

Springville Warehouse

2294 W 700 S | Springville, UT

FOR SALE



PROPERTY HIGHLIGHTS

- 19,400 SF Total
- 13,600 SF Leased
- 5,800 SF available for Owner User
- Two Distinct Warehouses: Blue Warehouse (flexible layout) and Gray Warehouse (fully built-out)
- Gray Warehouse Build-Out: Open warehouse space plus 3 private offices, reception, break room/kitchen, conference/flex room, and 2 restrooms
- Secured, Fenced Yard with Ample Parking/Storage and Automatic Gates
- Excellent Access to I-15 and Regional Connectivity
- Easy Truck Delivery Entrance/Exit

PURCHASE PRICE:

**\$3,880,000
(\$200/SF)**



ANDERSON CRG
COMMERCIAL REALTY GROUP

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DEMOGRAPHICS

1 MILE 3 MILE 5 MILE

	1 MILE	3 MILE	5 MILE
Population			
2023	1,435	32,308	109,260
Households			
2023	506	9,984	31,819
Income			
2023 Median	\$48,352	\$83,391	\$92,996



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