



Industrial For Lease

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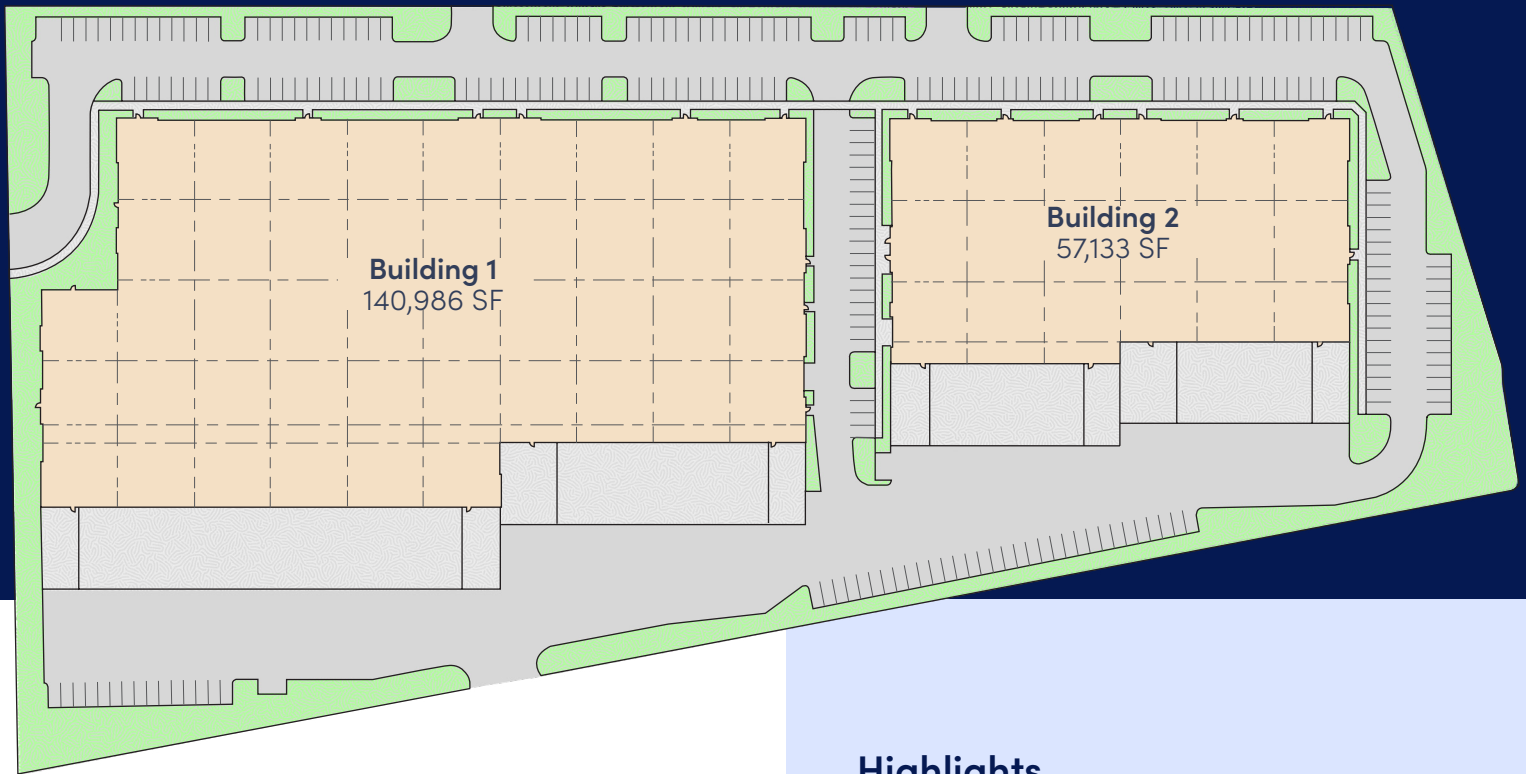
310 Geneva Rd.

310 N. Geneva Road will offer brand-new Class A industrial space in the heart of Lindon's sought-after Geneva Road corridor. Construction is scheduled to begin soon with completion anticipated in 2026. Designed with flexibility in mind, 310 Geneva can accommodate a wide range of users. Its Geneva frontage gives the site excellent visibility and easy access to I-15, while generous truck courts and a 32-foot clear height provide efficient distribution and manufacturing operations.

310 North Geneva Road | Lindon, Utah



Property OVERVIEW



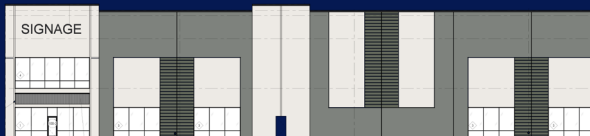
Property Information

Total SF	198,119 SF
Available SF	198,119 SF
Acres	11.3
Zoned	L1
Parcel ID	14:064:0145
Power	3 phase 480 v
Fire Suppression System	ESFR
Warehouse Lighting	LED Clerestory
Delivery	2026

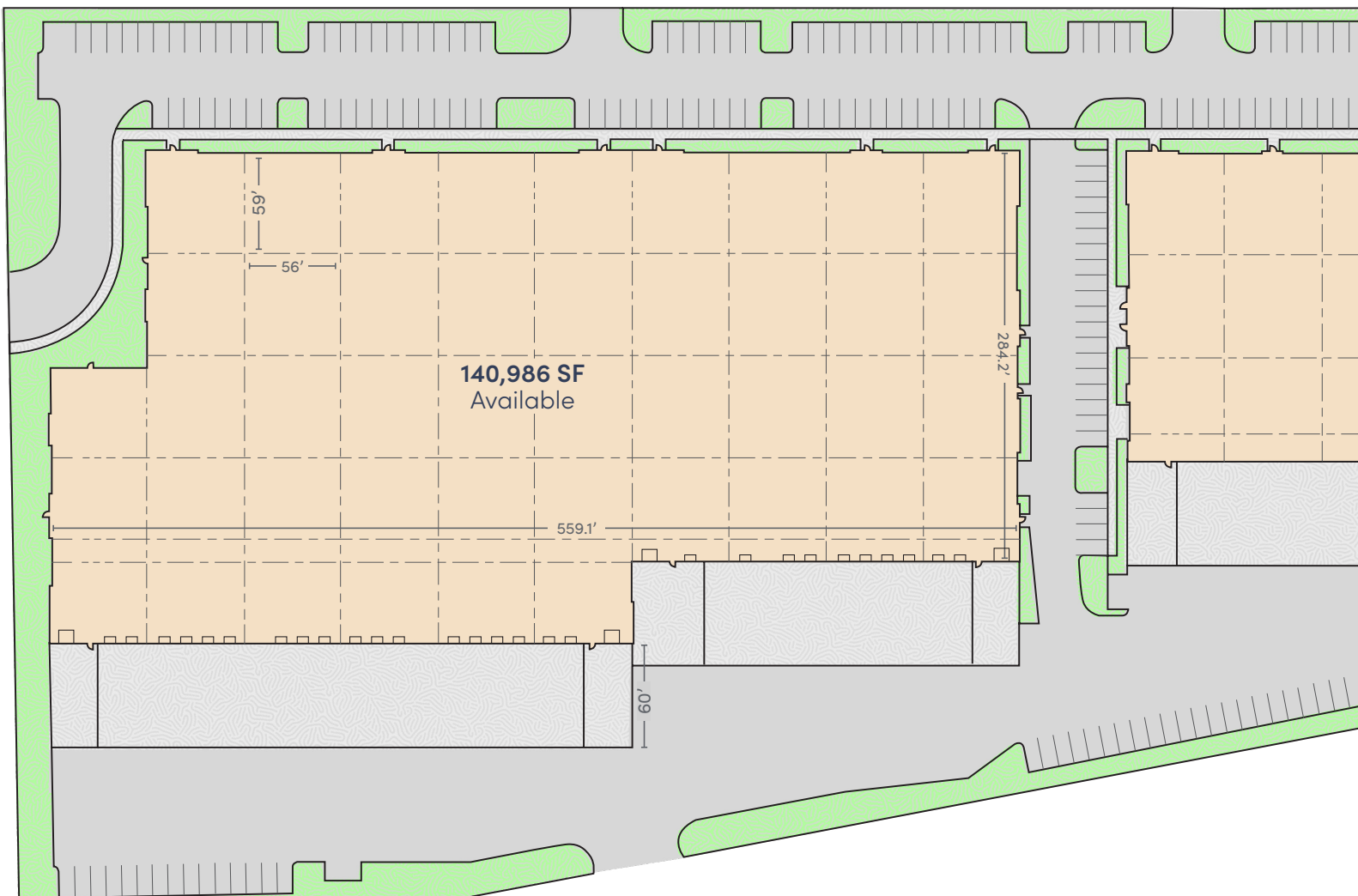
Highlights

- Brand-new Class A construction delivering in 2026
- Prime Geneva road frontage with exceptional exposure in Lindon
- Flexible demising down to $\pm 10,000$ SF to suit a variety of tenants
- 3-phase/480 V power
- Expansive truck turning radius
- Excellent access: 2 miles to I-15
- 15 minutes to Provo Airport, and 36 minutes to SLC Airport

Building 1 FLOORPLANS

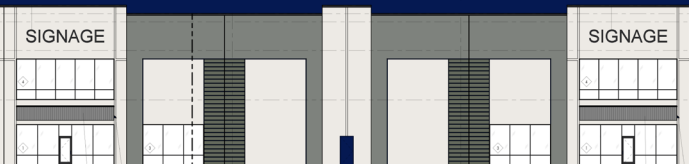
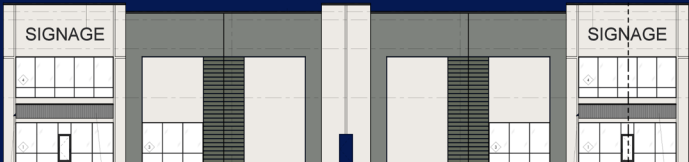


Total SF	140,986 SF
Available SF	140,986 SF
Minimum Divisibility	31,808 SF
Floor Thickness	6"
Truck Apron	60'
Dock High Doors	28 9' x 10'
Ground-Level Doors	4 12' x 14'
Clear Height	32'
Column Spacing	56' x 59'
Parking Stalls	111



310 North Geneva Road | Lindon, Utah

Building 2 FLOORPLANS



Total SF	57,133 SF
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Available SF	57,133 SF
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Minimum Divisibility	10,024 SF
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Floor Thickness	6"
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Truck Apron	60'
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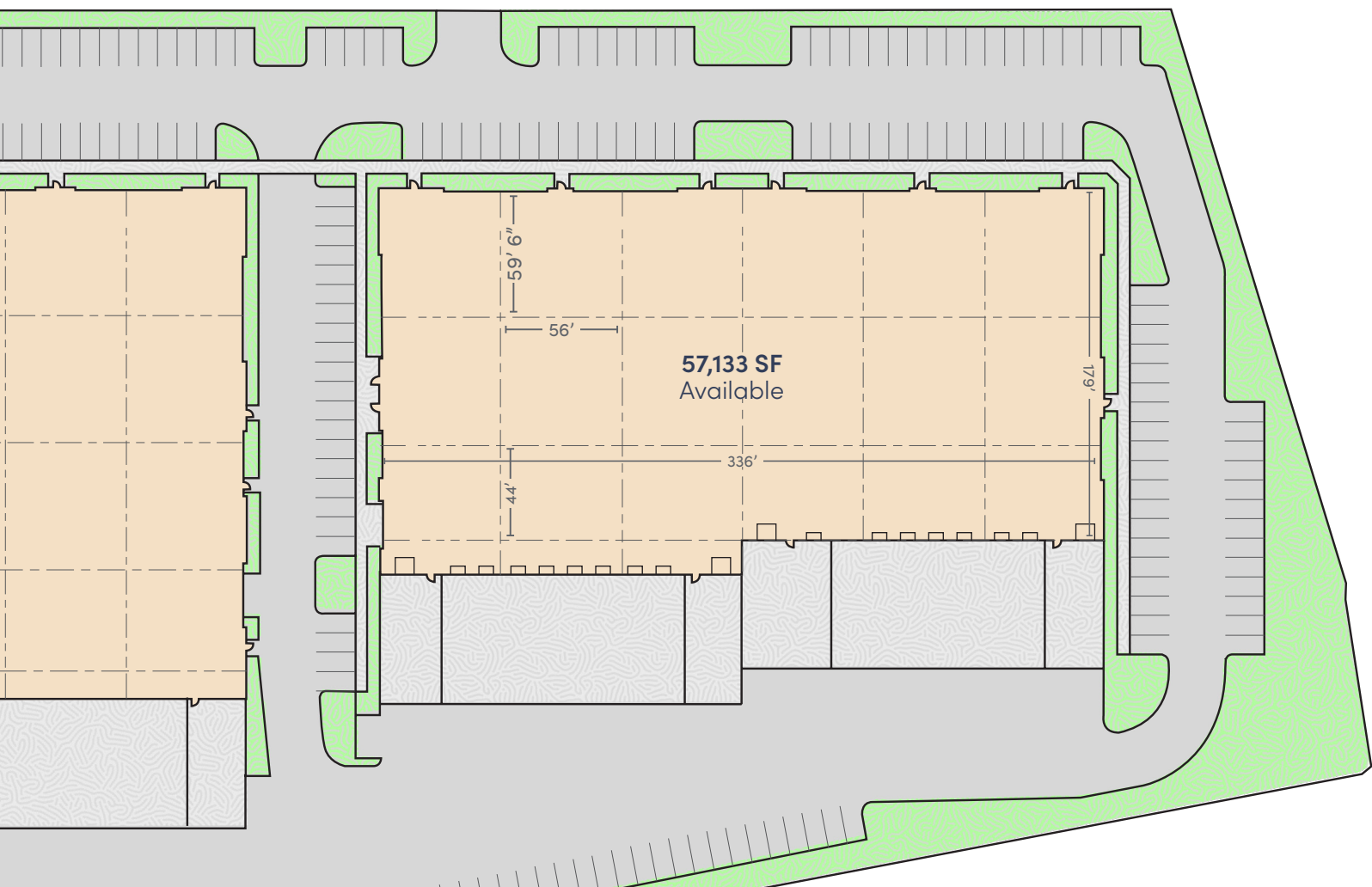
Dock High Doors	15 9' x 10'
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Ground-Level Doors	4 12' x 14'
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Clear Height	28'
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Column Spacing	56' x 59'
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Parking Stalls	143
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310 North Geneva Road | Lindon, Utah

5 mile radius

\$100,196

Median Household Income

\$591,374

Median Home Value

5,566

Total Businesses

69,961

Total Employees

72%

White Collar

17%

Blue Collar

11%

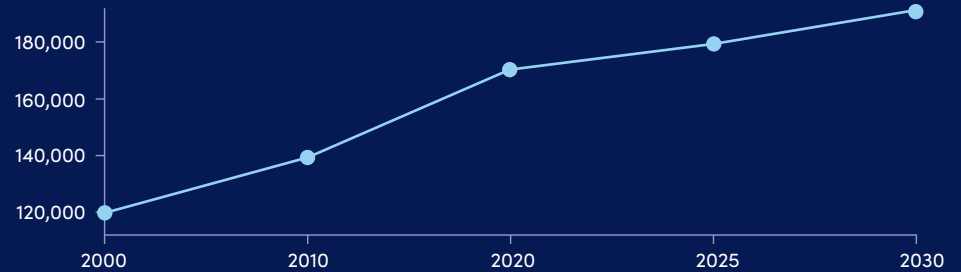
Services

3.5%

Unemployment Rate

Lindon DEMOGRAPHICS

Historical Trends: population



180,261

Population

3.14

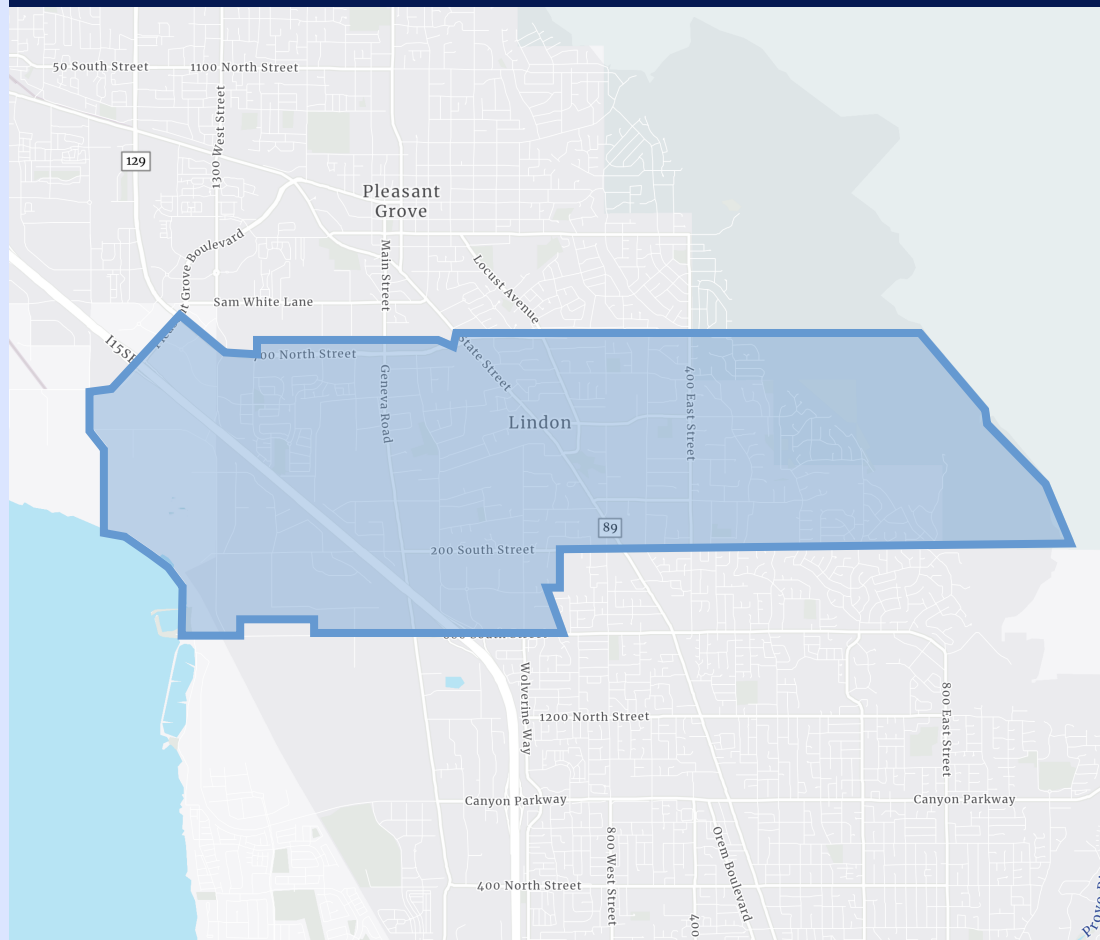
Avg. Size Household

56,463

Households

29.3

Median Age

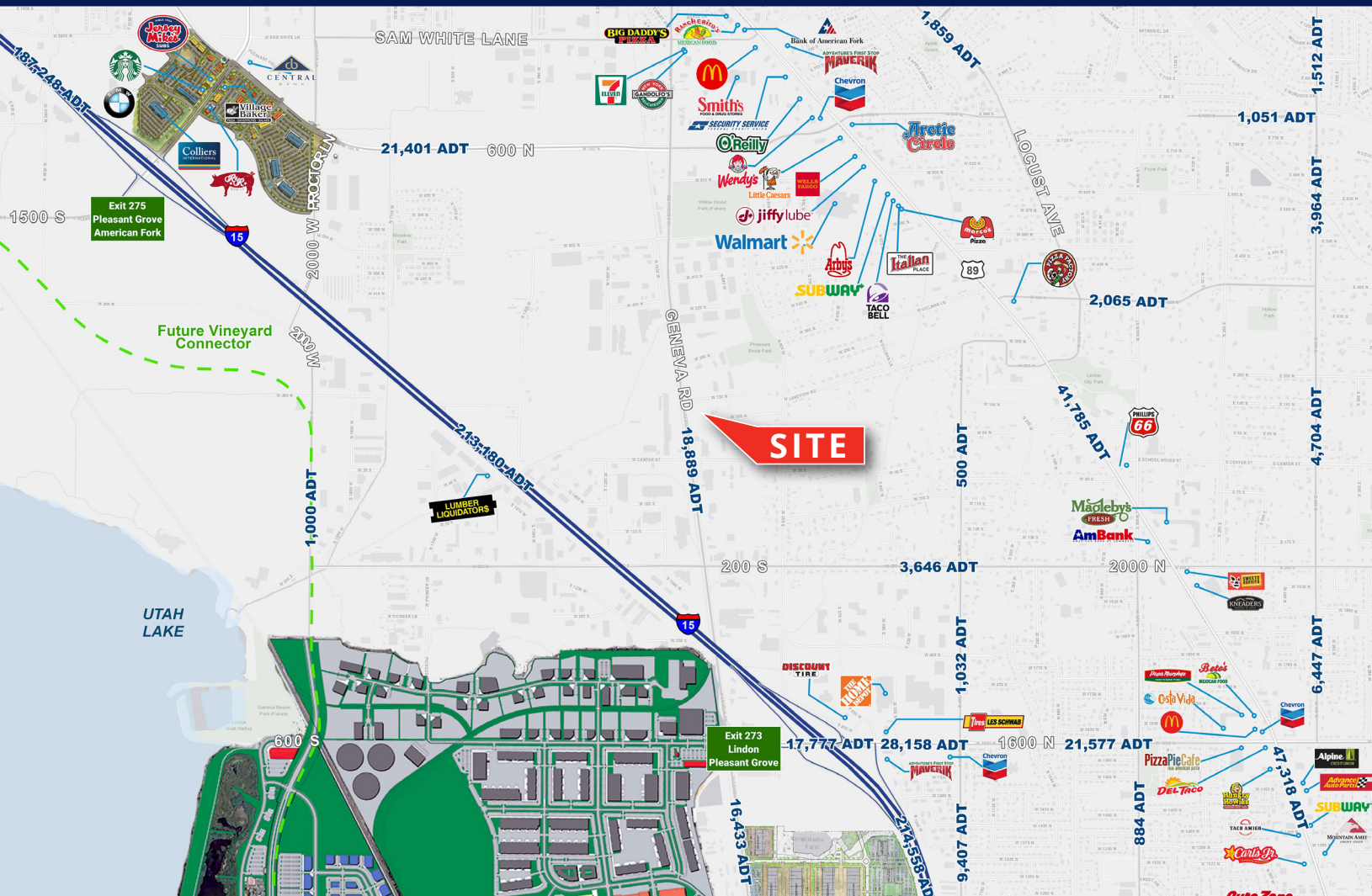


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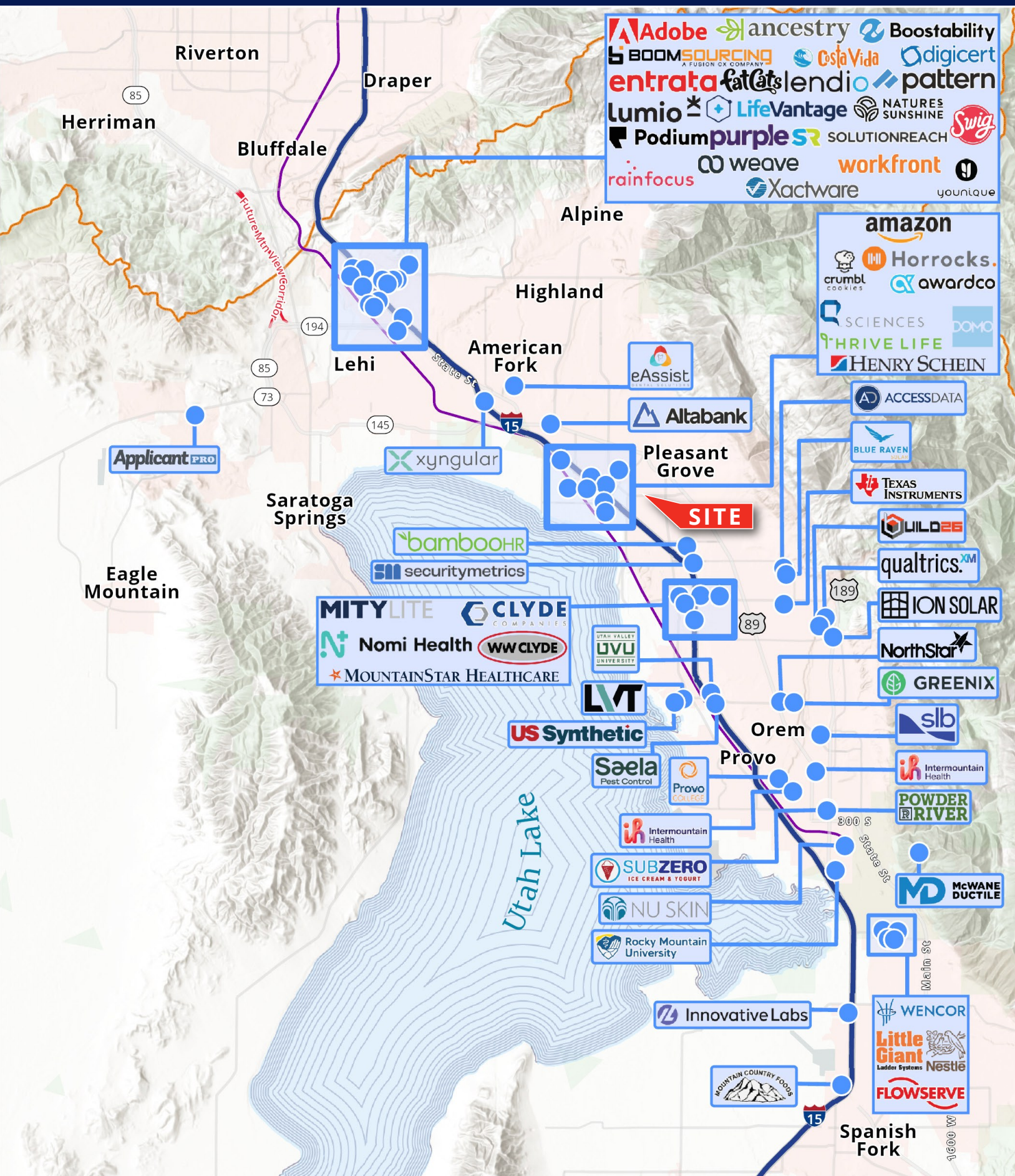
Drive Times

Interstate 15	3 min
Provo Airport	15 min
Salt Lake City	36 min
SLC Airport	36 min
St. George	3 hr 37 min



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UTAH COUNTY OCCUPIERS





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