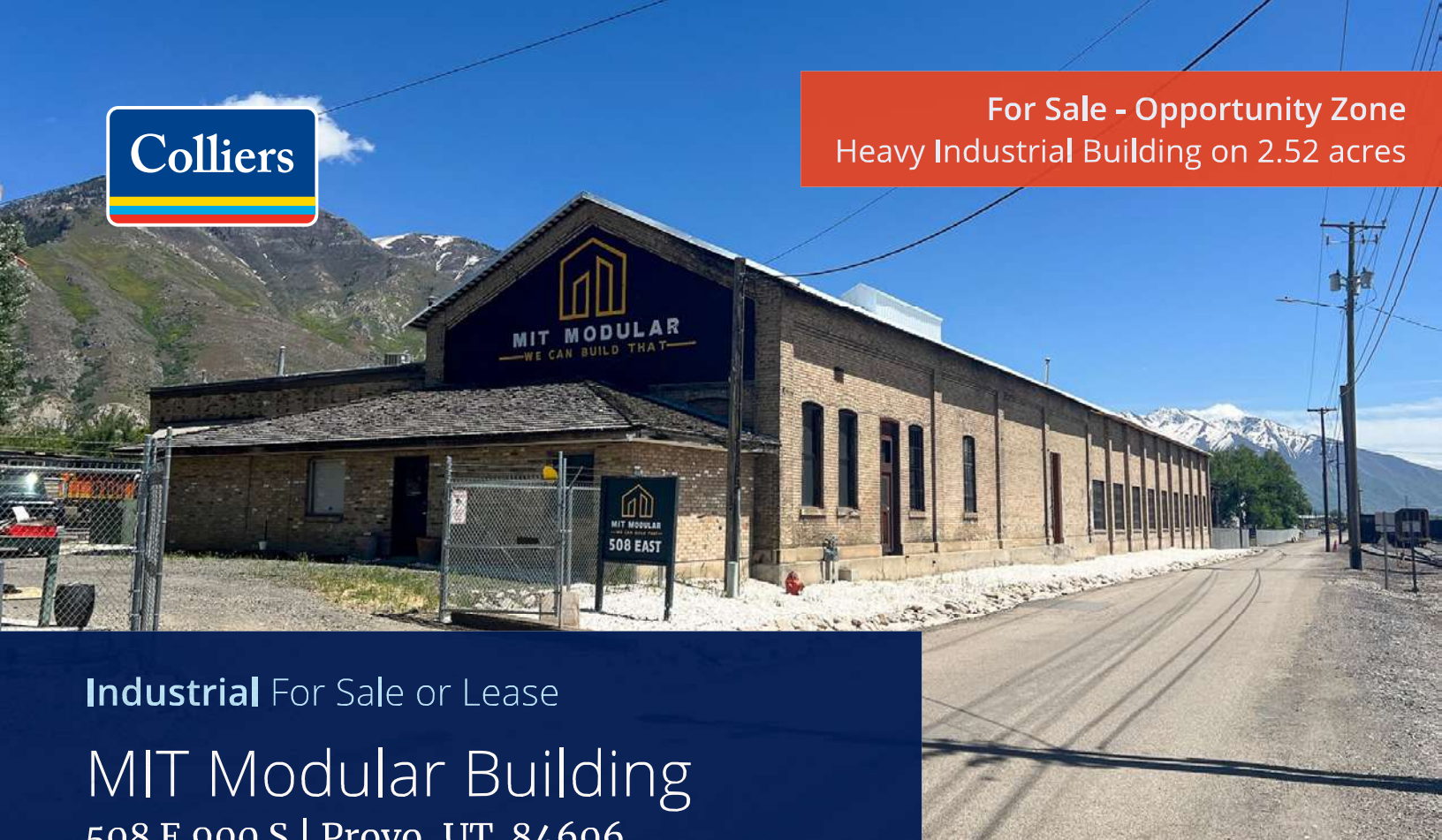




Colliers

For Sale - Opportunity Zone
Heavy Industrial Building on 2.52 acres



Industrial For Sale or Lease

MIT Modular Building

508 E 900 S | Provo, UT 84606

Asking Price:
\$3.2M

Lease Available

Contact Agent for Lease Rates

Eric Larsen

Senior Vice President
+1 801 702 4670
eric.larsen@colliers.com

Colliers

2100 Pleasant Grove Blvd., Suite 200
Pleasant Grove, UT 84062
Main: +1 801 947 8300
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Property Highlights

- 18,823 Total SF
 - Office: 5,523 SF
 - Warehouse: 11,300 SF
 - Flex Out Building: 1,400 SF
- 2.52 total acres
- Urban office warehouse with rare architectural character
- Two (2) acres fully fenced yard
- Outdoor manufacturing and storage
- Heavy Manufacturing Zone
 - Only M-2 zoning in Provo City which allows for heavy industrial including outdoor manufacturing and storage
- **Opportunity Zone**
- 5 ton crane
- Adjacent to Union Pacific/Utah Railway
- Quick, easy access to I-15

Ideal Uses

- Auto/truck repair
- Construction materials
- Body work
- Fabrication shop
- Construction services
- Salvage/Scrap
- Landscape
- Storage/yard
- Concrete

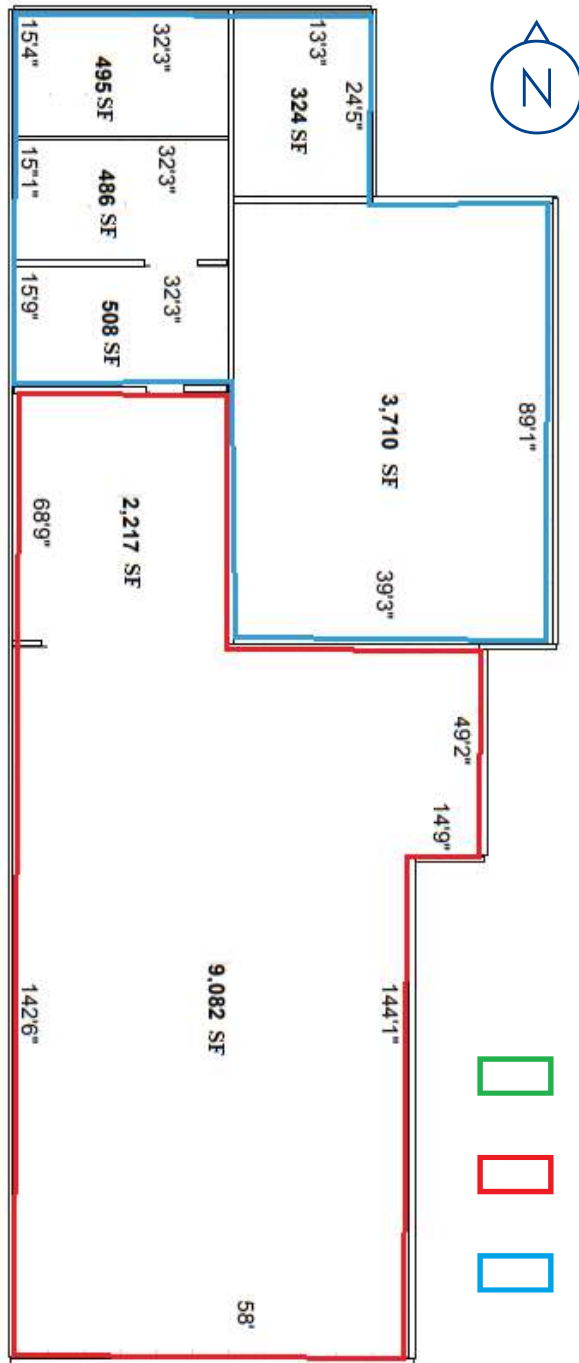
Property Gallery



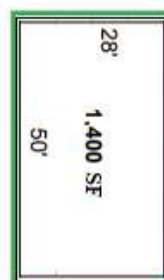


1,560 SF small office warehouse building

Site Plan



- Office: 5,523 SF
- Warehouse: 11,300 SF
- Flex Out Building: 1,400 SF



Interior Gallery

