

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)



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The offering is presented solely for informational purposes and is submitted subject to errors, omissions, change of price, rental or other terms, withdrawal without notice, and to any special listing conditions imposed by the seller. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein and buyers and tenants are encouraged to conduct their own due diligence and research regarding the property.

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DEMOGRAPHICS

	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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