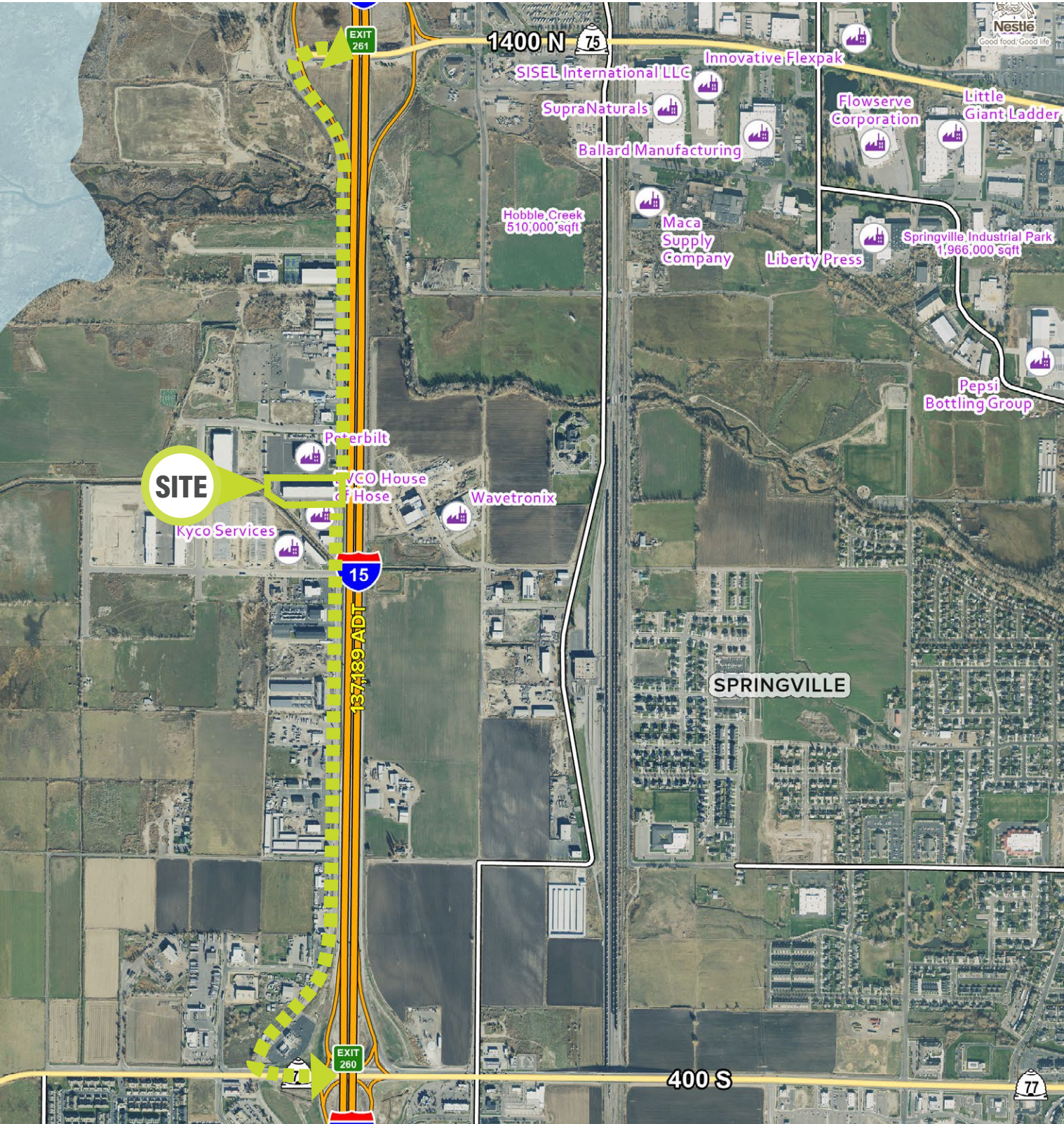


# SPRING POINTE INDUSTRIAL BUSINESS PARK

687 North 2000 West | Springville, UT 84663



**Contact**

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## FOR LEASE

\$1.10 PSF/Month NNN

### Units 1&2

Available: 11,693 SF

Office: 1,668 SF

Mezzanine: 1,668 SF

Warehouse: 8,357 SF

## Property Highlights

- Total available: 11,693 SF
- Clear height: 22'
- Dock loading: one (1) open dock loading position on the west side with edge of dock leveler
- Two (2) grade level doors: 14'x16'
- Column spacing: 54'x55'
- ESFR fire suppression system
- Concrete tilt construction
- Rear loading configuration
- Year built: 2020
- Zoning: HC (Highway Commercial)
- High-image corporate business park environment
- Great freeway visibility and frontage along I-15
- Convenient access off I-15 frontage road (2200 West)

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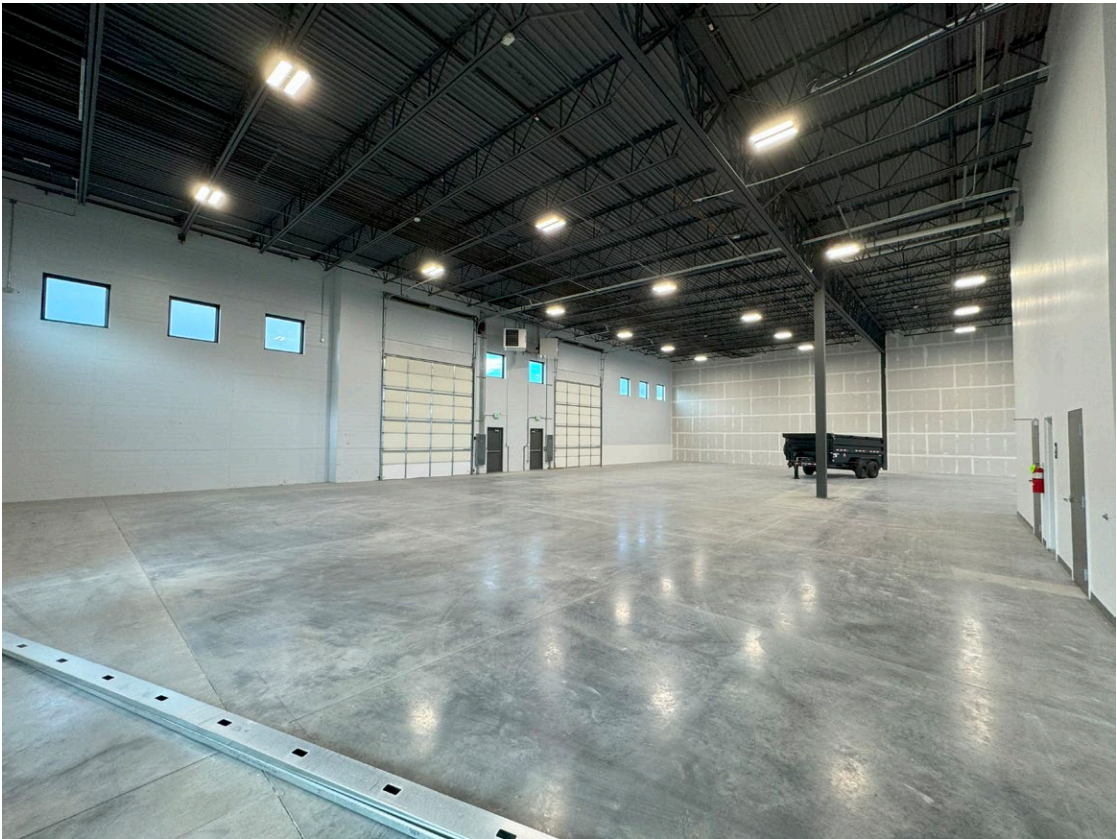
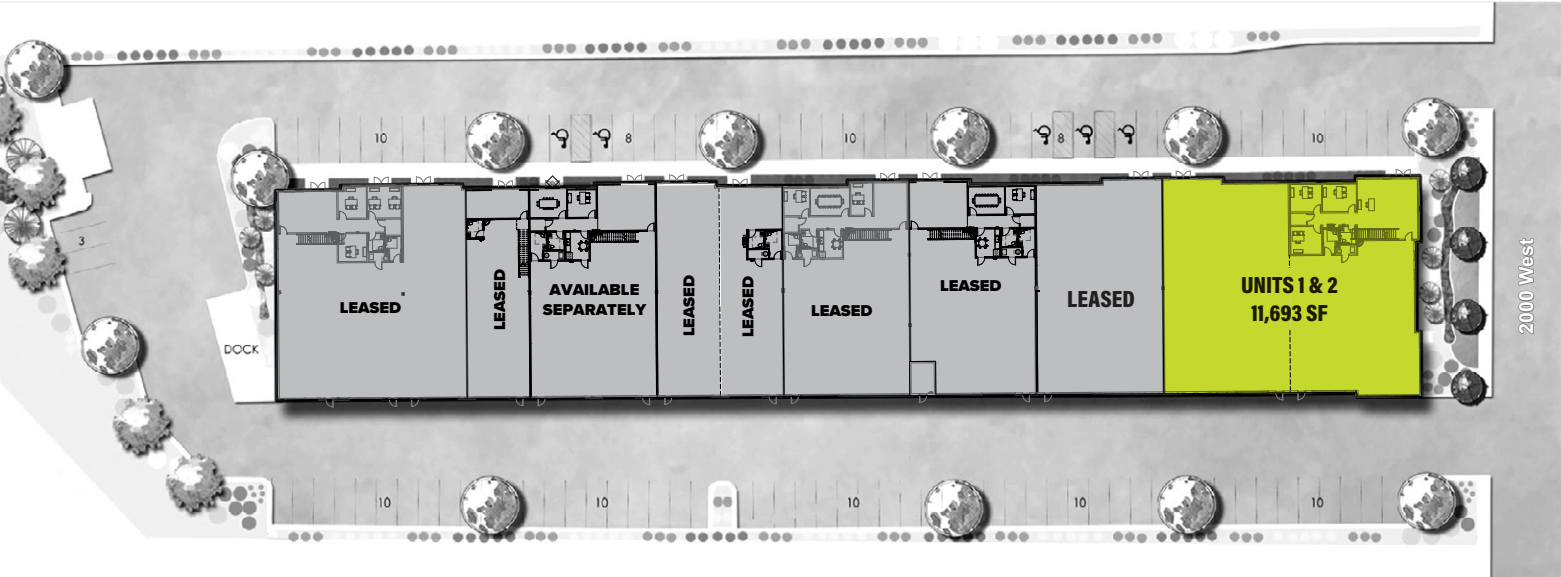
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UNIT	SIZE (SF)	OFFICE (SF)
1/2	11,693	1,668
3	4,930	208
4	6,265	1,493
5	6,419	1,493
6/7	4,930	207
8/9	6,423	1,493
10	2,989	550
11-13	8,938	1,517



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