



# 4275

## N Thanksgiving Way

Lehi, Utah 84043

**±26,700 s.f. on 1.64 acres**

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**Three Total Buildings with  
Billboard and Signage**

**Industrial • Retail**

**For Sale**

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Jones Lang LaSalle Americas, Inc.



# The Offering For Sale

**±26,700 s.f.**

Total Buildings Size

**1.64 Acres**

Total Lot Size

**Three Buildings**

Occupied - Modified Gross Leases

**6,700 s.f.**

Building A

**10,000 s.f.**

Building B

**10,000 s.f.**

Building C

**Billboard Lease**

and Pylon Signage with Building A

**140,865 AADT**

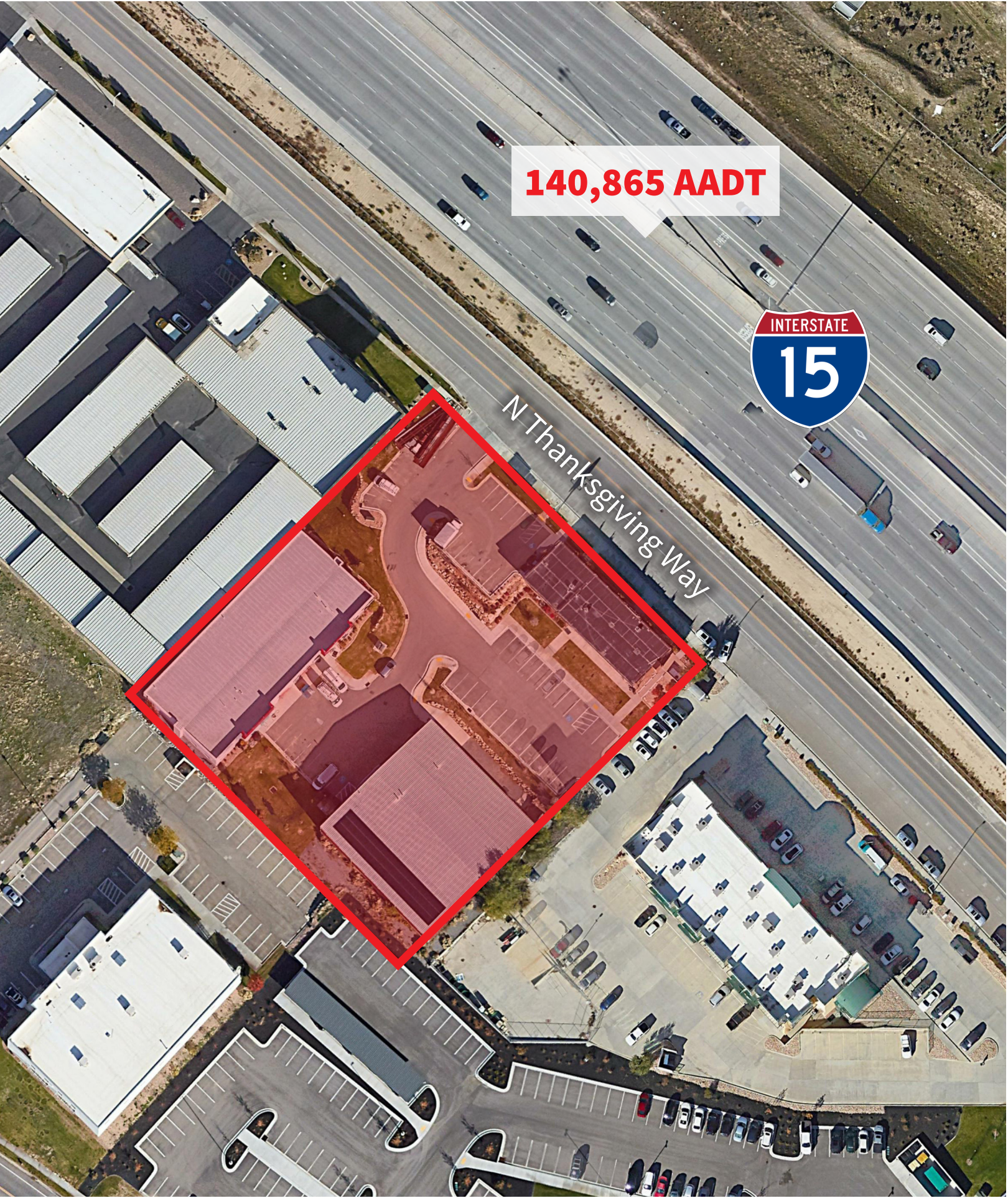
Freeway Visibility

**Commercial**

Zoning

**\$8,500,000**

Sales Price





# Building A Specifications

**6,700 s.f.**  
Building Size

**Signage**  
Available

**Retail/Office**  
Product Type

**1910**  
Year Built

**5/31/25**  
LED

**\$10,000.00 MG**  
Current Rent

## Billboard Lease

**7/15/39**  
LED

**\$1,458.33 MG**  
Current Rent





# Building B Specifications

**10,000 s.f.**  
Building Size

**Industrial**  
Product Type

**18'-22'**  
Clear Height

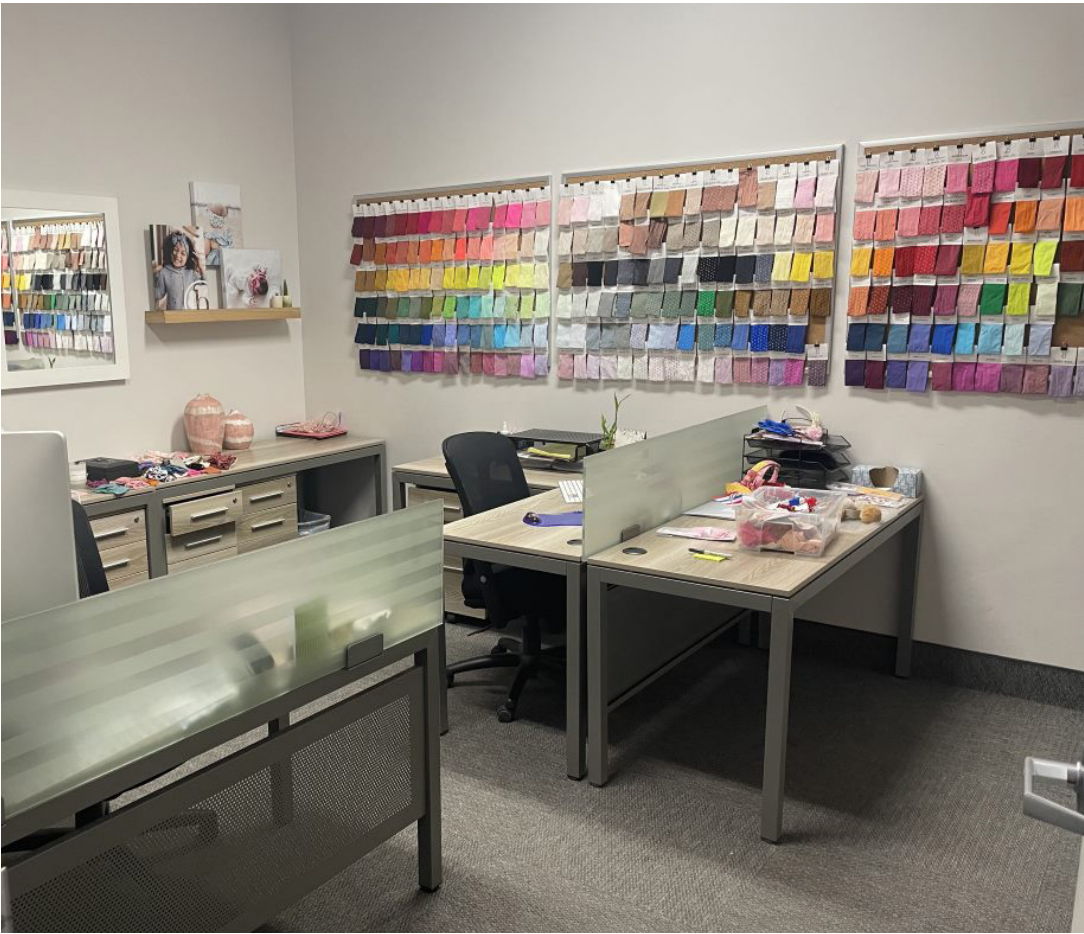
**Two (2) - 14'x14'**  
Grade Level Doors

**360 s.f.**  
Total Office Space

**Two (2) - 12'x15'**  
Offices

**6/30/23**  
LED

**\$9,380.67 MG**  
Current Rent





# Building C

## Specifications

**10,000 s.f.**

Building Size // Two Units

**Industrial**

Product Type

**2017**

Year Built

**17'-19'**

Clear Height

**Two (2) - 14'x14'**

Grade Level Doors

**Breakdown**

Five (5) 10'x11' offices  
Eight (8) 10'x11' offices - estimated  
Two (2) 5'x8' offices  
1 conference room, 2 reception desks, 3 breakrooms, 1 large open lounge area

**6/30/23**

LED

**\$11,898.60 MG**

Current Rent





# Area Map & Demographics



# Silicon Slopes Demographics

**233,922**  
Total Population

**32.0**  
Median Age

**2.5%**  
Unemployment Rate

**68,826**  
Households

**\$105,377**  
Median Household Income

**\$37,110**  
Per Capita Income

## Employment Breakdown

**75.9%**  
White Collar

**13.7%**  
Blue Collar

**10.4%**  
Services

## Top Silicon Slopes Tenants

### DRIVE TIMES

- 28** minutes to Salt Lake City International Airport
- 25** minutes to Downtown Salt Lake City
- 22** minutes to Provo





**For more information, please contact:**

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