

IRONCREEK INDUSTRIAL

2322 W 500 N | Springville, Utah

INDUSTRIAL FOR LEASE

\$1.30 NNN

\$0.12 psf Fenced Yard



IRONCREEK

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Colliers

PROPERTY Overview

SUMMARY

Iron Creek Industrial is a 6-building, 17-acre flex/R&D community located at the intersection of 550 N and 2250 W in Springville, Utah. Comprising almost 220,000 square feet of space, Iron Creek provides tenant options that range in size. The unified architecture of these buildings provides a campus-like business environment in a straight-forward, economical and high-utility space as well as a covenant-protected, well-maintained atmosphere. Each flex building features a 30-foot-wide spaces and 18-foot ceiling heights, offering maximum flexibility. Free, generous parking is available next to the buildings. Dock and drive-in loading is also available.

HIGHLIGHTS

- Fenced Yard Space
- 5 total buildings
- 18" clear height
- LEED designed
- Dock and drive-in loading
- Build-to-suit office space
- 4 parking spaces per 1,000 SF
- Gas heat
- 6 minutes from the Provo Municipal Airport
- 52 minutes to the SLC International Airport
- Easy access to Veterans Memorial Highway



PROPERTY Site Plans

BUILDING A

Total: **42,091 SF**
 Available: **14,310 SF**
 Dock High Doors: **10**
 Ground Level Doors: **5**
 Min. Divisibility: **2,769 SF**

BUILDING B

Total: **42,087 SF**
 Available: **0 SF**
 Dock High Doors: **10**
 Ground Level Doors: **5**

BUILDING C

Total: **39,729 SF**
 Available: **14,226 SF**
 Dock High Doors: **7**
 Ground Level Doors: **6**
 Min. Divisibility: **2,563 SF**

FENCED YARD

Rate: **0.12 psf**
 Min. Divisibility: **50' x 140'**

BUILDING F

Total: **38,856 SF**
 Available: **21,064 SF**
 Dock High Doors: **7**
 Ground Level Doors: **8**
 Min. Divisibility: **2,323 SF**

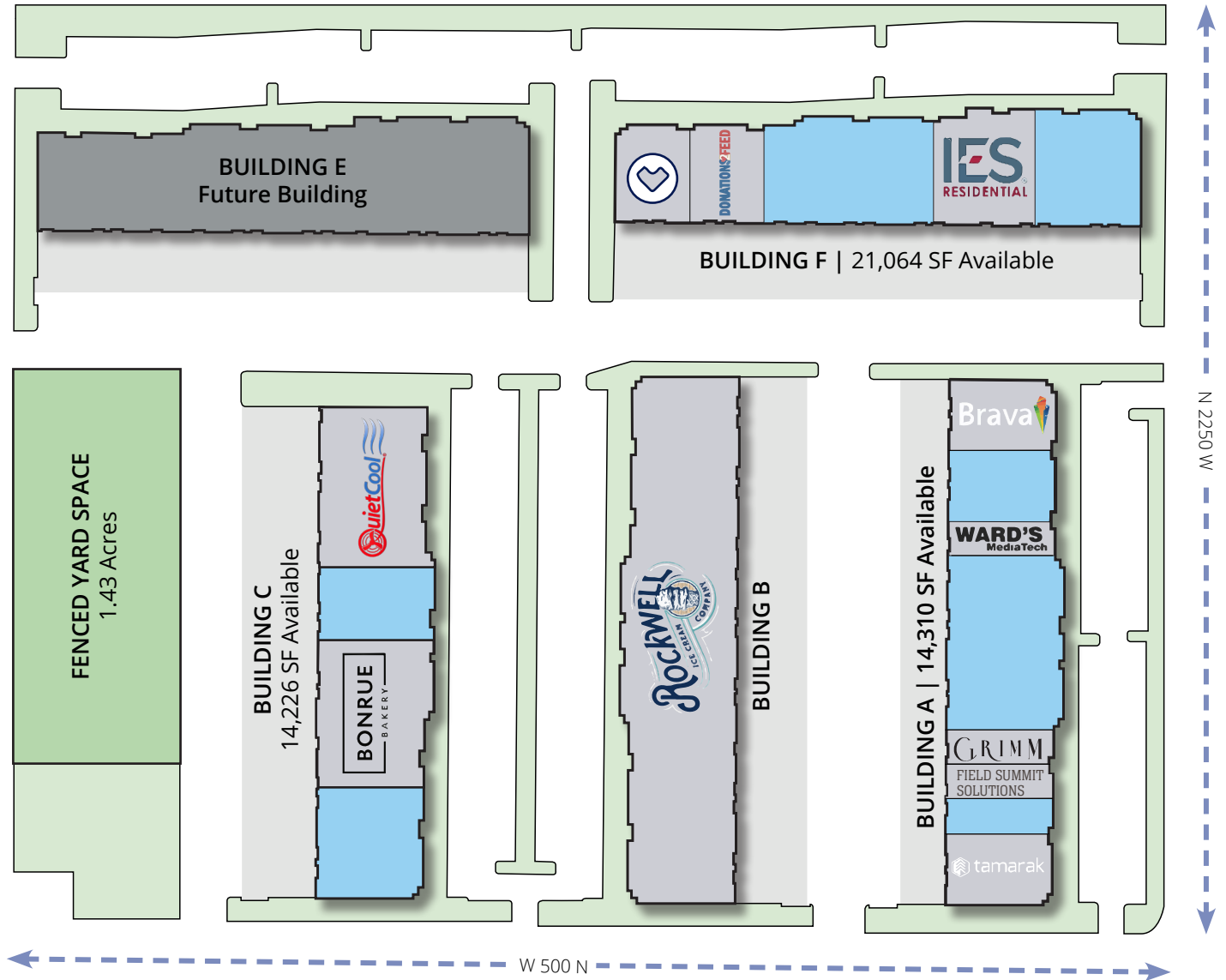
BUILDING E

Total: **38,880 SF**
 Planned **2026**

IRONCREEK TOTALS:

Existing: **162,763 SF**
 Planned: **38,880 SF**
 Available: **49,600 SF**
 Yard Space: **1.43 Acres**

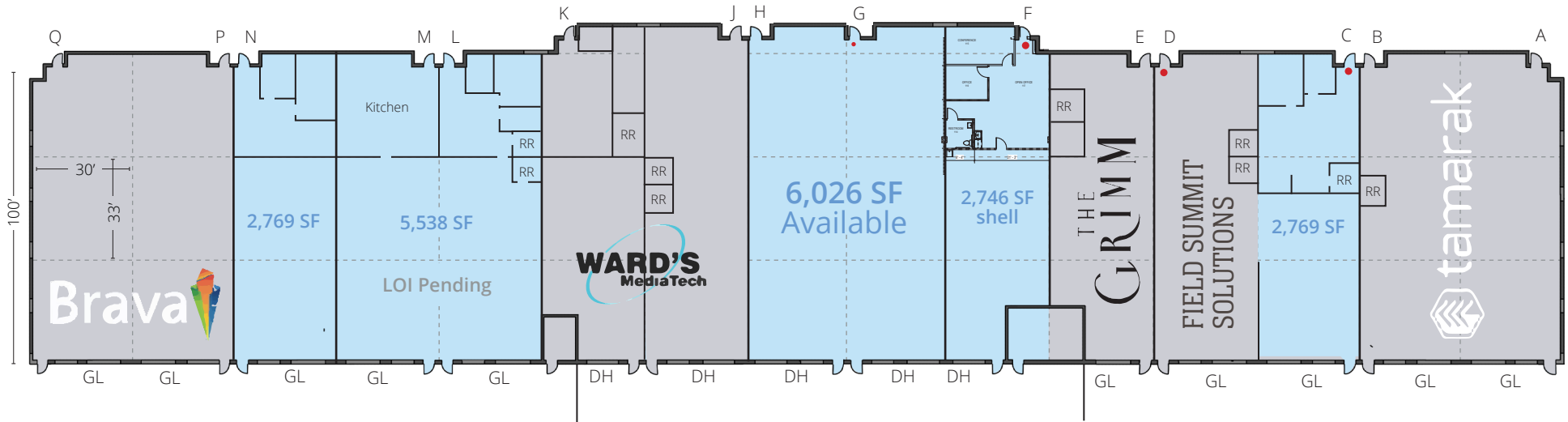
- Planned Construction
- Leased
- Available



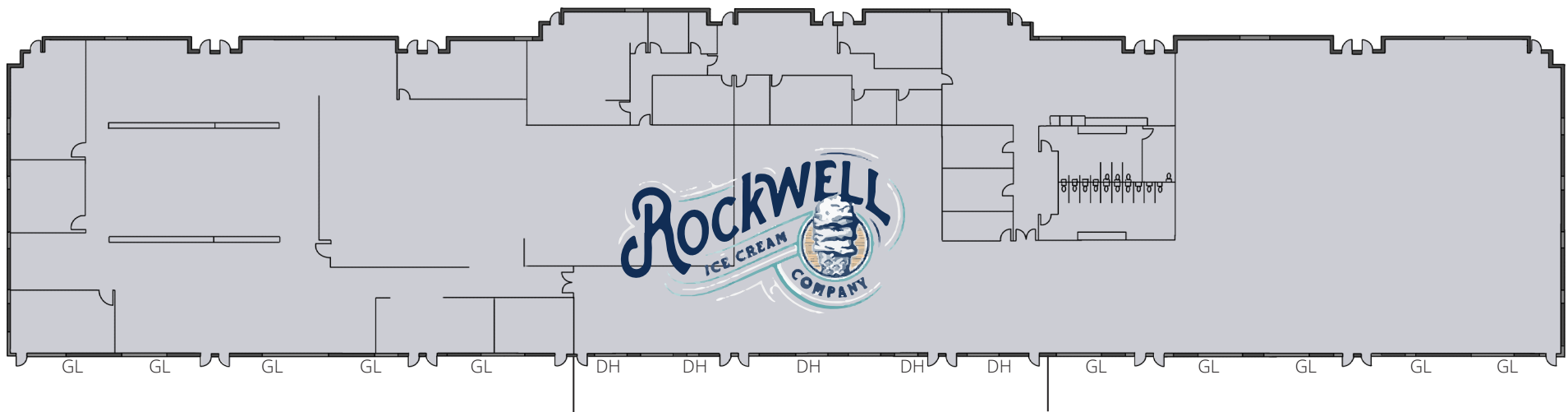
PROPERTY Floorplans

- Lock Box
- Leased
- Available

BUILDING A - 2322 42,091 SF Total | **14,310 SF Available** | 10 Ground Level | 5 Dock High



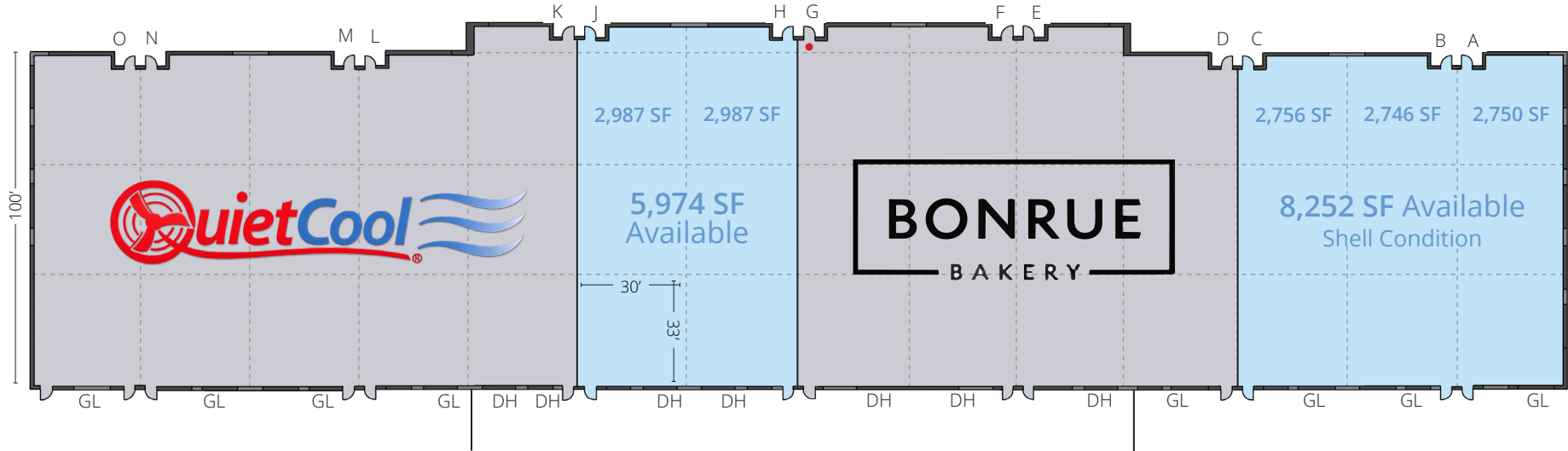
BUILDING B



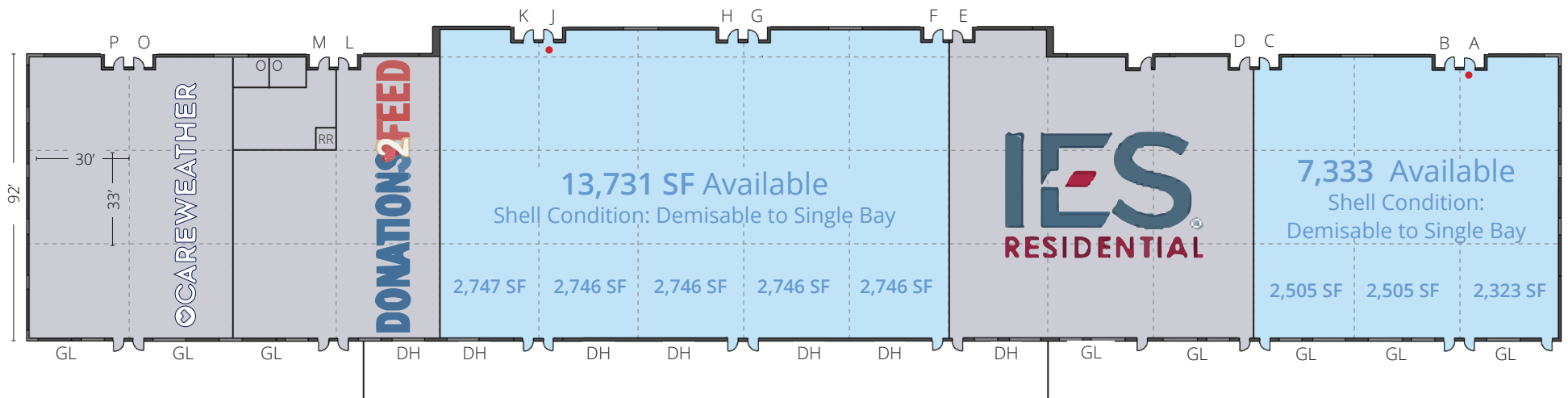
PROPERTY Floorplans

- Lock Box
- Leased
- Available

BUILDING C - 2424 39,729 SF Total | **14,226 SF Available** | 6 Ground Level | 7 Dock High



BUILDING F - 683 38,865 SF Total | **21,064 SF Available** | 8 Ground Level | 7 Dock High



PROPERTY Location



IRON CREEK

SPRINGVILLE DEMOGRAPHICS

5 mile radius



Key Facts

Population

135,241

Median Age

25.7

Average Household Size

3.09

Businesses

Total Businesses

3,523

Total Employees

49,761

Daytime Population

138,209

Income

Median Household Income

\$78,298

Per Capita Income

\$31,602

Median Net worth

\$122,785

Education

No High School Diploma

6.6%

High School Graduate

16.8%

Some College

24.9%

College Degree

51.7%

Employment

White Collar

63.1%

Blue Collar

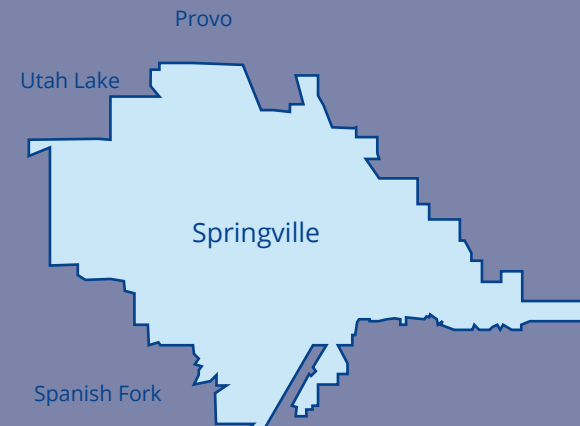
19.8%

Services

17.4%

Unemployment

3.7%





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