



Center Street Industrial

168 North 1750 West, Springville, Utah 84663

NEWMARK

 **COLMENA**
GROUP

nmrk.com



Center Street Industrial

EXCLUSIVELY LISTED BY:

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15 EXIT #260

15

Center Street Industrial

Center Street

1650 West

1750 West

400 South

Property Features

- 327,184 SF available
- Divisible to 81,796 SF
- 36' clear height
- 968' building width
- 338' building depth
- 54'6"x56' column spacing
- 60' speed bay
- 90 dock high loading doors (9'x10')
- Four ground level loading doors (12'x14')
- 130' truck court depth
- 2,000A / 277/480V / 3P
- Four (4) glass storefronts
- 336 auto parking stalls
- 7" reinforced concrete slab

1750 West

327,184 SF

968'

56'
60'
54'6"
60'

- Four Ground Level Doors
- 90 Dock High Doors

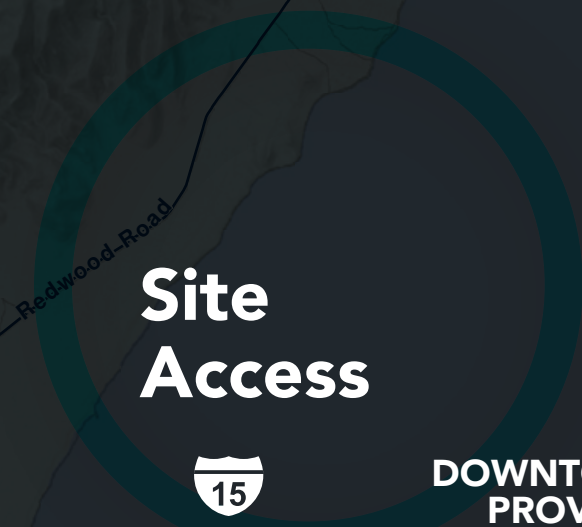
Center Street



Utah Lake



**Center
Street
Industrial**



Site Access



3 Minutes

**DOWNTOWN
PROVO**
7 Minutes



4 Minutes



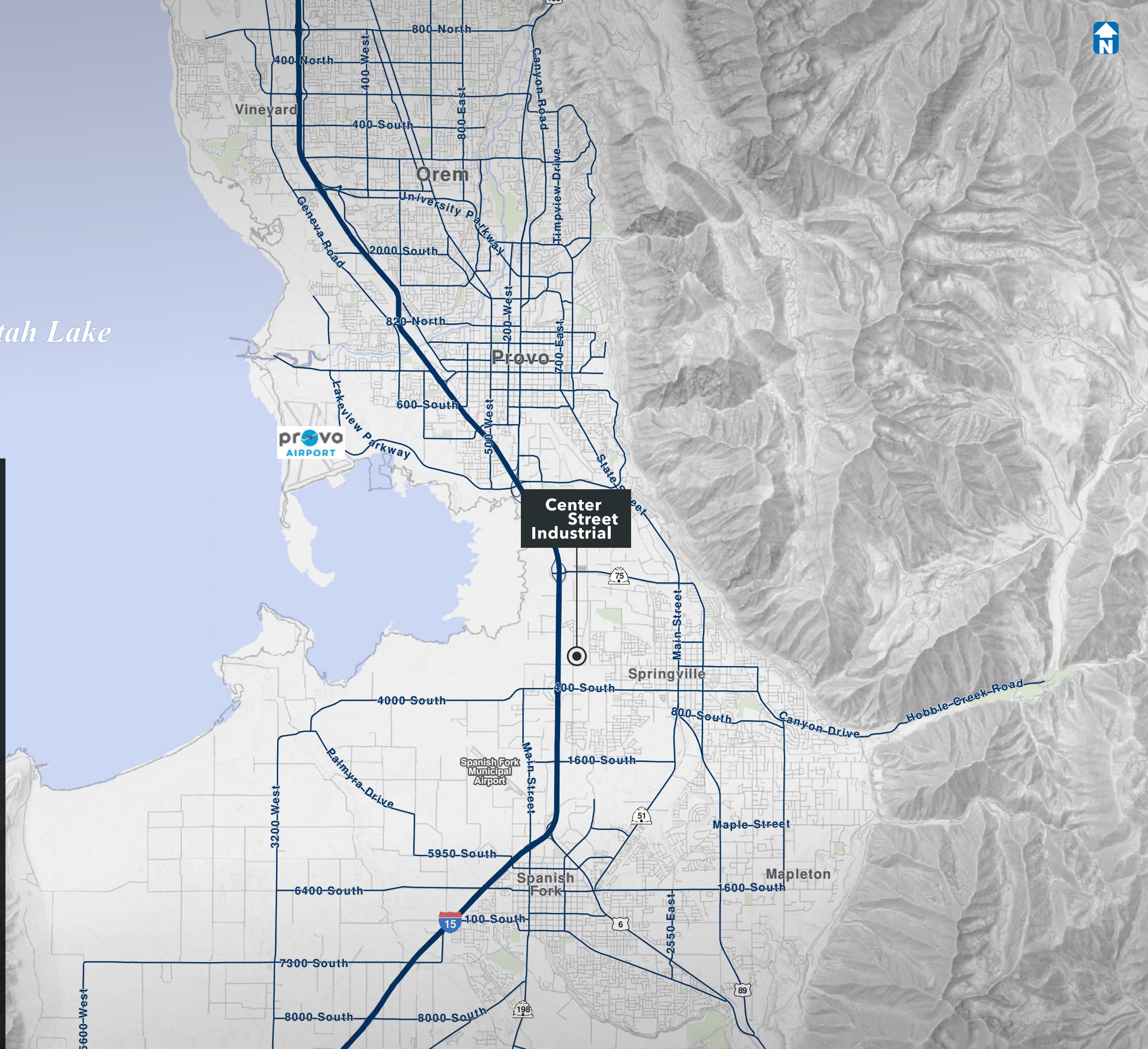
7 Minutes

PROVO
TOWNE CENTRE

7 Minutes

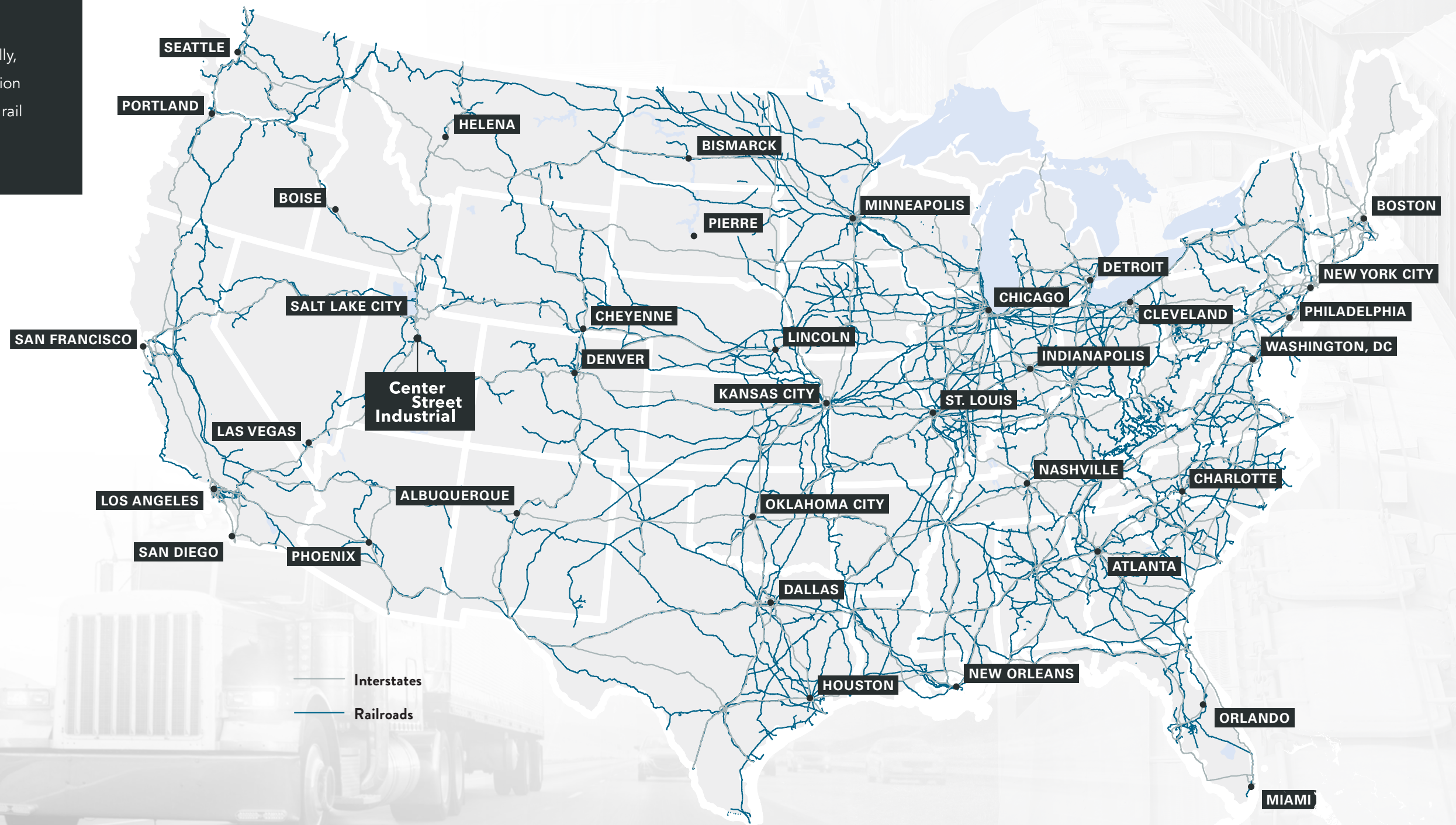


10 Minutes



Mitigated Risk Between Ports

Utah is known as the “Crossroads of the West” for its excellent connectivity to the entire nation. Spanish Fork, Utah, specifically, benefits from a favorable geographic location that provides access to the major ports via rail and the interstate system.



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