



<https://wicp-commercial.com/>

9434 SOUTH 3200 WEST STREET

WICP PAYSON TECH CENTER



INDUSTRIAL LEASE ■ PAYSON, UT 84651

RANDY PARK
(801) 368-9133
randyrbark@gmail.com



ADAM PARK
(385) 218-1800
adamrbark@kw.com

COREY GEBHARDT
(801) 885-7174
coreyg@kw.com



GOULD PLUS ARCHITECTS

PAYSON TECH

WICP COMMERCIAL • PAYSON, UTAH • AUGUST 16, 2022

TOTAL SITE DATA:
GROSS SITE AREA: 1,114,342 SF / 25.58 ACRES
BUILDING AREA: 435,680 SF = 39.1% OF SITE
PARKING SPACES: 537 STALLS = 1 PER 811 SF
LANDSCAPE AREA: TBD

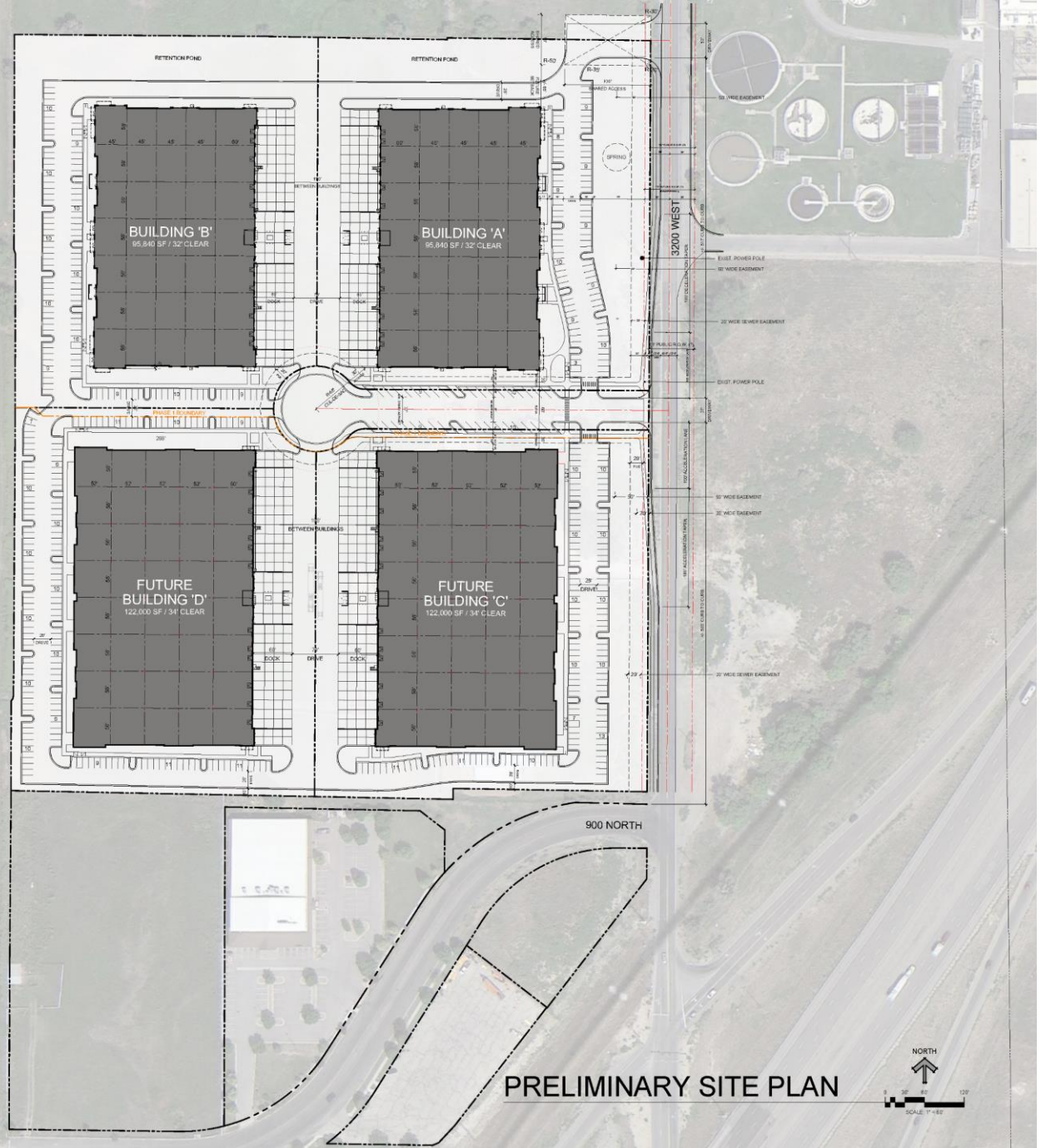
BUILDING 'A' DATA:
SITE AREA: 268,148 SF / 6.16 ACRES
BUILDING AREA: 95,840 SF = 35.7% OF BOUNDARY
PARKING SPACES: 104 STALLS = 1 PER 922 SF

BUILDING 'B' DATA:
SITE AREA: 256,847 SF / 5.9 ACRES
BUILDING AREA: 95,840 SF = 37.3% OF BOUNDARY
PARKING SPACES: 116 STALLS = 1 PER 826 SF

ZONING REQUIREMENTS
ZONING = I-1, LIGHT INDUSTRIAL
PERMITTED USE = INDOOR WAREHOUSING, INDOOR MANUFACTURING

35' MAX. HEIGHT
30' FRONT SETBACK
30' SIDE SETBACK
30' REAR SETBACK
20' MIN. BETWEEN STRUCTURES

PARKING REQUIREMENTS
• INDUSTRIAL = 1 SPACE / 400 SF
• WAREHOUSE = 1 SPACE / 1,000 SF
• GENERAL OFFICE = 1 SPACE / 300 SF
• 10 SPACES BETWEEN LANDSCAPE ISLANDS



PRELIMINARY SITE PLAN



From $\pm 8,840$ SF to $\pm 500,000$ Space Available in Payson, UT
New 25-acre Class A Industrial Park will be completed Q2 of 2023!



Property Highlights



Available Q2 2023 Under Construction

From +/- 8840 SF to +/- 500,000

Column Width 56ft

E.S.F.R. Sprinkler System

Docks- Auto Levelers, Skirts, Bumper Stops, Effective Drains, 18" Thick Concrete Landing (Excess Truck Parking Provided if Needed)

32'-34' Clear Height

Located 150 Yds from I-15 Interstate Exit

Discounts on Racks, Forklift, Electric Lift Purchase, Lease Options

40 Minutes from InLand Port Salt Lake City

Heated Bays

Free consulting on lean Manufacturing and Distribution Set up

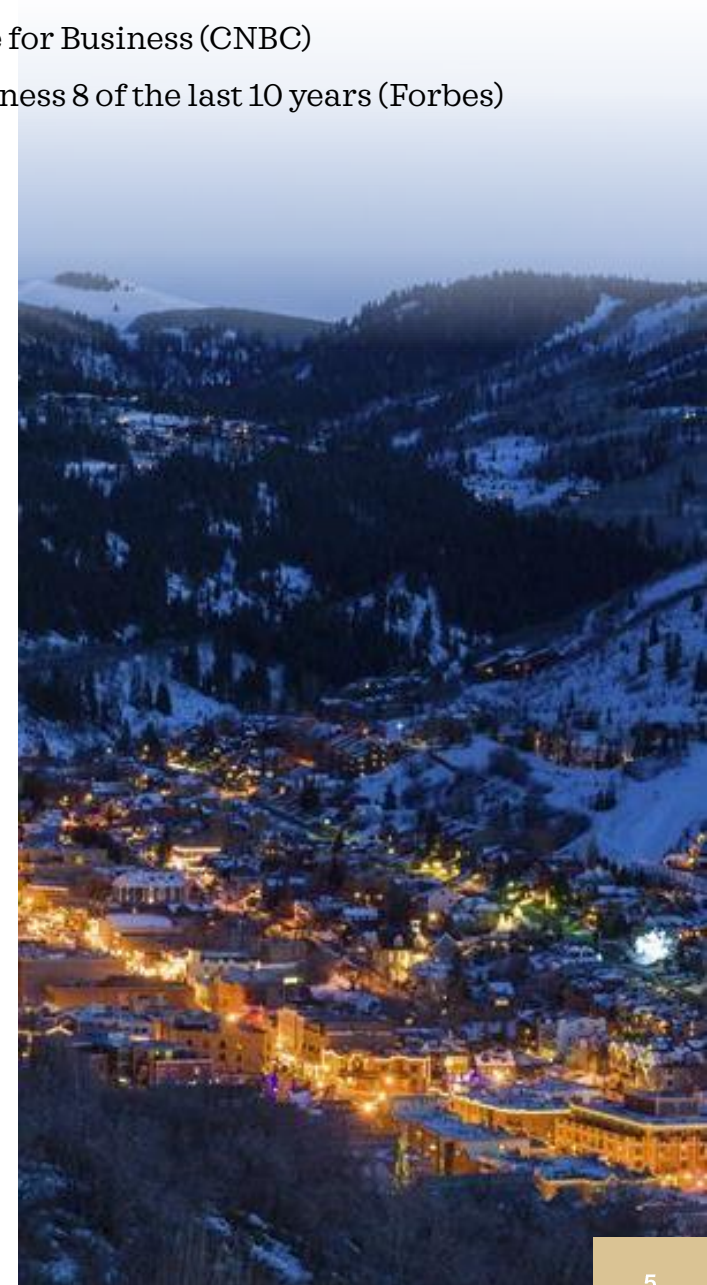
LED Motion Activated Lighting

Speed bays on each end unit with low stress ramps for flatbed inside access and unloading

Utah County

HIGHLIGHTS

- Number 1 Best State Economy (Wallet Hub)
- Number 1 Best State GDP (Forbes)
- Number 1 Best Performing Cities
- Provo/Orem (Milken Institute)
- Number 3 Top State for Business (CNBC)
- Top State to do business 8 of the last 10 years (Forbes)





Property Summary

LEASE RATE: ▪ Call For Pricing

AVAILABLE SF: ▪ +- 500,000

LEASE TERM: ▪ Negotiable

WAREHOUSE SF: ▪ Build to Suit

CLEAR HEIGHT: ▪ 32'-34'

DOCK DOORS: ▪ Yes

GRADE DOORS: ▪ Yes

POWER: ▪ 480 Volts

9434

SOUTH 3200 WEST STREET

LOCATION OVERVIEW





PAYSON

UTAH

H O M E T O A D V E N T U R E

Located in the Provo-Metropolitan area of Utah County, Utah, Payson is situated approximately 59 miles from Salt Lake City. The city covers an area of approximately 19.36 square miles, and it is currently estimated that Payson has a population of approximately 21,000.

Payson City strives to create a “destination city” emphasizing the wonderful outdoor adventures available in the area. These adventures include biking, hiking, trail riding and golf. Payson is also committed to keeping its hometown feel.



636,235
POPULATION

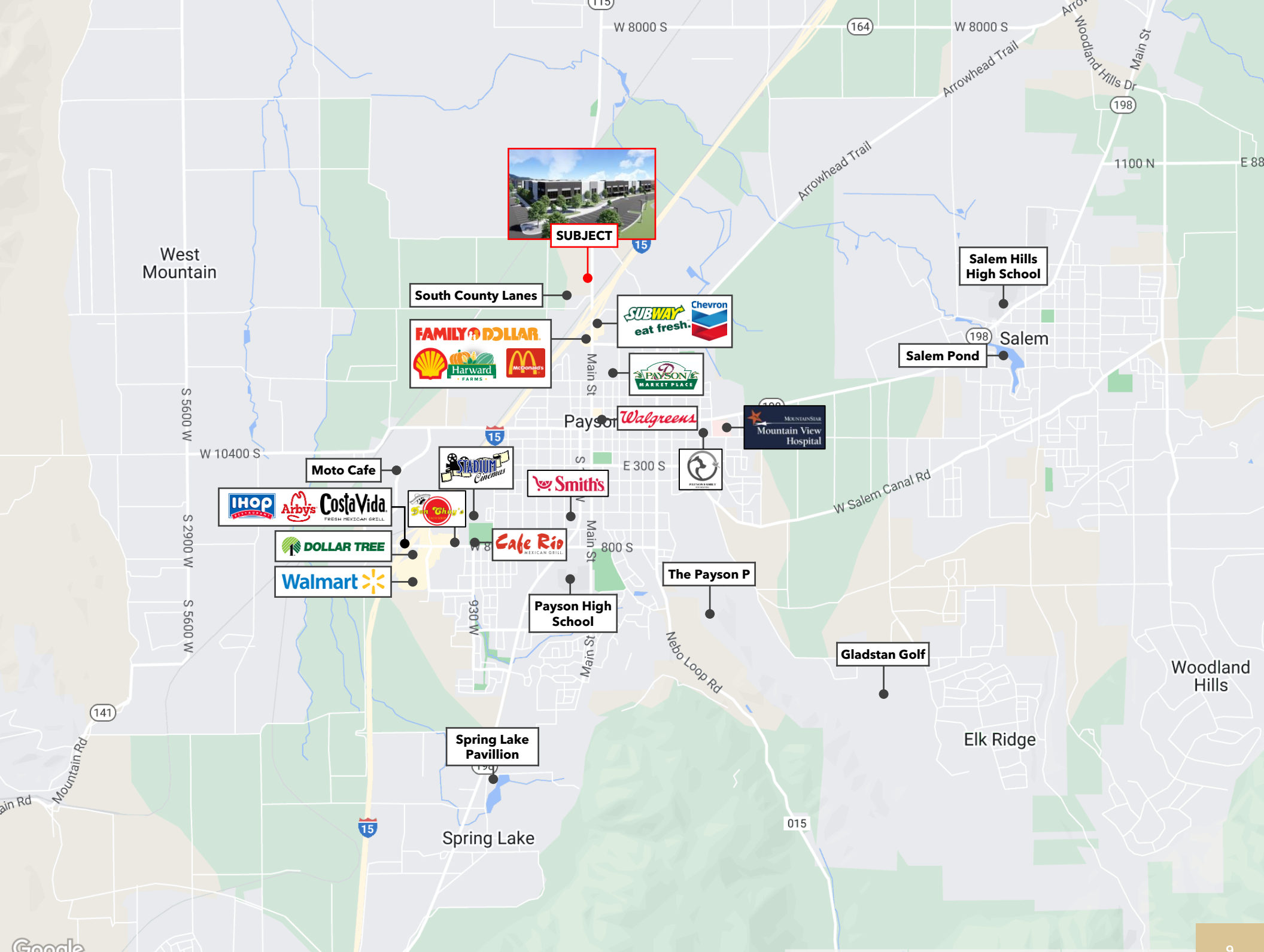


362,300
MEDIAN HOME PRICE



\$79,545
AVG HH INCOME

Payson currently has a mix of retail and light manufacturing. Major industries with headquarters or divisions located within the government’s boundaries or in close proximity include software manufactures, food manufacturers, and many retail entities. The City also has a large health-based component with the Payson Mountain View Hospital located within the City’s boundaries.



SUBJECT

South County Lanes



Moto Cafe



Payson High School

The Payson P

Gladstan Golf

Spring Lake Pavillion

Spring Lake

Salem Hills High School

Salem Pond

Salem

Woodland Hills

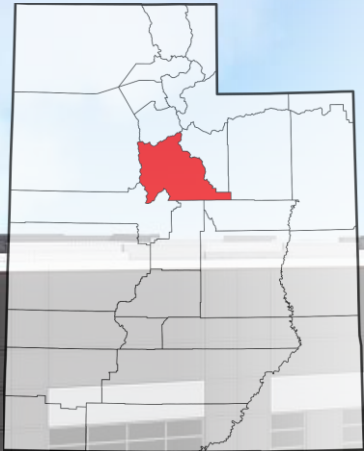
Elk Ridge

West Mountain

Utah County Location Snapshot

Location Projections

In the past 20 years, Utah County has grown quickly and consistently. Provo/Orem was recently ranked the ninth fastest-growing metropolitan area between 2010 and 2019 according to the U.S. Census Bureau, and there have been many factors playing into the growth and changes across the past two decades.



- Utah County is projected to have the largest numeric increase in population, adding over one million new residents to reach 1.6 million by 2065. The Utah County population nearly approaches the population of Salt Lake County by 2065.
- Utah County is projected to add 382,000 new households, the most of any county. Salt Lake County ranks second, with an additional 310,000 households. Washington County is projected to add 150,000 households, the third highest among all counties. The fourth largest increase in households is projected for Davis County, with 102,000 net new households. These four counties account for over three-quarters of projected household growth over the next 50 years.
- Utah County is projected to add 576,000 jobs and increase its share of total state employment from 17% to nearly one quarter (24%) of all state jobs. This is an increase of 185%, the highest growth rate among counties. One in three of the state's new jobs are projected to be in Utah County.

TOP EMPLOYERS

It's no secret anymore that Utah County is a place where businesses thrive. The valley is booming with growth and booming with economic production in comparison to the rest of the state and on the national scene. According to the Utah Department of Workforce Services, Utah County averages a 6.5 percent increase year-to-year in non-farm-based jobs, which is a significant upscale from 3.8 percent in the state at large and the 2 percent national rating.



Adobe



dōTERRA
Wellness Advocate



.vivint

Top 10 Largest Utah County Employers



BYU takes the top spot on the list by providing a startling 15,000-21,998 employment positions. This private research university is located in Provo near the base of the mountains, owned and operated by The Church of Jesus Christ of Latter-Day Saints. It's the country's largest religious university and the third-largest private university with an approximate 29,672 on-campus students and more in the online realm.

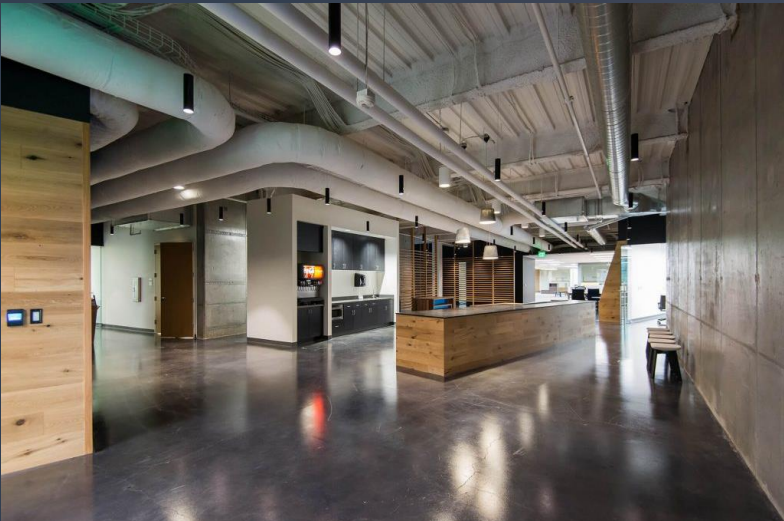


UVU in Orem has shown significant growth in the past few years and continues to wage a path of new development. It came in as the second-largest employer in the Valley with its payroll showing a total of 4,000-5,998 employees. Now the largest university in Utah, with enrollment last year totaling 33,211, Utah Valley University has come a long way since its days as a small technical trade school. There are many new facilities in the works for the university which will most likely come with an addition in staffing.



Utah Valley Hospital in Provo is the site of much growth, as well, currently undergoing a large reconstruction process with its in-the-works Patient Tower soon to be the tallest building in the county. The hospital comes in at third on the list of most prominent employers in the valley, boasting a total of 3,000-3,999 employees throughout its many arms as part of the Intermountain Healthcare system.





vivint.Solar™

Vivint, Inc. based out of Orem has seen near-constant expansion since being acquired in 2012 by The Blackstone Group for over \$2 billion. This private home security and automation company come in at fourth from the findings of the Department of Workforce Services with a reported 2,000-2,999 employees. This workforce services an unbelievable more than one million customers in the U.S. and Canada. Last year Vivint made Forbe's list of America's Best Employers and in 2013 was ranked as one of America's Most Promising Companies.



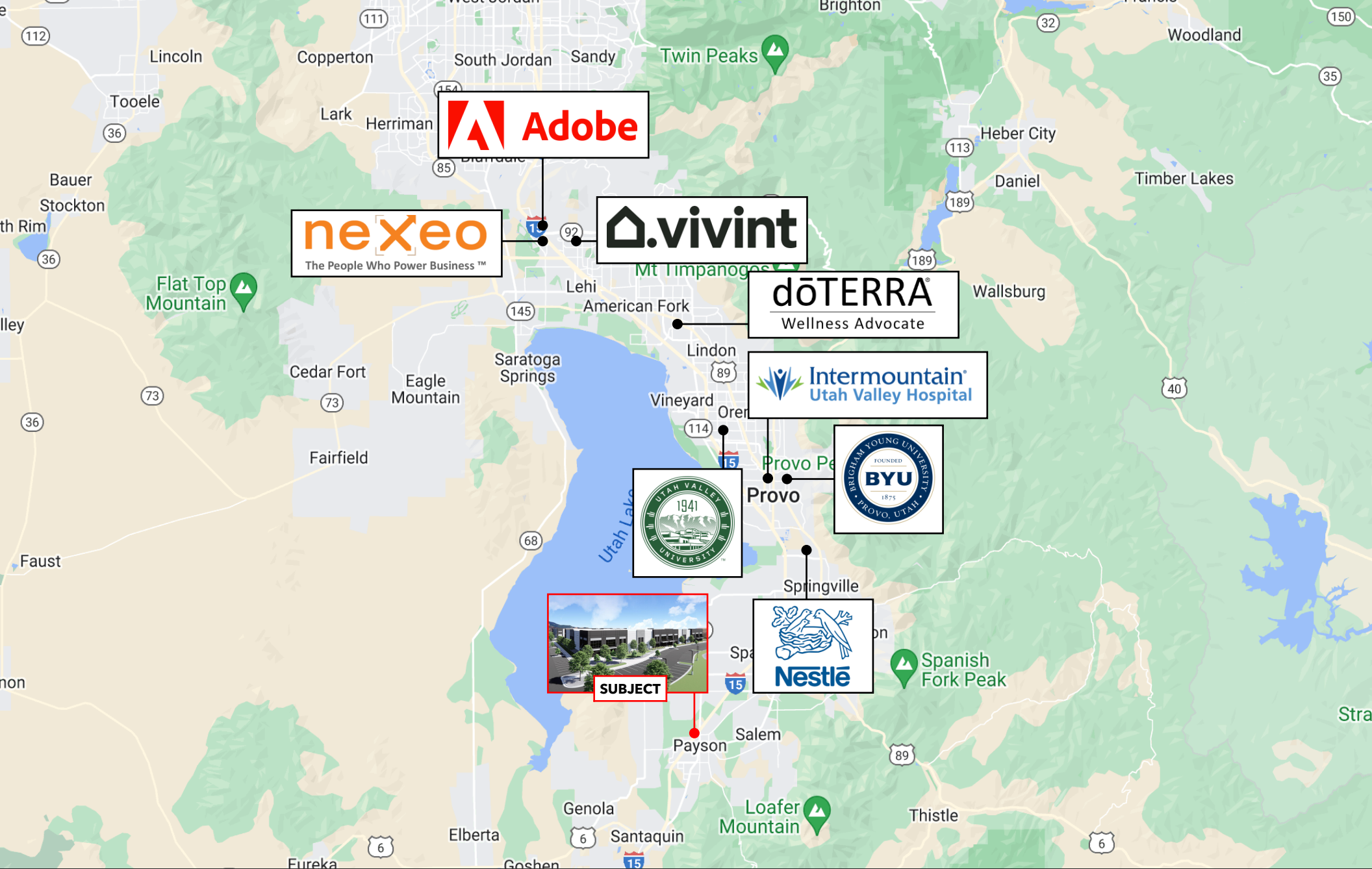
Adobe

This Lehi-based arm of Adobe Systems boasts a sizable 1,000-1,999 employees. The 280,000 square foot corporate campus opened in December of 2012 and now makes a distinctive landmark along I-15 just south of the point of the mountain in the northern part of Utah County. Adobe offers a large range of products with digital services for video, graphic design, text work, and even stock photo services.



dōTERRA® Wellness Advocate

DoTerra sets the standard for essential oils, the headquarters for this multi-level marketing company located in Pleasant Grove. According to the Utah Department of Workforce Services, DoTerra employs 1,000-1,999 individuals currently. The company was recently named by Utah Valley 360 as the top recipient of UV50 Awards in the category of Economic Engine.



Top 10 Largest Utah County Employers



<https://wicp-commercial.com/>

9434 SOUTH 3200 WEST STREET

WICP PAYSON TECH CENTER

RANDY PARK
(801) 368-9133
randyrpark@gmail.com

ADAM PARK
(385) 218-1800
adampark@kw.com

COREY GEBHARDT
(801) 885-7174
coreyg@kw.com



All materials and information received or derived from Keller Williams Realty its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Keller Williams Realty its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Keller Williams Realty will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.
Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Keller Williams Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Keller Williams Realty does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Keller Williams Realty in compliance with all applicable fair housing and equal opportunity laws.