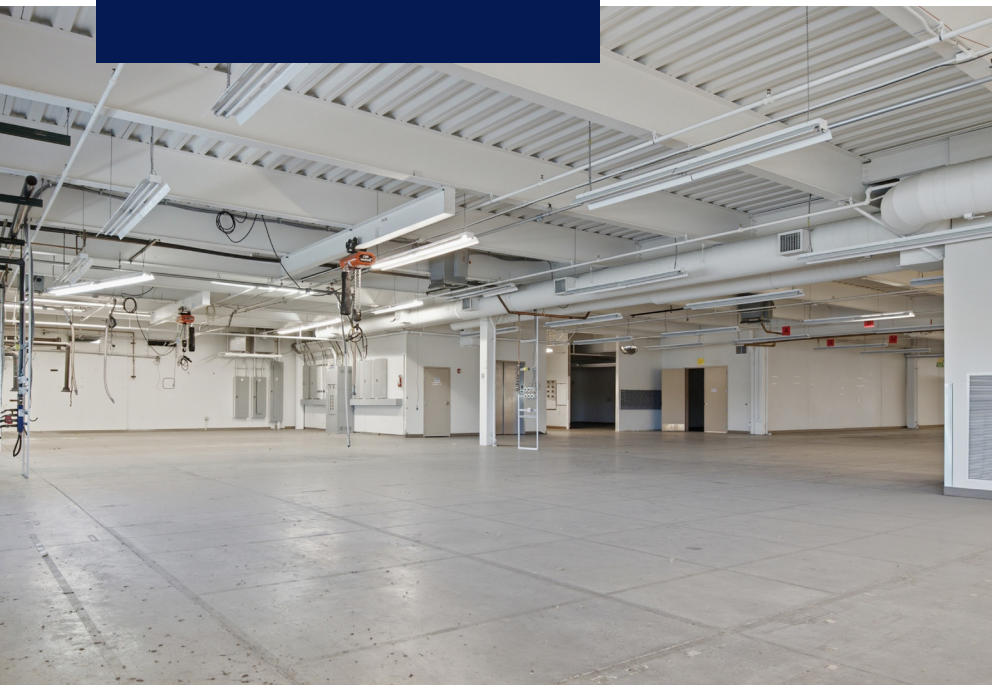
BLENDTEC BUILDING

Overview

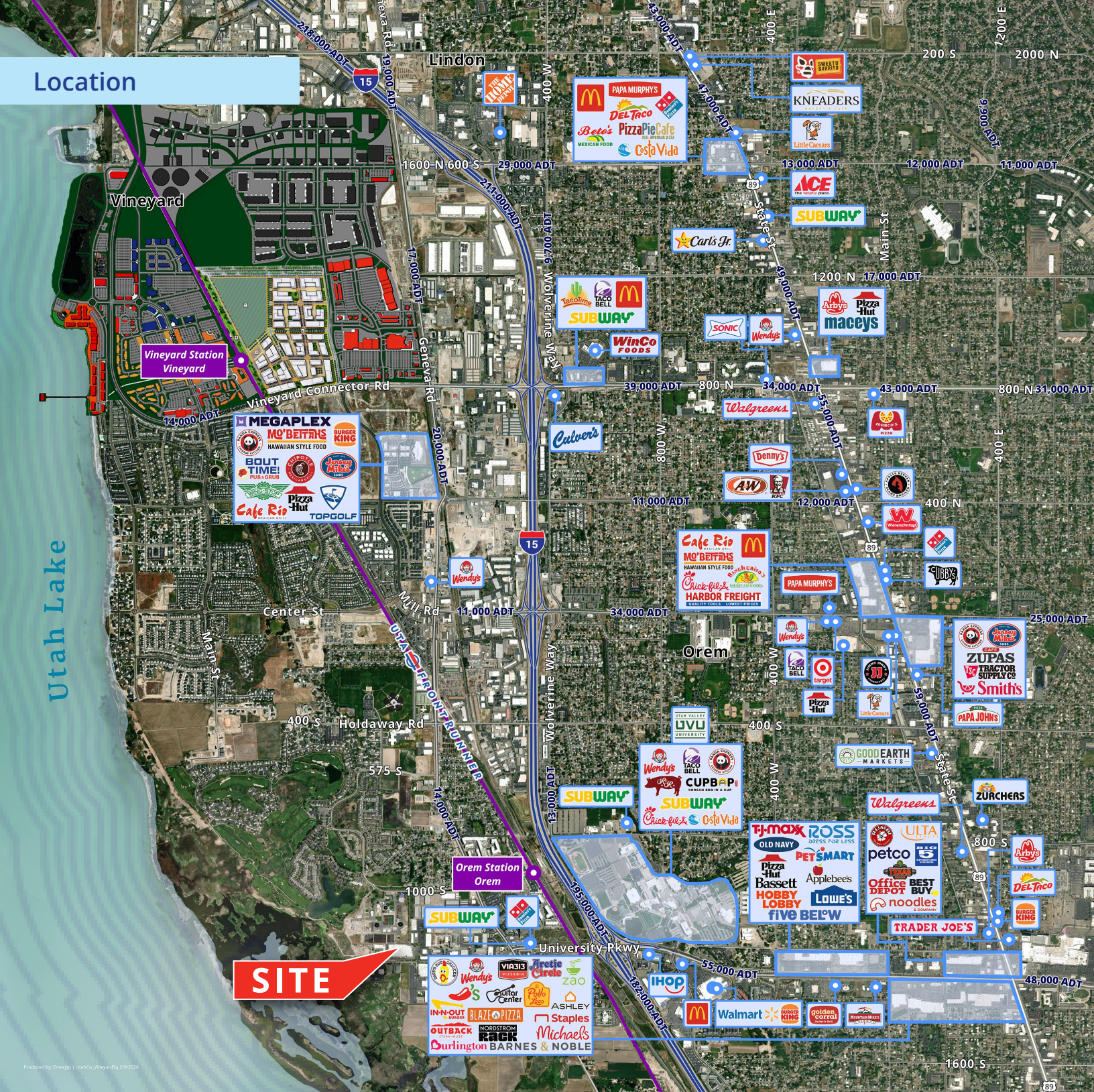
Floorplans

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Location



Location



Key Demographics

5 Mile Radius



187,689

Total Population



\$582,574

Median Home Value



6,615

Businesses



222,843

Daytime Population



INDUSTRIAL FOR LEASE

BLENDTEC BUILDING

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