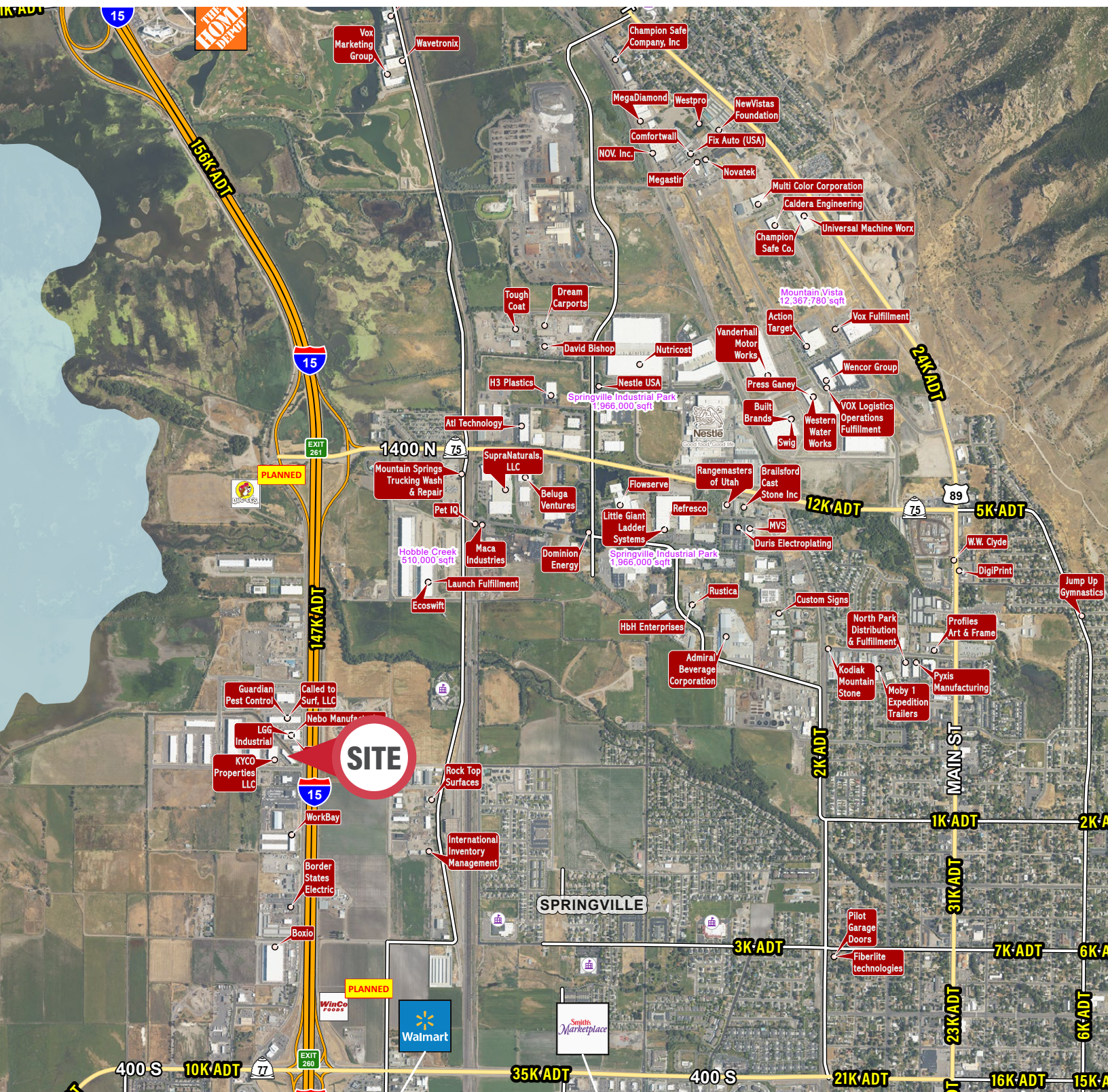


SPRING POINTE CONDOS

2052 West 500 North | Springville, UT 84663



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FOR LEASE

\$1.10 PSF Monthly NNN

Unit C

- SF: 5,111 SF
- Warehouse: SF: 2,967 SF
- Office SF: 1,072 SF
- Mezzanine SF: 1,072 SF

Unit D

- SF: 5,102 SF
- Warehouse: SF: 2,966 SF
- Office SF: 1,068 SF
- Mezzanine SF: 1,068 SF

Property Highlights

- Total SF: 10,213 SF
- Clear Height: 21'
- Loading: One (1) 12'X14' Automatic Grade Level Door Per Unit
- Power: 225 AMP 208/120 V 3 Phase Per Unit
- Gas Forced Heat Throughout Warehouse
- Fire Sprinkler System
- LED Lighting Throughout
- Shop Sink In Warehouse
- Ceiling Fans Throughout Warehouse
- Two (2) Restrooms Per Unit
- Two (2) Drinking Fountains Per Unit
- Year Built: 2020
- Zoning: HC (Highway Commercial)
- Great Freeway Visibility And Frontage Along I-15
- Convenient Access Off I-15 Frontage Road (2200 West)

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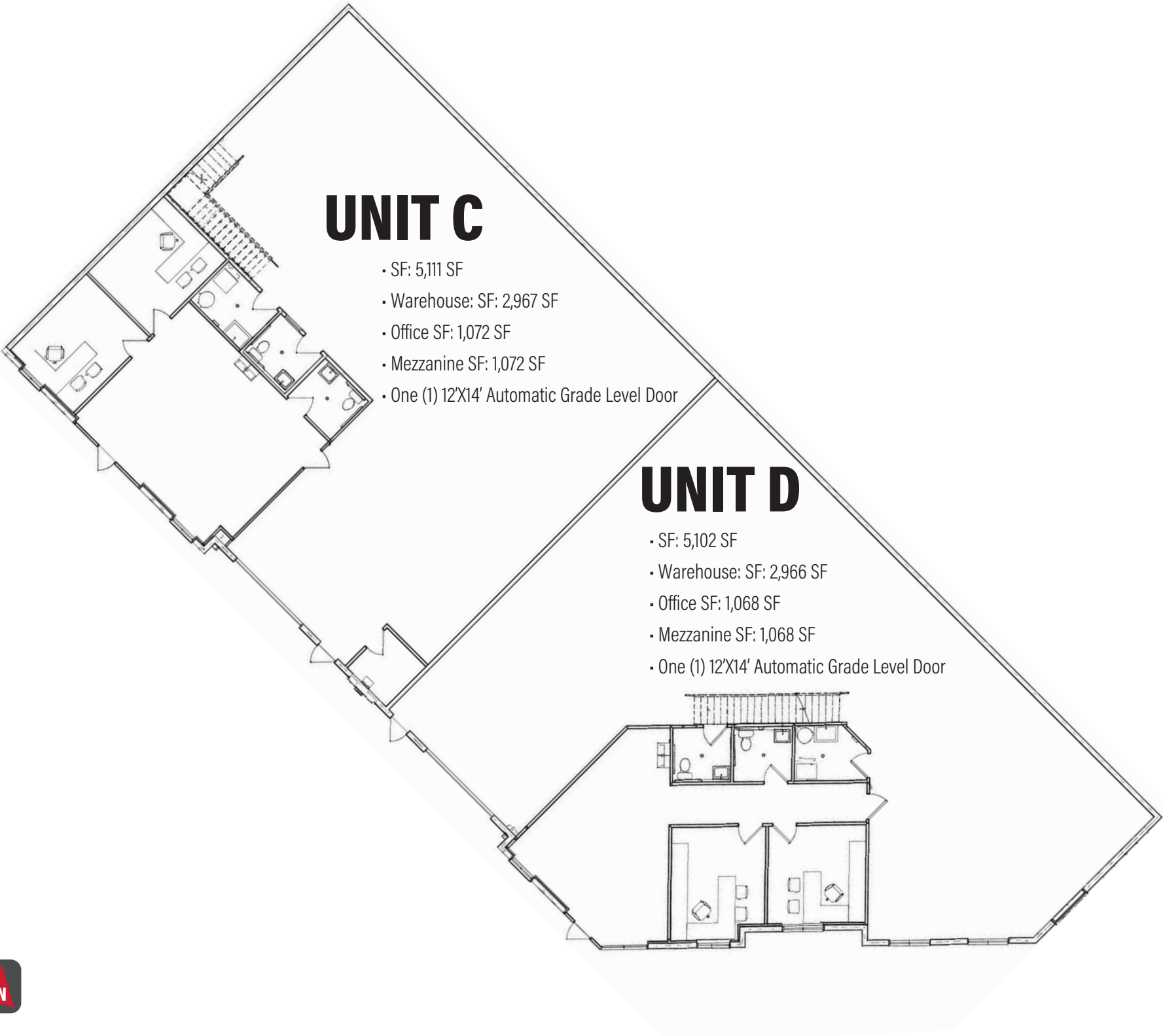
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