



VISTA HEIGHTS INDUSTRIAL

Situated in the heart of Provo's growing industrial corridor, this manufacturing and distribution building at 3500 South Mountain Vista Parkway offers exceptional functionality with easy access to I-15. The property features upgraded interior finishes from the previous tenant, making it ideal for companies seeking a clean, move-in-ready environment.

For Lease

3500 South Mountain Vista Parkway | Provo, UT

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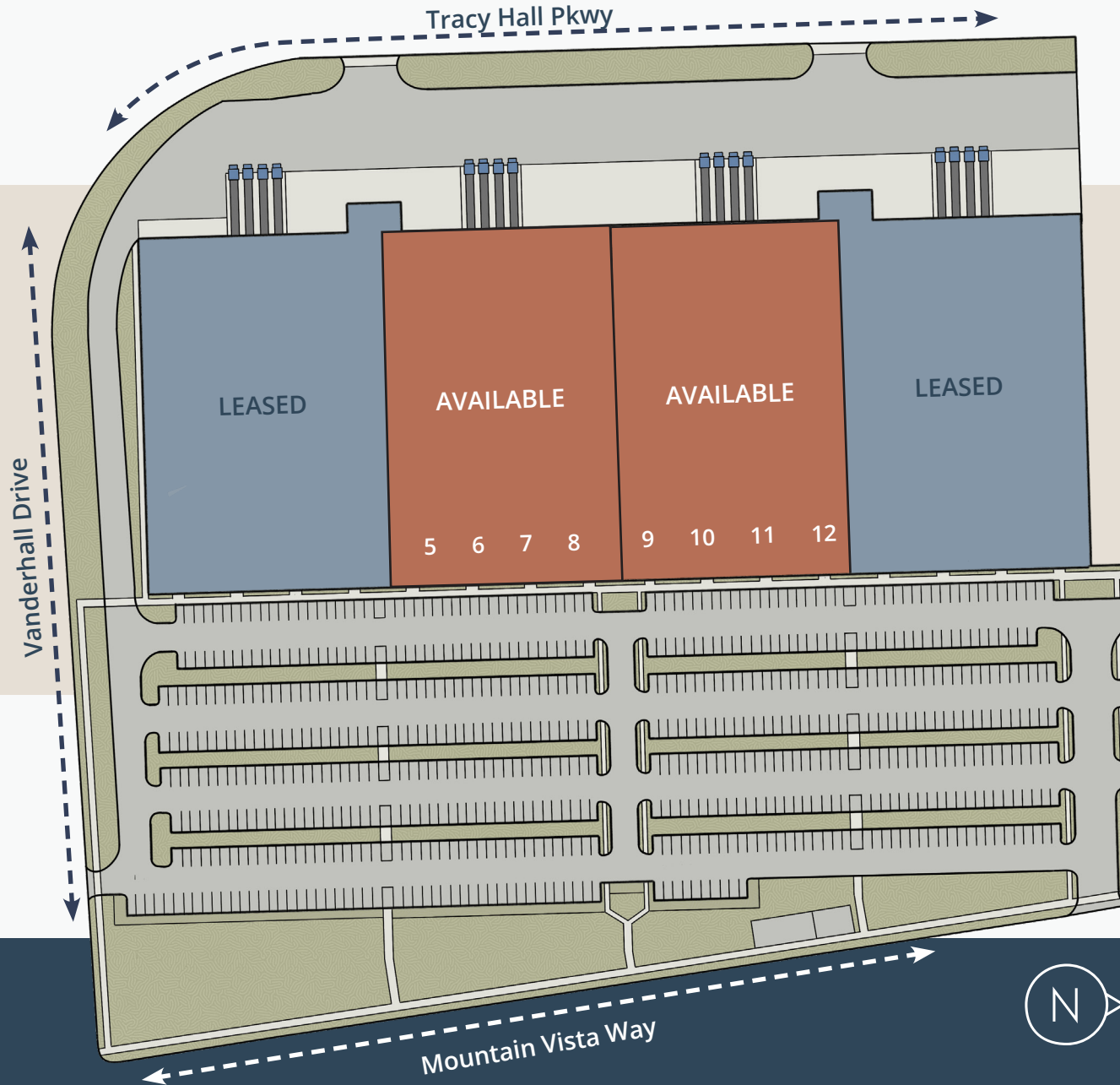
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2100 Pleasant Grove Blvd., Suite 200
Pleasant Grove, UT 84062
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VISTA HEIGHTS SITE PLAN

Project Highlights

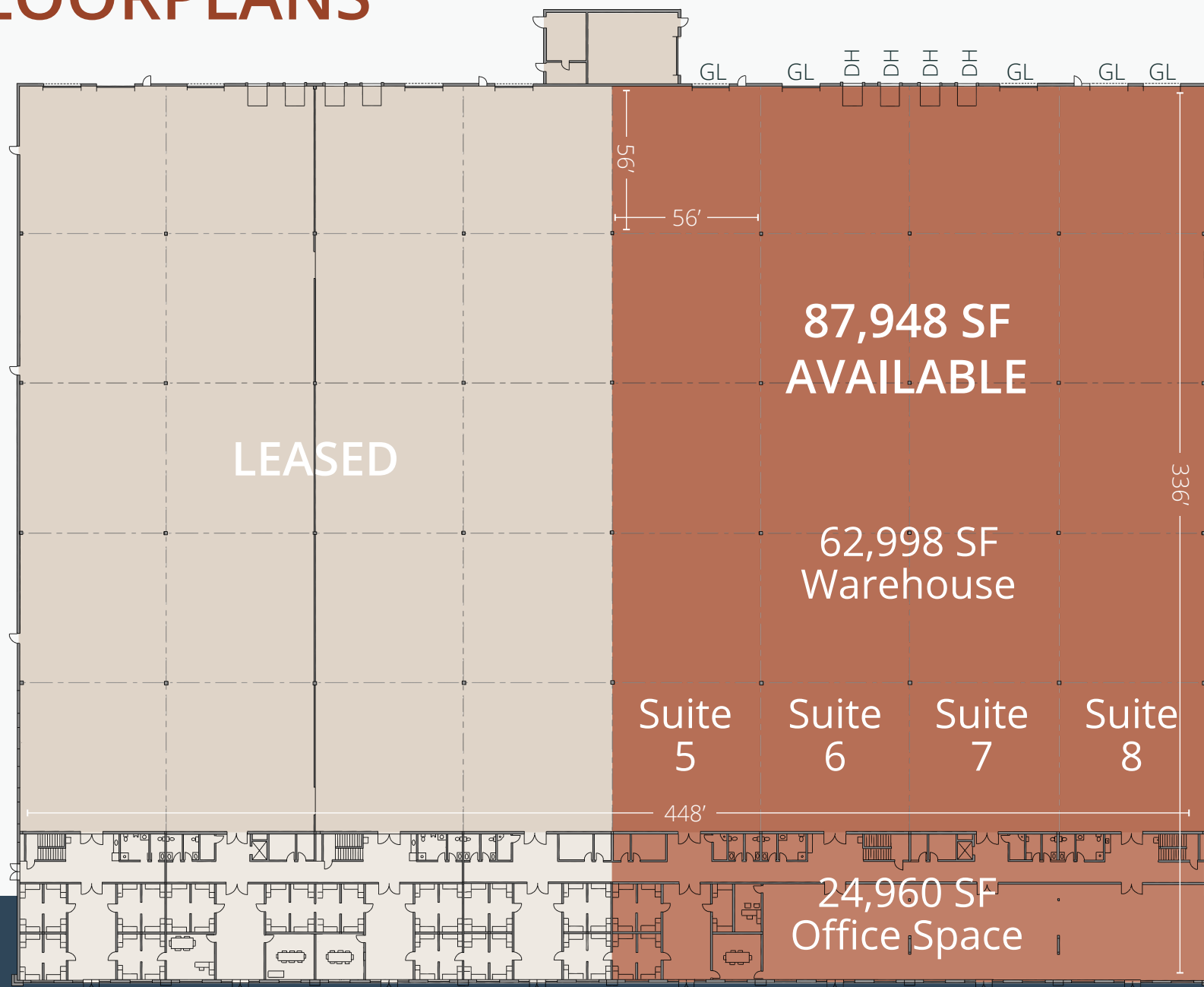
**175,896 SF
AVAILABLE**



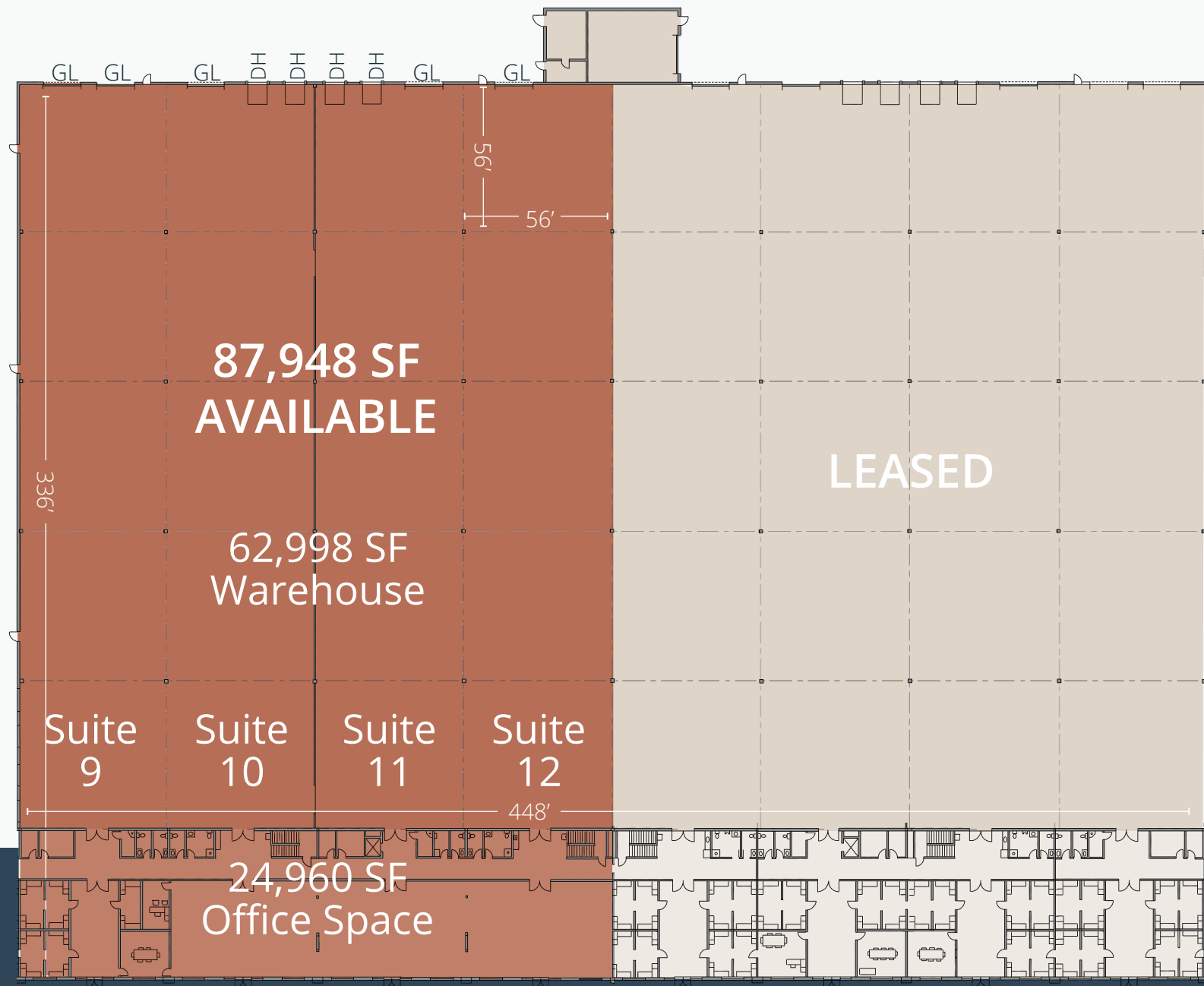
- Easy freeway access to I-15
- 10 grade-Level doors
- 8 dock-high doors
- 2 freight elevator serving warehouse
- 2 passenger elevator serving office
- Class A upgraded finishes
- Air conditioned manufacturing space
- 30' clear height
- 3-phase 3000 amps
- PIC zoning

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FLOORPLANS



FLOORPLANS CONT.



PHOTOS



INTERIOR PHOTOS



CORPORATE NEIGHBORS



ADT
pyvott.
Nestlé

INTERMOUNTAIN
NUTRITION

ACTION
TARGET

ELEVATE
HEALTH SCIENCES

VOX
WENCOR GROUP

VOX

SITE

PETIQ

Nestlé

BUILT
Swig

WESTERN WATER WORKS
SUPPLY COMPANY
Ryder

SupraNaturals

spire
Tacoma Glass
LAUNCH
FULFILLMENT

FLOWSERVE

Little
Giant
Ladder Systems

pepsi





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