

Industrial For Sale or Lease

ROCK TOPS PRODUCTION FACILITY



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451 North 1650 West
Springville, Utah 84663

\$1.35 NNN

LEASE RATE

\$3,471,385

SALE PRICE



Colliers

2100 Pleasant Grove Blvd., Suite 200
Pleasant Grove, UT 84062
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PROPERTY OVERVIEW

HIGHLIGHTS

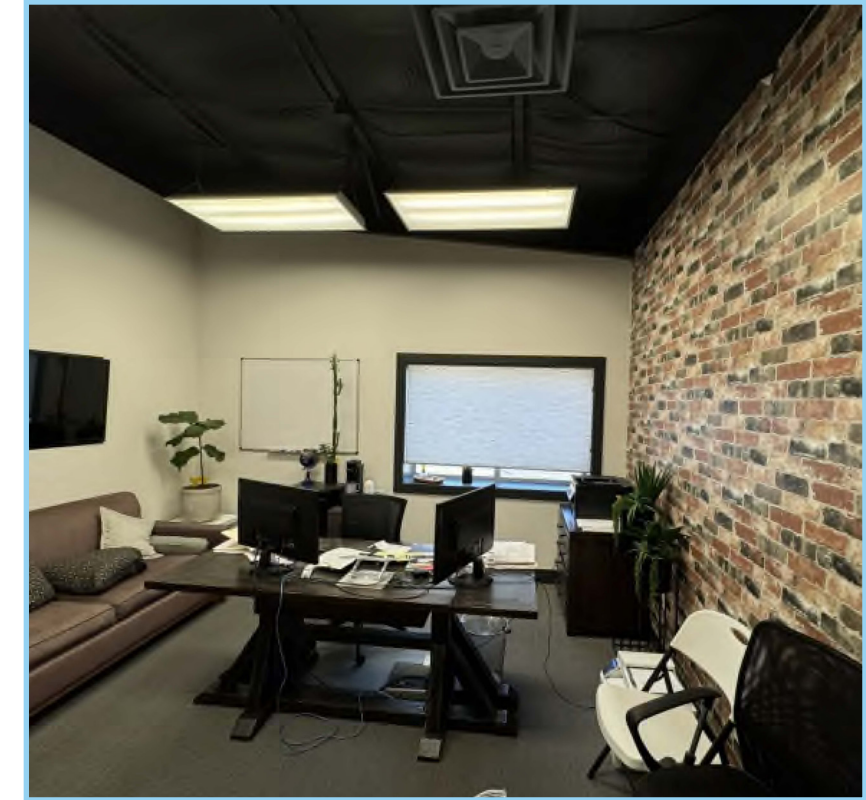
- Granite Production and Showroom
- Includes three large 12' x 18' insulated metal overhead doors with automatic openers.
- 6 year old building with some remodeling
- LED Lighting with florescent-style fixtures
- Warehouse area includes an upgraded waste-oil heater, gas space heat, and two large swamp coolers. Finished areas have central air-condition.
- Elaborate drainage system in the warehouse with upgraded water recirculation
- Building is wired for a security system.
- Includes three craneways
- Heavy Duty, three-phase, 480-amp electrical capacity for office/warehouse
- I-15 interstate at 400 South is about 1 mile away. I-15 interchange at 1400 North is about 1.5 miles away
- Part of a new industrial subdivision of Springville



BUILDING INFORMATION

Total Building Size	12,880 sf
Main Level Area	10,125 sf
Upper Level Area	2,775 sf
Office/Finished	4,380 sf
Warehouse	8,500 sf
Extra Storage	285 sf
Acres	1.48
Ceiling Height	24 - 26'
Ground Level Doors	2
Year Built	2018
Zoned	LIM
Lease Rate	\$1.35 NNN
Sales Price	\$3,471,385

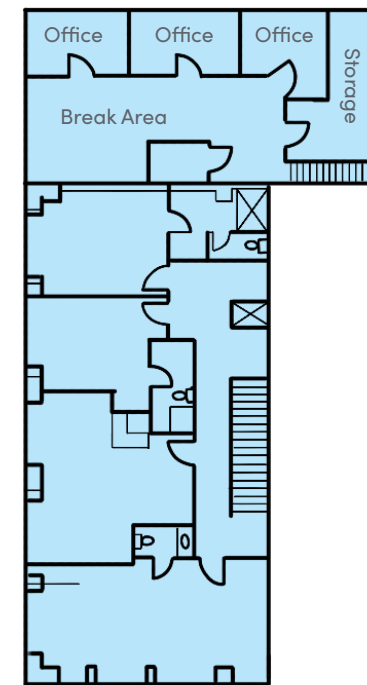
INTERIOR PHOTOS



SITE PLANS

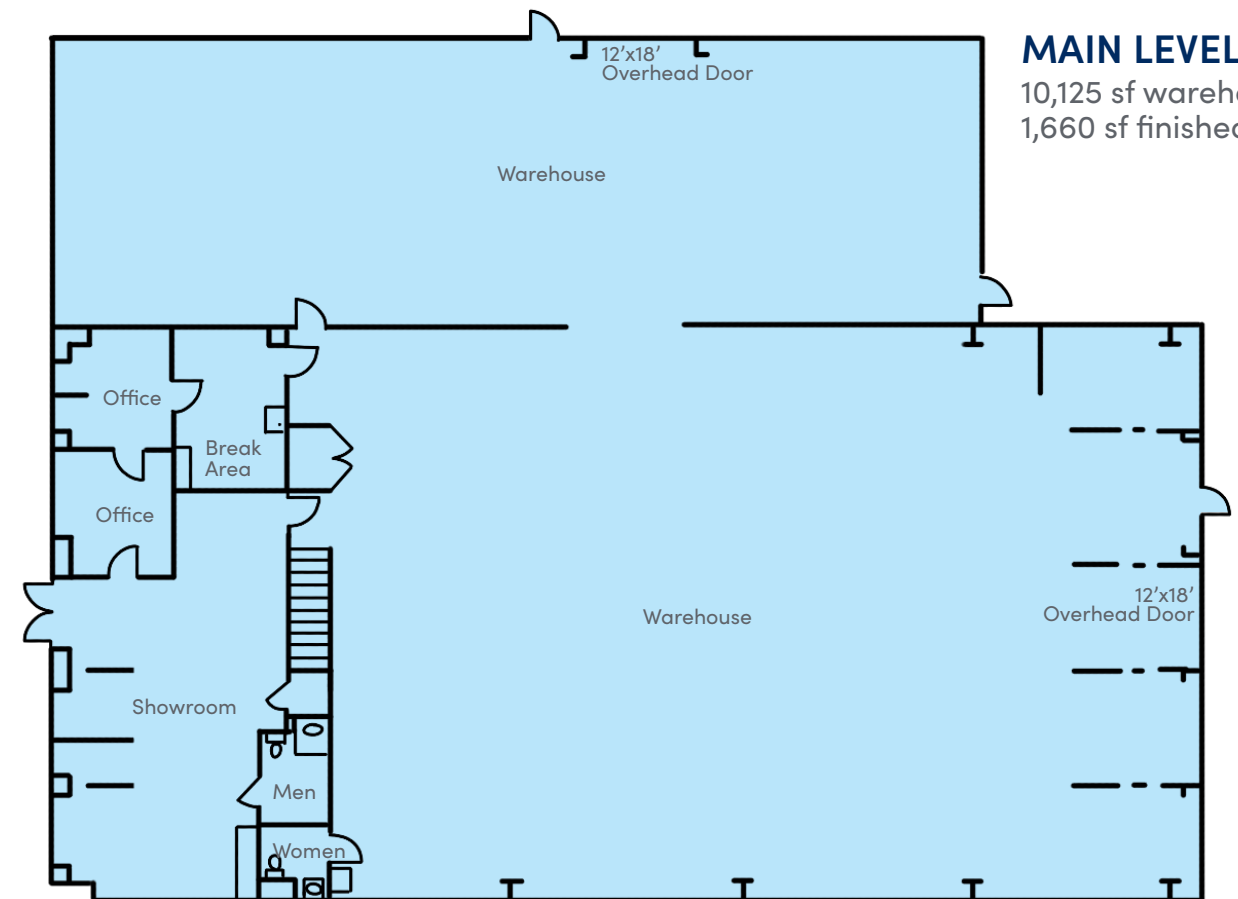


FLOOR PLANS



UPPER LEVEL
 2,775 sf finished
 286 sf unfinished storage

TOTAL
 12,880 sf rentable
 4,414 sf finished



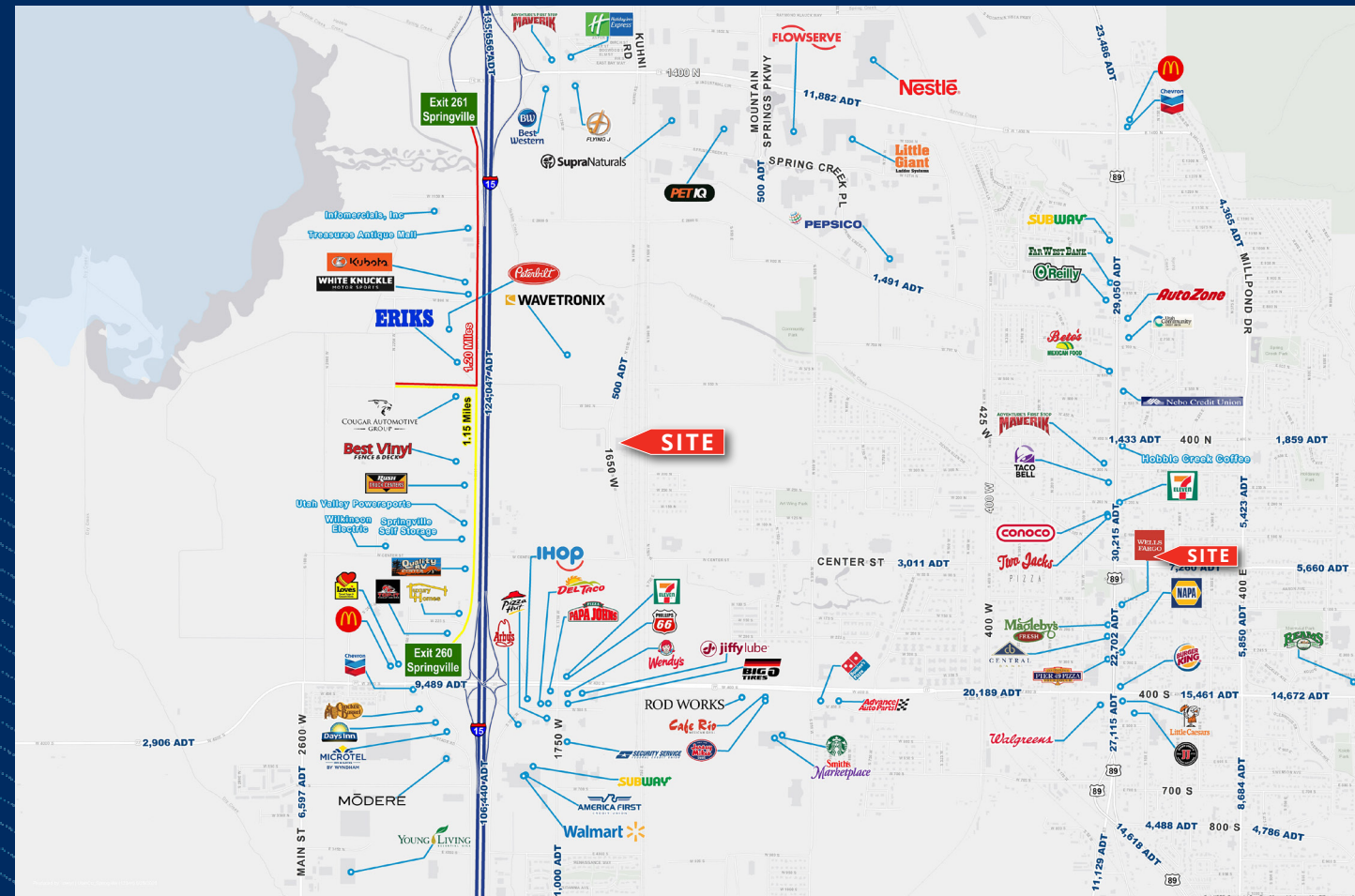
MAIN LEVEL
 10,125 sf warehouse
 1,660 sf finished

SPRINGVILLE

AREA MAPS



TENANTS



SPRINGVILLE

DEMOGRAPHICS

*within a 5 mile radius

KEY FACTS

Population
102,969

Median Age
25.6

Avg. Household Size
3.54

BUSINESS

Total Businesses
2,260

Total Employment
33,410

Daytime Population
102,339

INCOME

Median Home Value
\$126,842

\$400k - \$499k
\$35,658

\$500k - \$749k
\$355,939



EDUCATION

No High School Diploma
4.6%

High School Graduate Only
19.9%

Some College
31.9%

College Degree
43.5%

EMPLOYMENT

White Collar
63.0%

Blue Collar
22.7%

Services
14.3%

Unemployment
2.4%

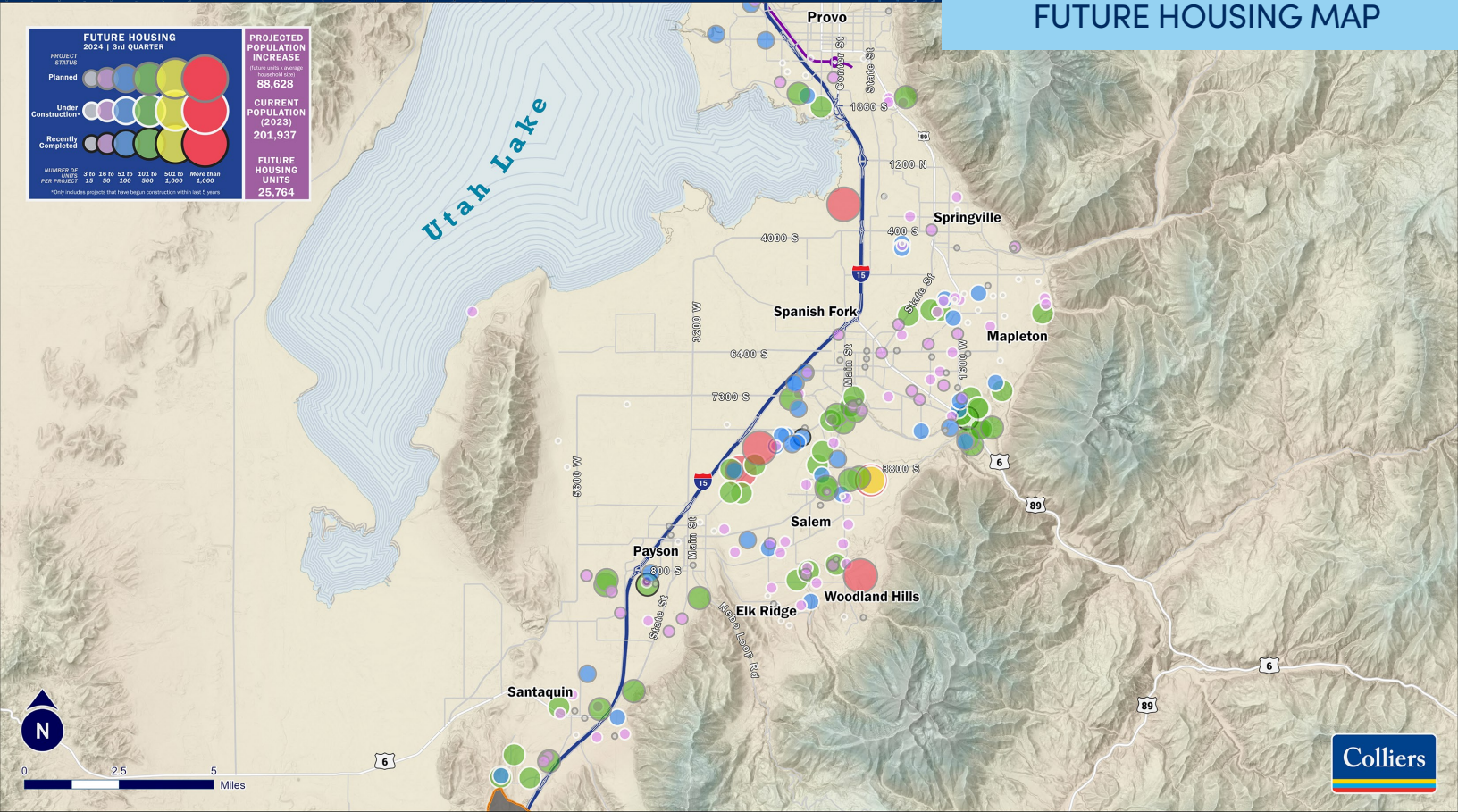
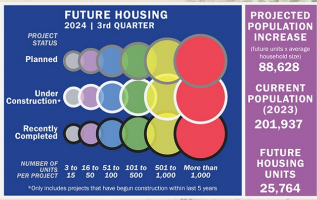
HOME VALUE

Median Home Value
\$562,607

\$400k - \$499k
27%

\$500k - \$749k
38%

750k - 2M
22%



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