

FOR SALE OR LEASE



NEWMARK
MW MOUNTAIN WEST

CODY BLACK, OWNER/AGENT
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PROPERTY DETAILS

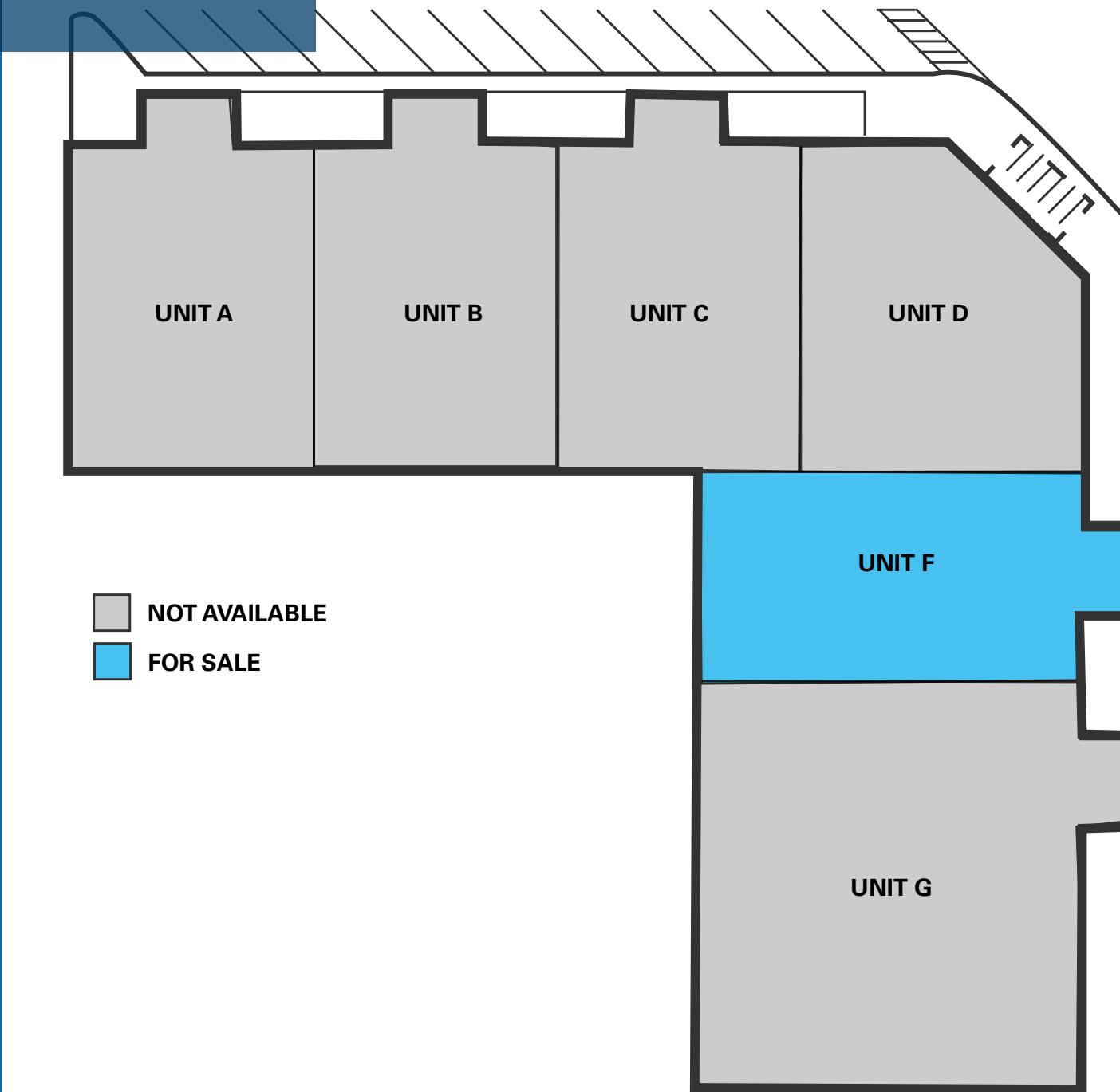
1195 N. Spring Creek Plaza, Springville, UT 84663

- Suite F: 5,171 SF available
 - » Warehouse: 2,256 SF
 - » Main floor office: 1,590 SF
 - » Second floor office: 1,325 SF
- Sales price: \$1,266,895 (\$245 SF)
- CAP rate with 5% vacancy: 5.3%
- Current lease rate: \$6,463.75/month base rent (\$1.25/SF NNN)
- NNN fees estimated at \$1,137.62/month (\$0.22/SF)
- Shared outdoor dock high
- Two (2) 12' x 12' roll-up doors
- Beautifully landscaped
- Abundant parking
- Year built: 2007
- Tenant lease expires September 30, 2026
- Ideal for individual user
- Owner/agent

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SPRING CREEK PLAZA

SITE PLAN



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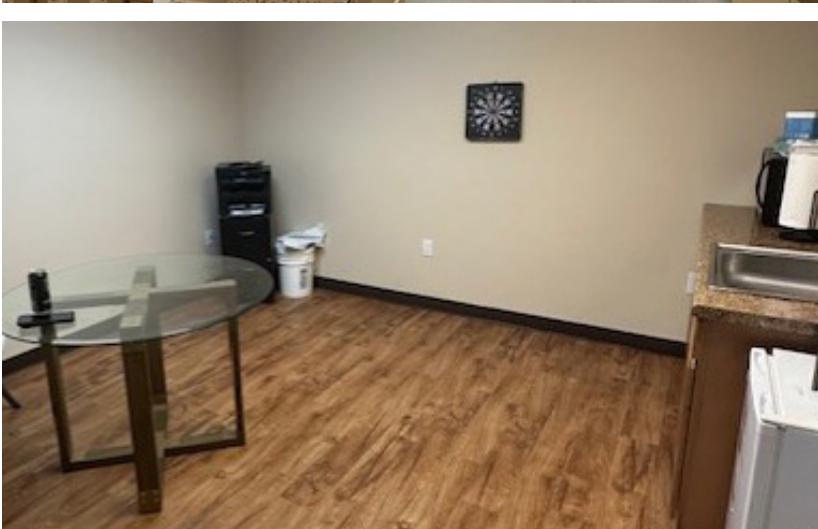
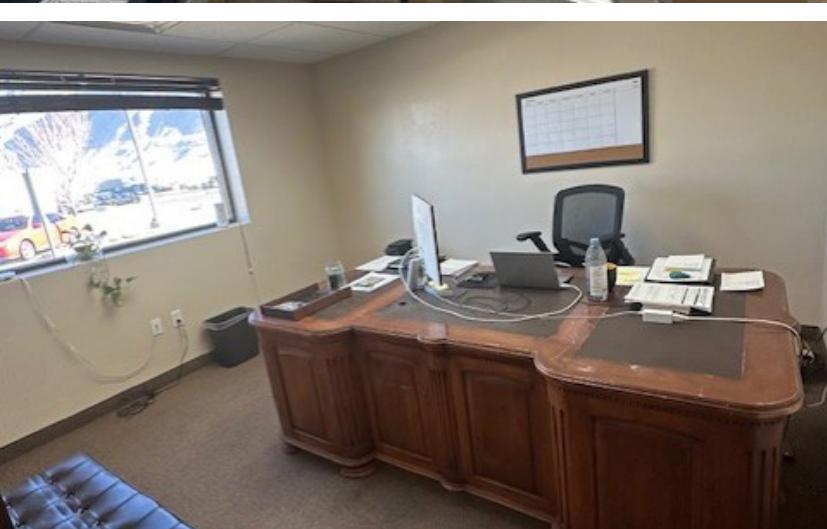
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