



LAKESHORE INDUSTRIAL

Industrial Warehouse | 2111 West Center Street | Springville, Utah

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Call for a Personalized Tour!

Colliers



LAKESHORE
INDUSTRIAL

PROPERTY OVERVIEW

SUMMARY

At 140,000 square feet across eight acres, the Lake Shore Industrial warehouse complex is located just off of I-15. It is one of few industrial warehouse buildings in Utah County with complete freeway visibility, maximizing tenant exposure.

Lake Shore provides tenants with the benefits of a modern design, ample power, industry leading clear heights, a large truck court, brand-new construction, substantial parking, employee electric vehicle chargers, competitive rates and an experienced development and management team. The quality of the asset, combined with its strategic location, creates a unique opportunity for tenants to maximize their operations and logistics. Call for pricing.

TEAM



Civil Engineer



Property Management



General Contractor



Architect & Structural
Engineering



Leasing

BUILDING SITE PLAN

LAYOUT

Available

Leased



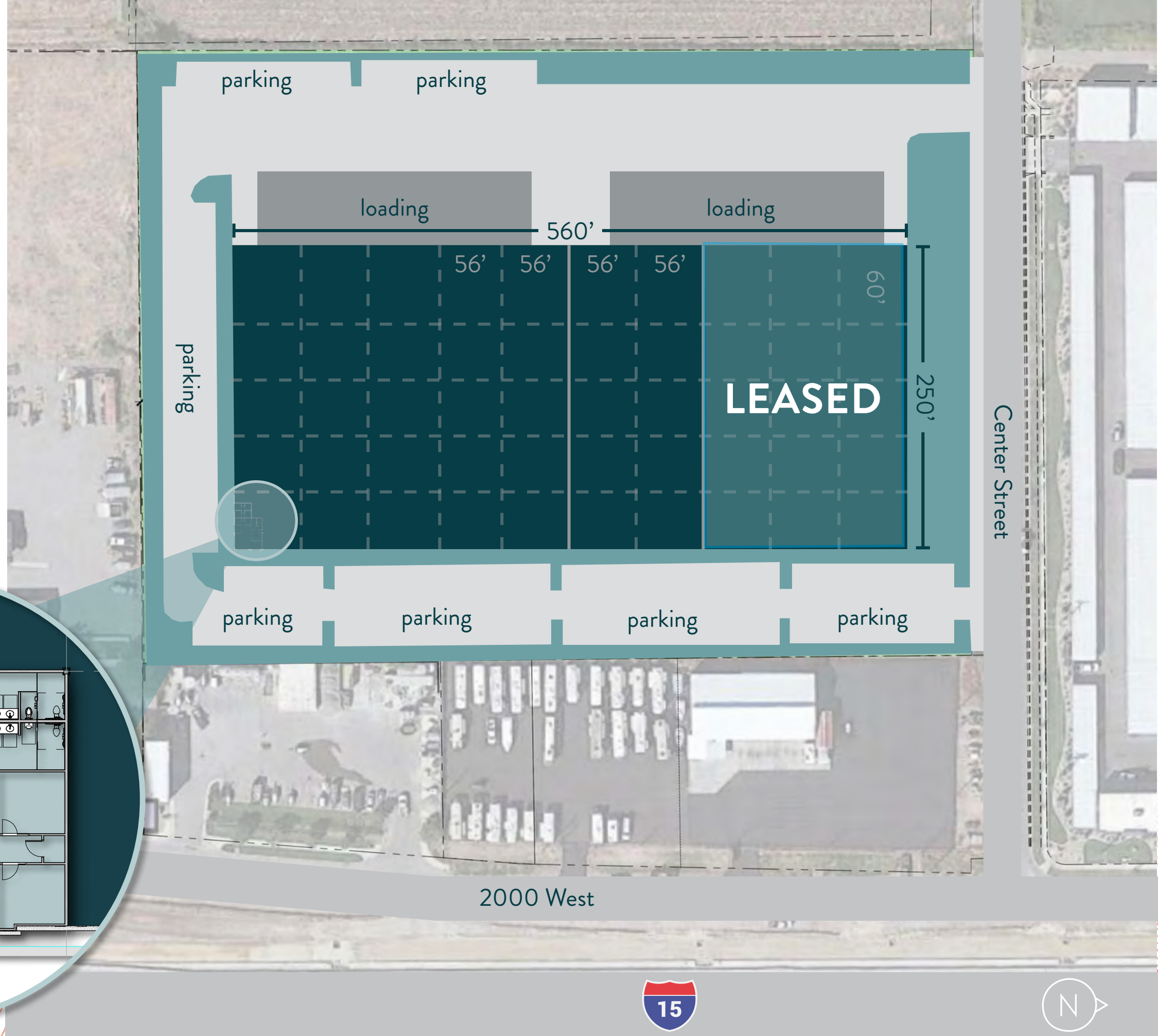
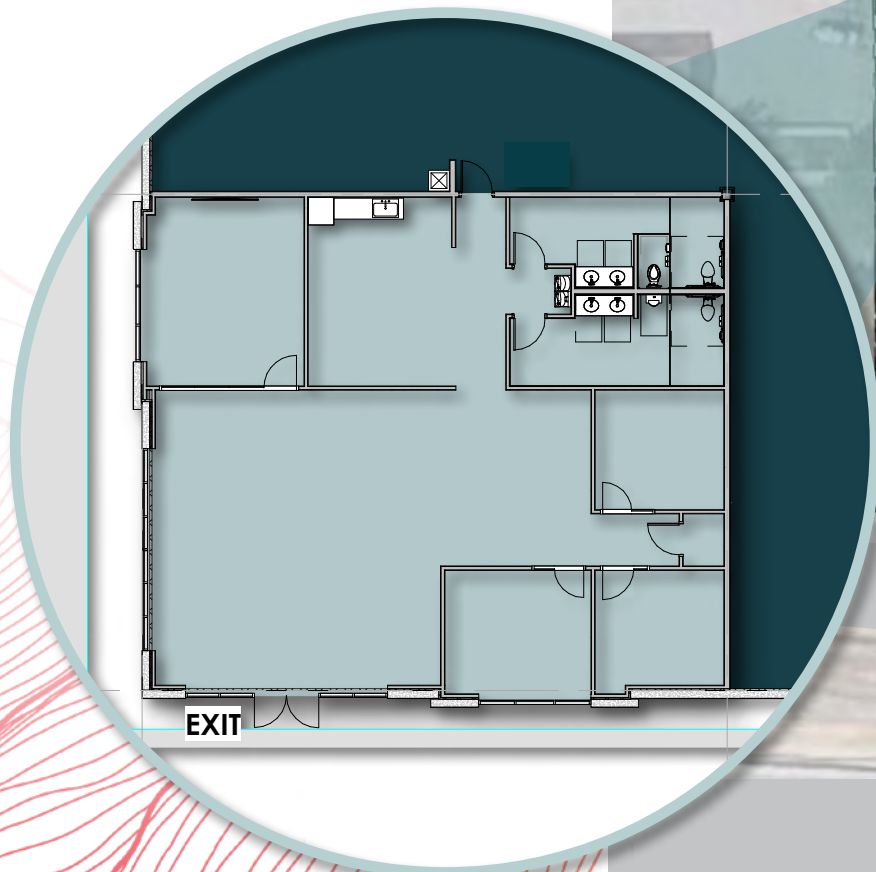
32' clear heights | 3,000 amp power service | freeway visibility
multiple configurations available

HIGHLIGHTS

Total Size	140,000 SF	Dock-high Doors	19
Minimum Divisibility	28,000 SF	Bay Doors	4
Delineable Spaces	4	Clear Height	32'
Unit 1	42,000 SF	Parking Spaces	149
Unit 2	28,000 SF	Truck Court Depth	135'
Unit 3	28,000 SF	3000 Amps of Power	
Unit 4	Leased by Boxio	EV charging stations available for each tenant	

SITE PLAN

OFFICE SPACE





BUILDING PHOTOS

141,000 total SF | Ready for Tenant Improvements

OFFICE PHOTOS



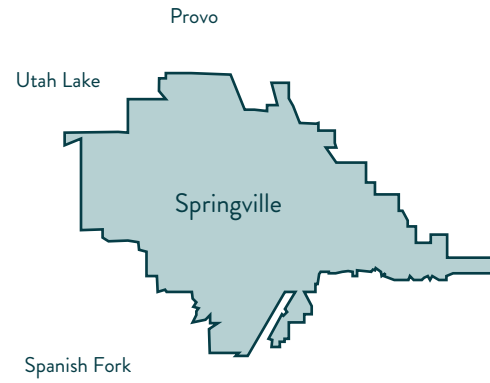


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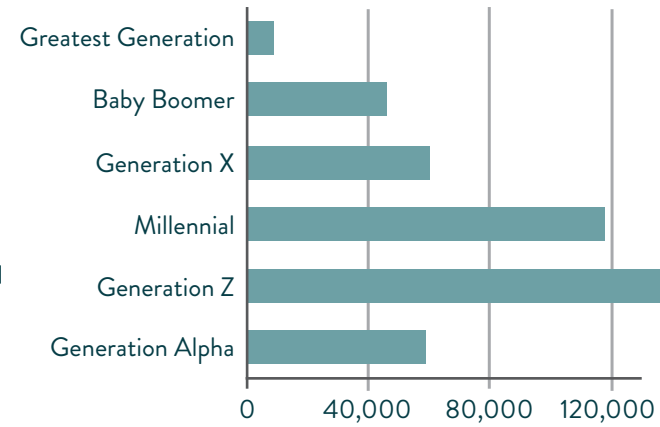
LOCAL DEMOGRAPHICS

GREAT LOCATION

Within 15 Miles



2023 Population by Generation



Key Facts

Population
411,474

Median Age
26.6

Average Household Size
3.25

Business

Total Businesses
10,576

Total Employees
162,043

Daytime Population
421,196

Income

Median Household Income
\$77,197

Per Capita Income
\$32,003

Median Net Worth
\$151,310

Education

No High School Diploma
5%

High School Graduate
95%

Some College
77%

College Degree
42%

Employment

White Collar
69%

Blue Collar
19%

Services
11%

Unemployment
2.0%

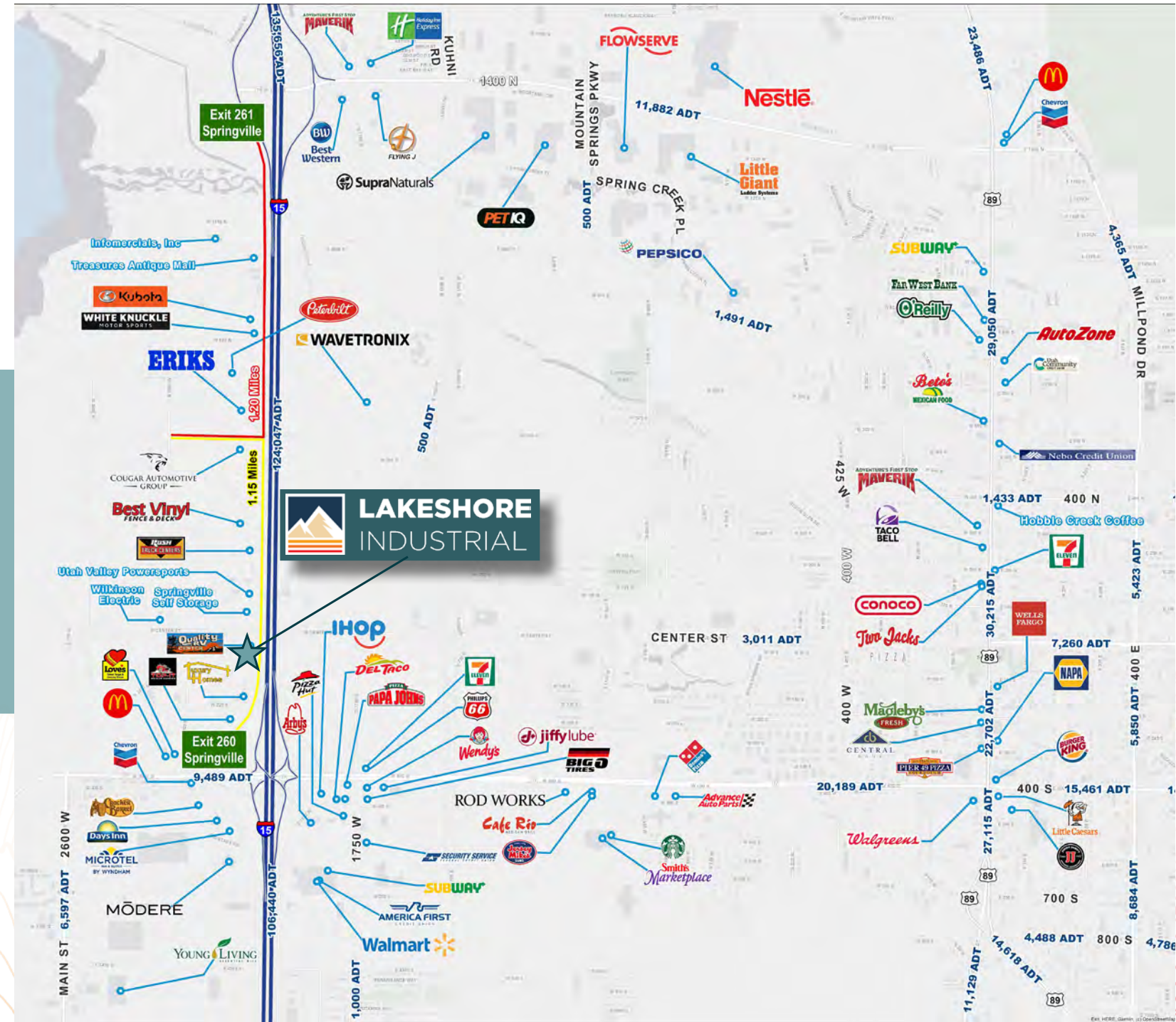
Annual Change

Population
.66%

Households
1.03%

Families
.87%

Household Income
2.88%

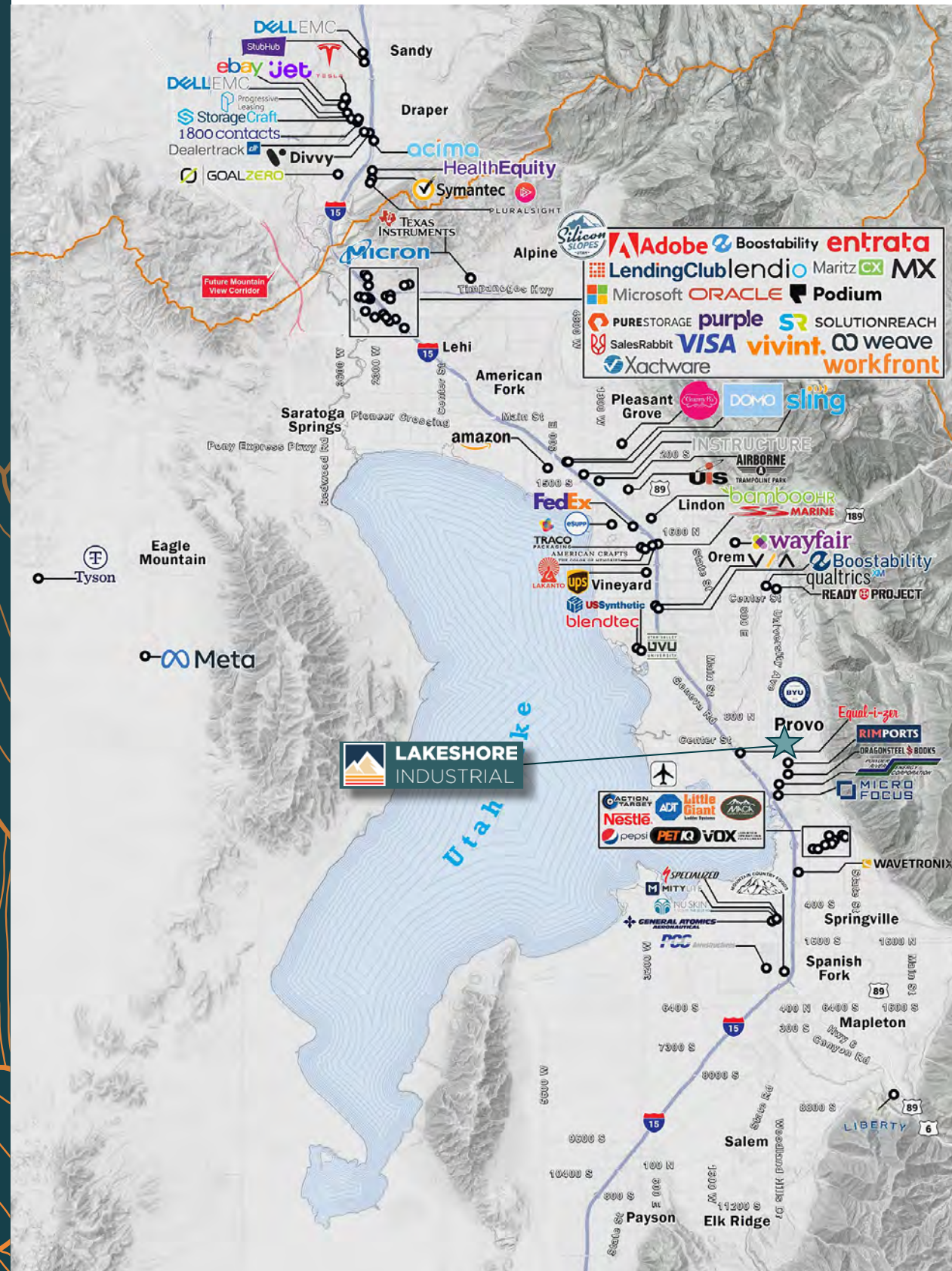




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UTAH COUNTY MAJOR OCCUPIERS



WHY UTAH

Utah is a national leader in **high job growth, low unemployment, low cost of doing business, and talented labor**. Utah regularly ranks among the best states for **business, careers, living, health, and quality of life**. Utah provides an array of employment opportunities in various industries, and offers its residents numerous lifestyle options that range from quiet rural settings to thriving urban centers.

Most of Utah's population resides along **The Wasatch Front**, roughly 150 miles of contiguous cities and communities, running predominantly north-south along the I-15 corridor and the western slope of the Wasatch Mountain range, from Brigham City to Nephi.

Utah is world-renowned for its bounty of **public lands and recreational opportunities** ranging from mountain wilderness to desert landscapes. Utah has five national parks, six national forests, numerous state parks and recreation areas, and over a dozen ski resorts.

Utah is a geographically diverse state, encompassing a **convergence of three distinct geological regions**: the Rocky Mountains, the Great Basin, and the Colorado Plateau.

The beehive is the state symbol of Utah. The Mormon settlers used the symbol to represent **hard work and industriousness**. The beehive is where all workers cooperate in the construction of something much bigger than themselves, as a model for an efficiently run society.

Utah is a **Young & High-Growth State**

Utah experienced a **20.7%** population increase 2010-2020 and is one of the fastest-growing states in the U.S. (ESRI BAO)

The median age is **30.9** making Utah the youngest state in the U.S. by median age. (ESRI BAO)

There are more than **571,000** more people in Utah than in 2010. (ESRI BAO)

Utah's **Economic Conditions** are Great

Utah was ranked the **2nd** best state for overall economy in the U.S. (U.S. News: Best States Ranking)

Utah was named the **#2** best state for business in 2018. (Forbes)

Utah was ranked the **4th** best state for venture capital. (U.S. News: Best States Ranking)

There's an **Educated & Skilled Workforce**

There are more than **35** higher education institutions in Utah. (National Database of Scholarships)

Almost **50%** of Utahns have obtained postsecondary certificates or degrees. (Utah.gov)

Over **79,000** degrees were awarded in 2017. (datausa.io)

Opportunities for **Jobs & Careers** are Plentiful

Utah experienced **3.6%** job growth July 2018-July 2019, making it among the top states in the U.S. for growth. (U.S. Bureau of Labor Statistics)

Utah is experiencing overwhelming job growth in the **construction, finance, health, and technology** sectors. (Utah.gov)

About **54,500** jobs were added to the economy from July 2018 to July 2019. (U.S. Bureau of Labor Statistics)

Utah has a **Multilingual Population**

There are over **120** languages spoken in Utah. (Deseret News)

About **15%** of Utah residents speak a language other than English at home. (The Salt Lake Tribune)

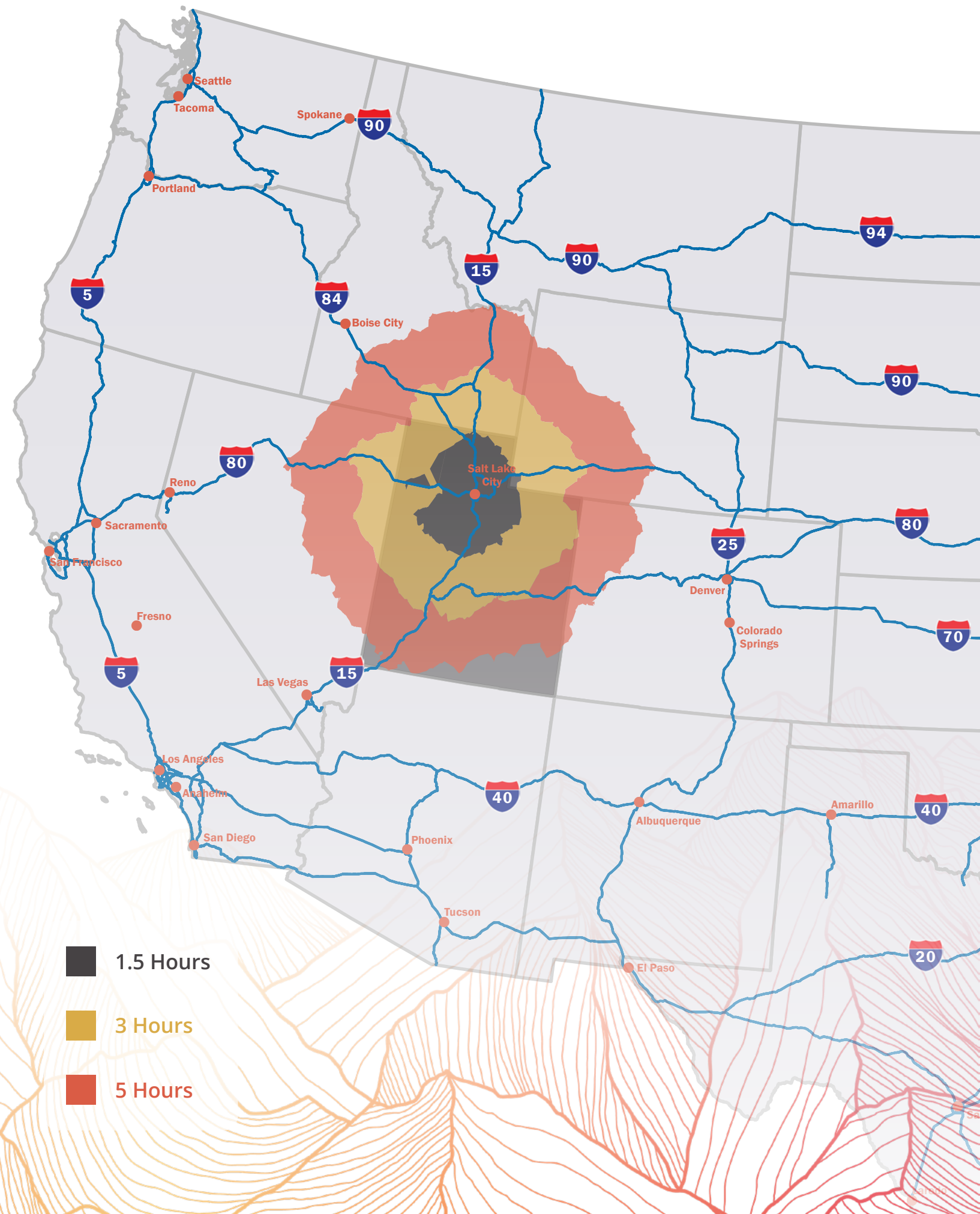
There are more than **246,000** Spanish speakers in Utah. (U.S. Census Bureau)



CROSSROADS OF THE WEST

At the epicenter of the Western United States, 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. Springville in Utah County is less than 900 miles to every city in the Western United States.

City	Distance (miles)	Drive Time (65 MPH)
Albuquerque, NM	549 miles	8.44 hours
Bakersfield, CA	657 miles	10.11 hours
Billings, MT	598 miles	9.20 hours
Boise, ID	392 miles	6.03 hours
Boulder, CO	487 miles	7.49 hours
Casper, WY	430 miles	6.62 hours
Cheyenne, WY	462 miles	7.11 hours
Colorado Springs, CO	541 miles	8.32 hours
Denver, CO	475 miles	7.31 hours
Eugene, OR	840 miles	12.92 hours
Flagstaff, AZ	472 miles	7.26 hours
Fresno, CA	767 miles	11.8 hours
Grand Junction, CO	234 miles	3.6 hours
Great Falls, MT	620 miles	9.54 hours
Helena, MT	533 miles	8.20 hours
Idaho Falls, ID	263 miles	4.05 hours
Las Cruces, NM	769 miles	11.83 hours
Las Vegas, NV	375 miles	5.77 hours
Los Angeles, CA	642 miles	9.88 hours
Medford, OR	783 miles	12.05 hours
Missoula, MT	574 miles	8.83 hours
Ogden, UT	87.6 miles	1.35 hours
Phoenix, AZ	616 miles	9.48 hours
Pocatello, ID	213 miles	3.28 hours
Provo, UT	6 miles	0.09 hours
Pueblo, CO	517 miles	7.95 hours
Reno, NV	564 miles	8.68 hours
Sacramento, CA	695 miles	10.69 hours
Saint George, UT	255 miles	3.92 hours
Salt Lake City, UT	51.6 miles	0.79 hours
San Diego, CA	703 miles	10.82 hours
San Francisco, CA	782 miles	12.03 hours
Santa Fe, NM	576 miles	8.86 hours
Seattle, WA	879 miles	13.52 hours
Spokane, WA	771 miles	11.86 hours
Tucson, AZ	728 miles	11.20 hours
Twin Falls, ID	268 miles	4.12 hours
Yakima, WA	737 miles	11.34 hours





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UTAH VALLEY UNIVERSITY

Nestled against the stunning backdrop of the Wasatch Mountains, Utah Valley University (UVU) offers a distinctive blend of academic excellence and a burgeoning sports culture. With a diverse student body exceeding 41,000, UVU stands as a beacon of higher education in the region, fostering innovation and community engagement. The UVU Wolverines' athletic program, including standout teams in basketball, soccer, and other sports, contributes to the vibrant campus atmosphere. The on-campus UCCU Center, accommodating over 8,500 spectators, transforms into a lively arena during Wolverines' games, creating an electric environment that mirrors the university's commitment to both academic and athletic achievement.

UVU's events, from compelling basketball matchups to spirited soccer clashes, draw thousands of attendees, creating a sense of unity and pride within the university community and the broader Utah Valley. The intersection of academic excellence and spirited sportsmanship makes UVU a hub for both intellectual and athletic pursuits, offering students and visitors an enriching and well-rounded university experience.



BRIGHAM YOUNG UNIVERSITY

Nestled in Provo, Utah, Brigham Young University (BYU) is not only renowned for its vibrant football program but also for its distinguished academic offerings and diverse array of sports teams. With a sprawling campus and a student body exceeding 33,000, BYU places a strong emphasis on academic and moral development, boasting top-tier programs in business, engineering, and the arts. The university's commitment to holistic education extends beyond the football field, providing students with innovative learning opportunities, impactful research initiatives, and a supportive academic environment that fosters intellectual growth.

In addition to the iconic football program, BYU's sports landscape is dotted with excellence across various disciplines. From the spirited atmosphere at the Marriott Center during basketball games to the competitive edge displayed by the Cougars in sports like soccer, volleyball, and rugby, BYU's athletic prowess extends beyond the gridiron. The collective dedication of student-athletes and the unwavering support of the BYU community create an atmosphere where achievement in academics and sports are celebrated in equal measure, reinforcing the university's commitment to molding well-rounded individuals poised for success in all facets of life.





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