

SUMMIT CREEK

INDUSTRIAL



NEWMARK

RPV

nrmk.com

PROPERTY HIGHLIGHTS

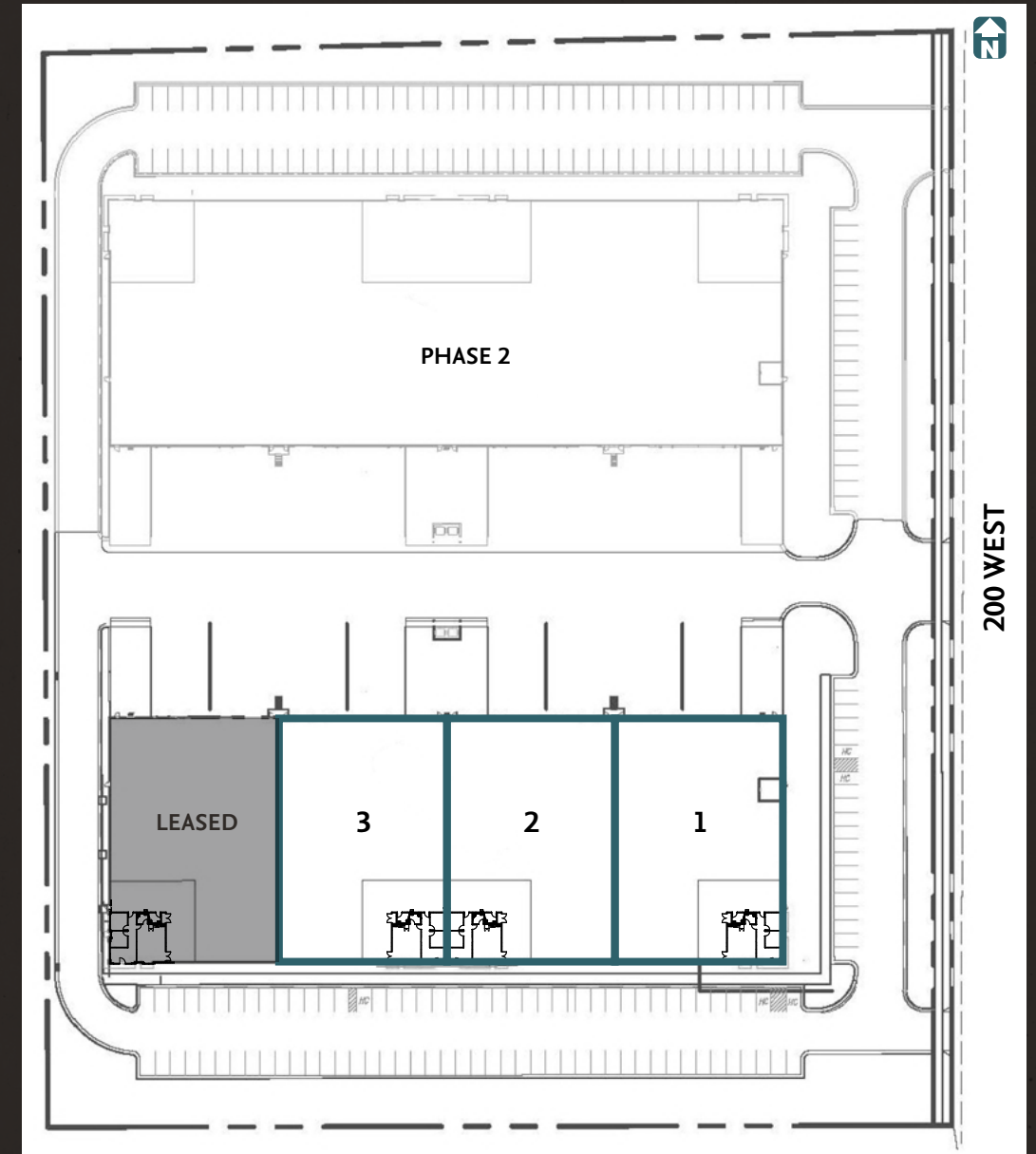
881 S. 200 W., SMITHFIELD, UT

SUMMIT CREEK INDUSTRIAL IS A CLASS-A, 74,420 SQUARE FOOT INDUSTRIAL BUILDING FOR SALE , DIVISIBLE INTO FOUR 18,605 SQUARE FOOT UNITS.

- 74,420 SF building
- Four units available (18,605 SF)
- Class-A tilt-up construction
- Clear height: 24'
- Three (3) dock doors/unit (12 total)
- One (1) additional dock door knock out/unit
- One (1) ground level "drive in" door/unit (4 total)
- Great location in Smithfield with immediate access to Highway 91, and less than 15 minutes to Highway 89
- Close proximity to Logan's Main Street retail shops and restaurants
- Completed Q3 2023

\$12.8M	\$3.2M	\$172	25%
Sale Price	Sale Price/Unit	Price/SF	Leased

LEASE OPTIONS AVAILABLE FROM 9,302 SF TO 55,815 SF
CALL FOR LEASE PRICING



DRIVE TIMES

881 S. 200 W., SMITHFIELD, UT

Utah is known as the “Crossroads of the West” for its excellent connectivity to the entire nation. The Logan Metro Area, specifically, benefits from a favorable geographic location that provides easy access to primary commercial hubs across the country. This connectivity has helped established the region as a global marketplace for its ability to facilitate an efficient flow of goods through its vast transportation networks. All major metros in the Western Region, and many major metros in the Mid West, are within a 24-hour drive time.



AREA OVERVIEW

881 S. 200 W., SMITHFIELD, UT

Nestled at the foot of the nearly 10,000-foot high Bear River Range, Logan's setting is beautiful in any season. Residents consider Logan Canyon a 40-mile community park leading to 18-mile long Bear Lake, called the Rocky Mountain Caribbean for its azure blue waters. Outstanding fishing, biking, hiking, skiing and golfing: all are minutes away from your front door.

Having a 28,000+ student, top-notch research university also sets Logan apart. USU brings such things as a higher emphasis on education, a vigorous economic base and businesses based on university spin-offs that employ nearly 10,000. The valley is also blessed with a strong agricultural base — Cache County is Utah's leading agricultural producer. A wide variety of industries provides a robust, but stable economy.

TOP EMPLOYERS

- Conserve
- Space Dynamics Laboratory
- Prismview
- Alliance Health Networks

TOP INDUSTRIES

- Manufacturing
- Health Care
- Research and Development
- Recreation

TOP DEVELOPMENTS

- [Cache Valley Marketplace](#)
- [Ridgeline Park](#)
- [Vineyard](#)
- [Center Block Plaza](#)

IN RECENT NEWS

- [Milken Institute - Logan Ranked #1 Best-Performing Small City in the U.S.](#)
- [EDC Utah - Cytiva to Expand in Logan](#)
- [CNBC - Inside Logan Utah's Bulletproof Job Market](#)

LOGAN METRO AREA

156,586 Total Population	5% Population Growth (2020-2022)	153,386 Daytime Population	28.6 Median Age	25.2% Bachelor's Degree
\$81,655 Median HH Income	\$30,579 Per Capita Income	33.9% Renter Occupied Units	\$433,769 Average Home Value	59.5% White Collar Employment

Sources: LoganUtah.org, Zippia, Census.gov, Wikipedia, Esri



SUMMIT CREEK

INDUSTRIAL

FOR MORE INFORMATION, PLEASE CONTACT:

BEN RICHARDSON
t 801-746-4733
ben.richardson@nmrk.com

KYLE ROBERTS, CCIM, SIOR, CSCMP
t 801-578-5525
kyle.roberts@nmrk.com

KOLBY LONG
t 801-727-4413
kolby.long@nmrk.com

RPV

RPV is a private commercial real estate partnership. RPV invests in land development, self storage, and industrial real estate in select markets in the Mountain West and South West United States.

NEWMARK

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.