



<https://wicppaysontech.com>

\$50 FOR QUALIFIED BROKER TOURS

Industrial For Lease or Sale
Payson Tech Center

9434 S. 3200 W. | Payson, UT 84651

13,440 - 435,396 SF Available | Class A Industrial Park

**\$6,000 TRAVEL VOUCHER FOR 2 OR MORE BAYS LEASED
\$3,000 TRAVEL VOUCHER FOR A SINGLE BAY LEASED**



FIRST 3 LEASES SIGNED RECEIVE: FREE RACKING • ADDITIONAL FREE RENT • COMPETITIVE PRICING ON OFFICE SQUARE FOOTAGE

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Property Summary

Payson Tech Center is a state-of-the-art Class A Industrial park located in the growing city of Payson, Utah. Offering four buildings designed in a campus-style setting, this strategically positioned project is ideally situated 150 yards from I-15, providing unparalleled accessibility and visibility for businesses seeking optimal connectivity and convenience. The close proximity to I-15 ensures seamless transportation of goods and services, enabling swift access to regional and national markets. The thoughtfully designed campus setting creates a conducive environment for a wide range of industrial operations, fostering collaboration and innovation among tenants.

WICP owns and manages over 2,000,000 square feet of office and warehouse space between Florida and Utah. WICP Commercial Properties was founded in 1994, beginning with a 26,000 square foot metal building in Tampa, Florida. Since then, they have completed upwards of 30 commercial projects with several others in development.

Site Highlights

- Quality Class A construction
- Crown signage
- 190' truck courts
- Freeway visibility
- Only 250 yards from I-15 On ramp
- Adjacent to new UVU South County Campus
- Seasoned landlord offering consulting on lean manufacturing and distribution set up
- Planned UTA Frontrunner expansion to Payson in the near future

Building Highlights

Sale Price: \$198/SF

- 435,396 SF available - divisible to 13,440 SF
- ESFR sprinkler system
- Docks with auto leveler doors
- 2,000 Amps - 480 V per building
- More power available upon request
- 34' clear height
- 56' column width
- Heated bays
- Ramp access with oversized doors
- LED motion activated lighting
- Accent lighting
- Excess truck parking available
- Available for Lease or Sale (individual buildings, or full project)

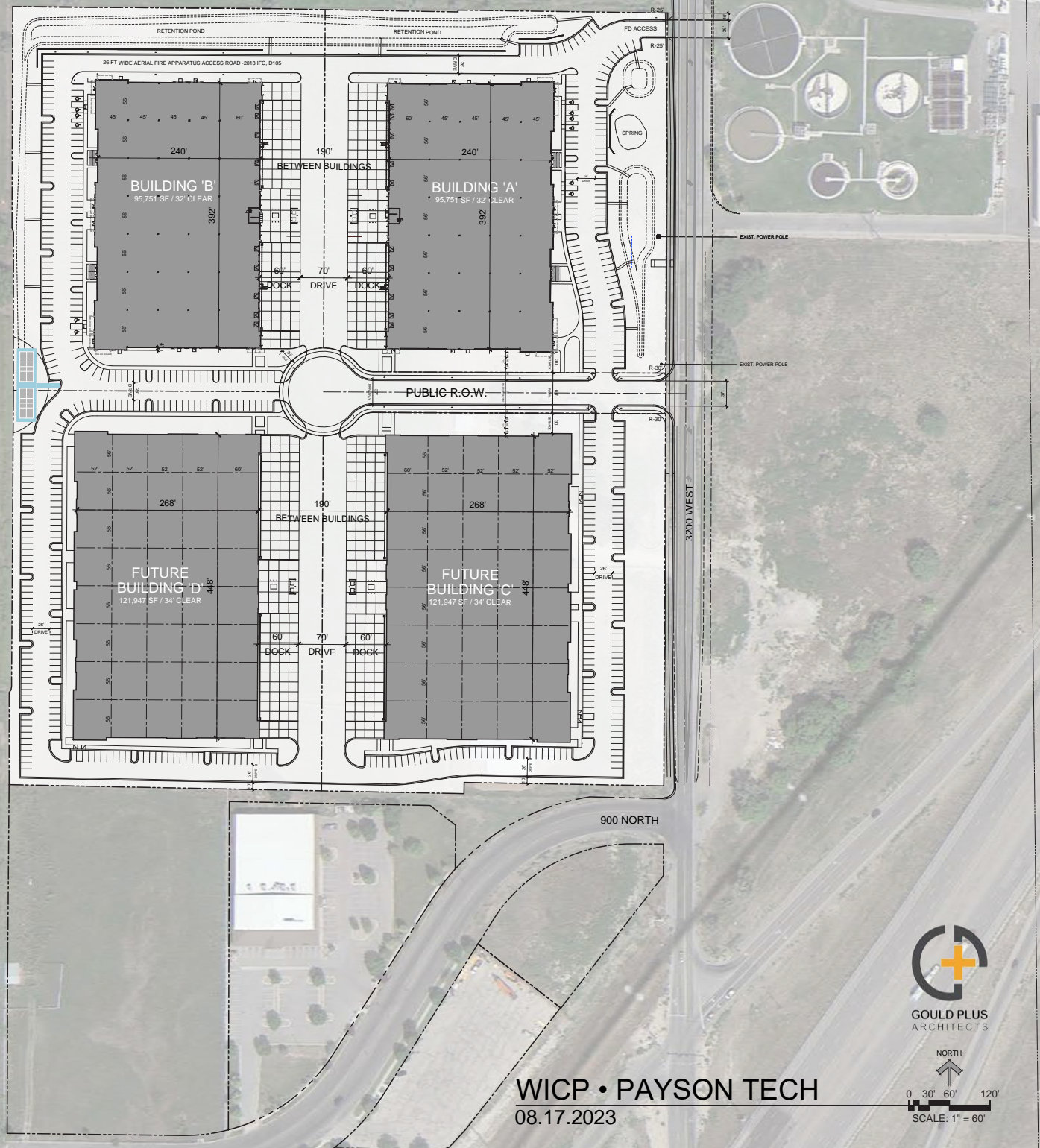
Racking Available



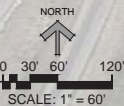
Property Photos



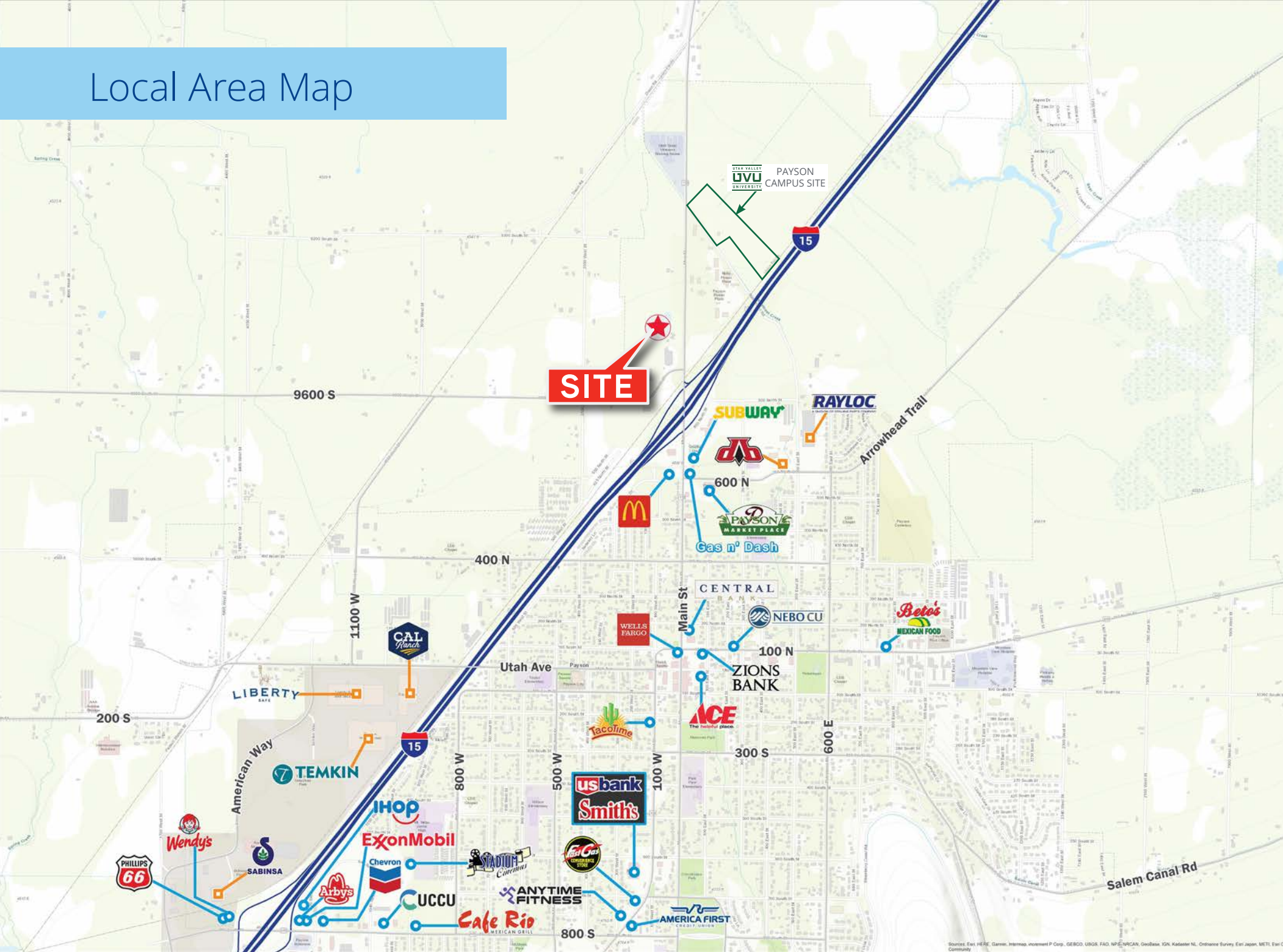
Site Plan



WICP • PAYSON TECH
08.17.2023



Local Area Map



Source: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, UNIG, FAO, ARIAN, GeoBasis, IGN, Kaldata NL, Orthoair Survey, Eri Japan, METI, Etc. Community

Utah County Overview

Located to the south of Salt Lake City, Utah County makes up the heart of the Provo-Orem Metropolitan Statistical Area.

Demographics

In 2021 Utah County had an estimated a population of 701,939 people with a median age of 26.4 and a median household income of \$80,547. In the next 5 years the population is expected to grow by more than 85,508 people, a 12.2% increase, or 2.44% per year.

The median property value in Utah County is \$362,300, and the homeownership rate is 67.8%. Most people commute by driving alone, and the average commute time is 20.4 minutes. The average car ownership is 2 cars per household.

Ranked

#1

in Job Growth by Forbes Magazine (2019)

Projected population growth

12.2%

over the next 5 years (2021-2026)

Median Age is

25

in Utah County



Top Utah County Employers



Payson Overview



Payson is a small community of approximately 23,000 residents about 15 miles southwest of Provo in Utah County. Payson is currently growing at a rate of 3.83% annually.

Payson has an industrial mix of retail and light manufacturing. Major business headquarters or divisions are in close proximity and include software manufacturers, food manufacturers, and a large retail mix.

Set near the mouth of Payson Canyon and the Mt. Nebo wilderness area, residents and visitors are close to hunting, fishing, camping and other outdoor activities. The Mt. Nebo Loop Scenic Byway, an American National Byway that offers breathtaking views of wildlife and the Utah Valley, winding through the Uinta National Forest from Payson to Nephi.



Population

23,689



Average HHI

\$77,113



Average HHI

\$443,202



Median Age

26.8

Payson Demographics



Key Facts

Population

21,691

Median Age

26.1

Average Household Size

3.62

Business

Total Businesses

491

Total Employees

6,831

Daytime Population

20,578

Income

Median Household Income

\$73,508

Per Capita Income

\$25,815

Median Home Value

\$334,395

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Education

No High School Diploma

8.1%

High School Graduate

26.1%

Some College

29.7%

College Degree

36.1%

Employment

White Collar

53.4%

Blue Collar

31.5%

Services

15.1%

Unemployment

0%

Crossroads of the West

Utah's geographic position is ideal for a growing number of distribution, shipping and trucking companies. Utah offers easy access to Interstates 15, 70 and 80, as well as a number of other U.S. highway and state routes. Payson is less than 900 miles to every city in the Western United States.



CITY	DRIVE TIME (65 MPH)
ALBUQUERQUE, NM	9.11
BAKERSFIELD, CA	9.40
BILLINGS, MT	9.18
BOISE, ID	5.42
BOULDER, CO	7.53
CASPER, WY	6.52
CHEYENNE, WY	7.13
COLORADO SPRINGS, CO	8.31
DENVER, CO	7.35
EUGENE, OR	13.15
FLAGSTAFF, AZ	7.24
FRESNO, CA	11.19
GRAND JUNCTION, CO	3.48
GREAT FALLS, MT	9.60
HELENA, MT	7.48
IDAHO FALLS, ID	3.47
LAS CRUCES, NM	12.26
LAS VEGAS, NV	5.11
LOS ANGELES, CA	9.21
MEDFORD, OR	12.29
MISSOULA, MT	8.15
OGDEN, UT	1.18
PHOENIX, AZ	9.33
POCATELLO, ID	3.80
PROVO, UT	0.19
PUEBLO, CO	9.70
RENO, NV	8.21
SACRAMENTO, CA	10.33
SAINT GEORGE, UT	3.30
SALT LAKE CITY, UT	0.56
SAN DIEGO, CA	10.19
SAN FRANCISCO, CA	11.53
SANTA FE, NM	9.39
SEATTLE, WA	13.20
SPOKANE, WA	11.24
TUCSON, AZ	11.60
TWIN FALLS, ID	4.40
YAKIMA, WA	11.40



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