

IRONCREEK INDUSTRIAL

2322 W 500 N | Springville, Utah

INDUSTRIAL FOR LEASE

\$1.30 NNN

\$0.12 psf Fenced Yard



IRONCREEK

Jarrold Hunt

Vice Chair

+1 801 787 8940

jarrod.hunt@colliers.com

Andy Blunt

Vice President

+1 801 870 9648

andy.blunt@colliers.com

Josh Martin

Executive Vice President

+1 801 830 2004

josh.martin@colliers.com

Brandon Huntsman

Executive Vice President

+1 801 830 9232

brandon.huntsman@colliers.com

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 from 2,846 to 39,840 square feet. The unified architecture of these six buildings provides a camups-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
- 2,846 - 39,840 SF suites
- 18" clear height
- LEED designed
- Dock and drive-in loading
- Build-to-suit office space
- 5 total buildings
- 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: 42,600 SF
Available: 19,030 SF
Dock High Doors: 10
Ground Level Doors: 5
Min. Divisibility: 3,090 SF

BUILDING B

Total: 42,600 SF
Available: 0 SF
Dock High Doors: 10
Ground Level Doors: 5

BUILDING C

Total: 39,840 SF
Available: 39,840 SF
Dock High Doors: 7
Ground Level Doors: 6
Min. Divisibility: 2,846 SF

FENCED YARD

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

BUILDING F

Total: 39,000 SF
Available: 23,760 SF
Dock High Doors: 7
Ground Level Doors: 8
Min. Divisibility: 2,970 SF

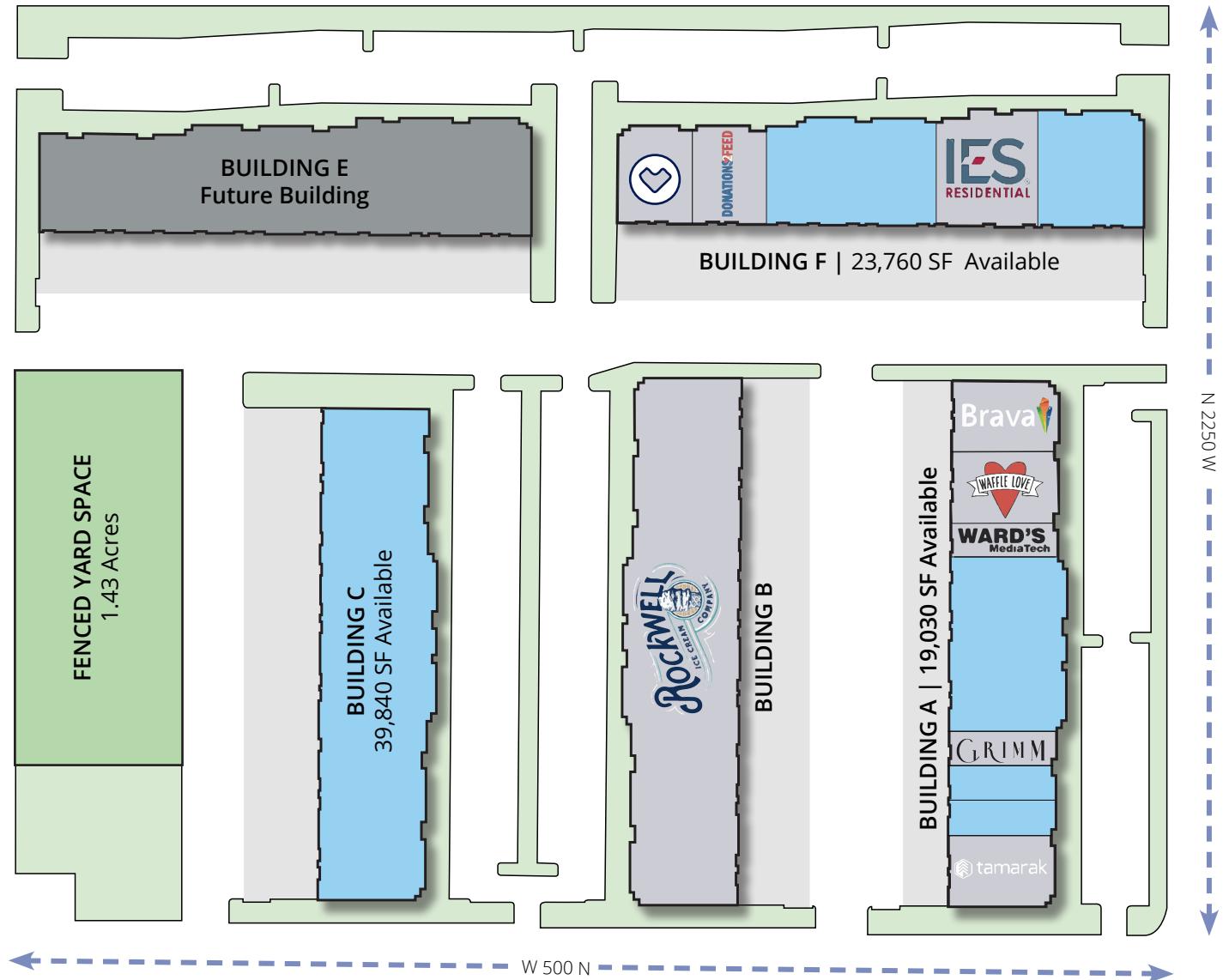
BUILDING E

Total: 38,880 F
Planned

IRONCREEK TOTALS:

Existing: 164,040 SF
Planned: 38,880 SF
Available: 82,630 SF
Yard Space: 1.43 Acres

Planned Construction
Leased
Available

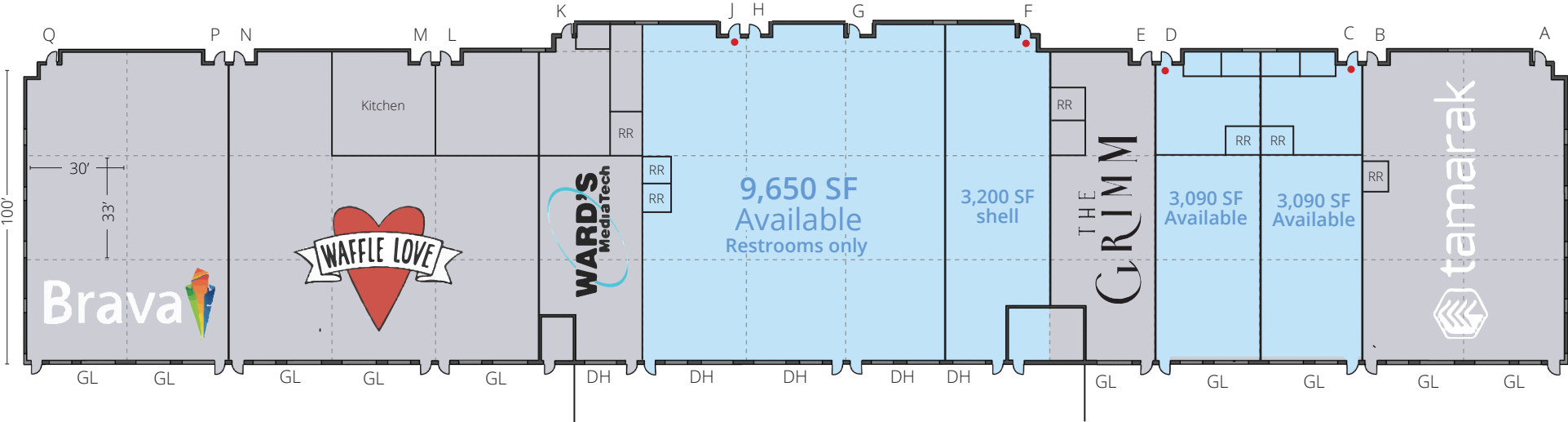


PROPERTY

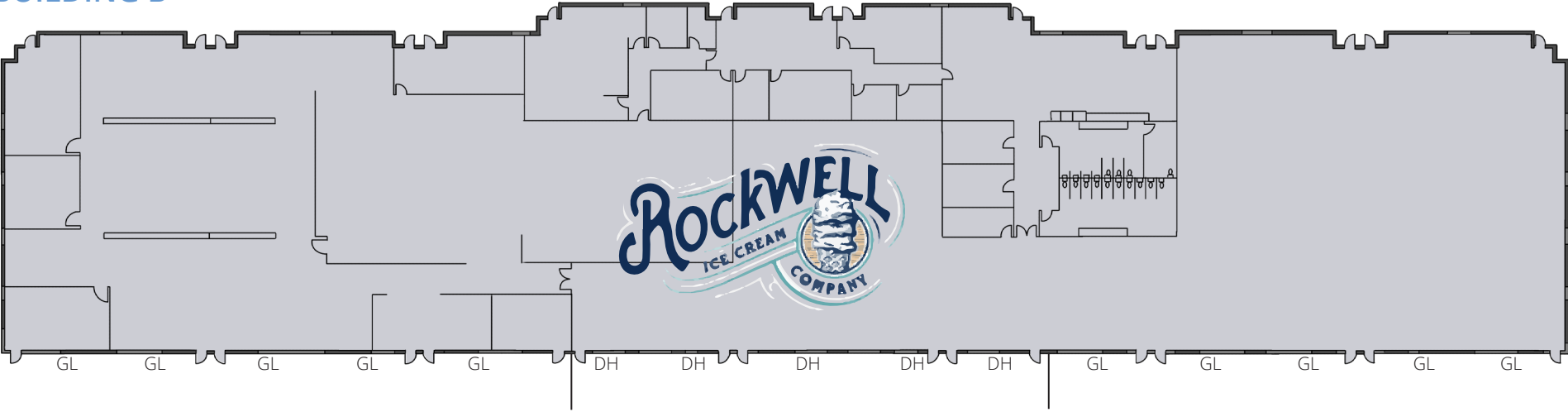
Floorplans

- Leased
- Available

BUILDING A - 2322 42,600 SF Total | 10 Ground Level | 5 Dock High



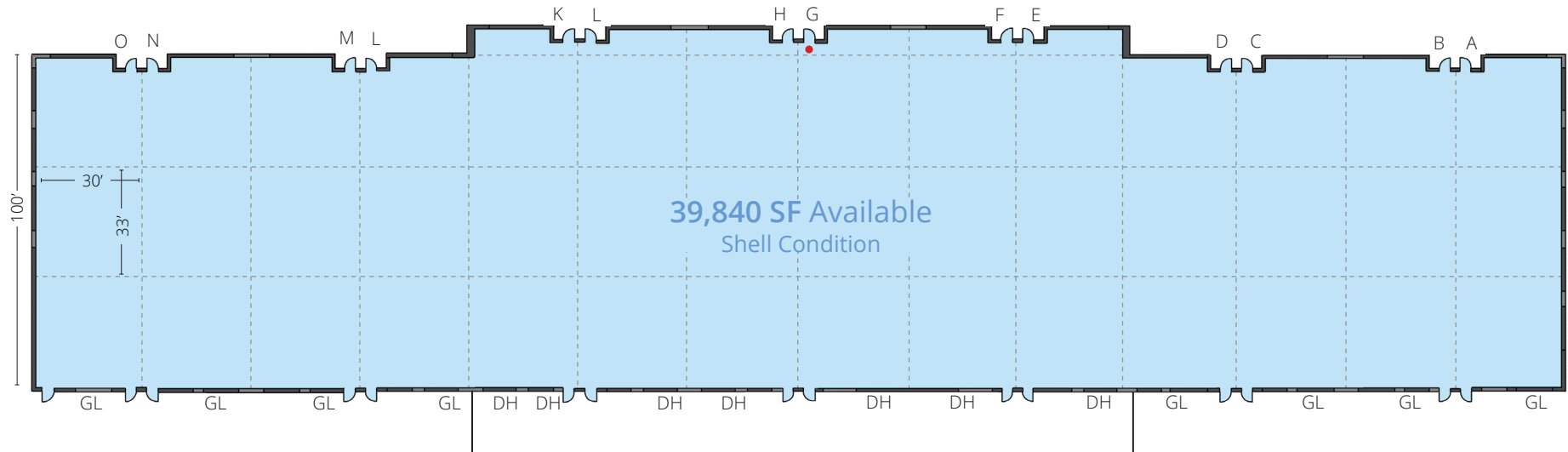
BUILDING B



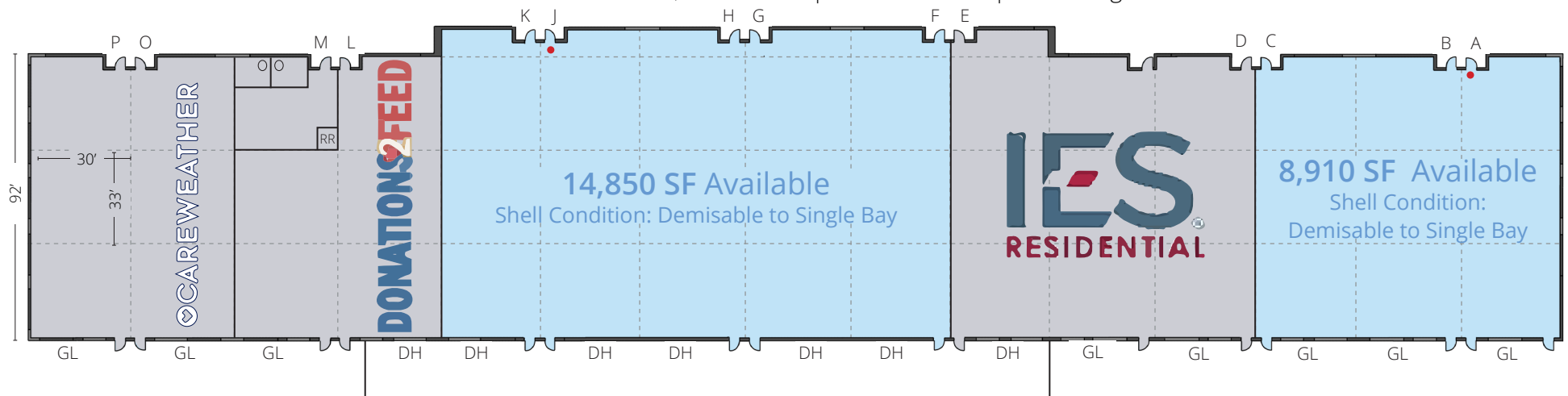
PROPERTY Floorplans

Leased
Available

BUILDING C - 2424 39,840 SF Total | 6 Ground Level | 7 Dock High



BUILDING F - 683 39,000 SF Total | 8 Ground Level | 7 Dock High



PROPERTY

Location



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

SPRINGVILLE DEMOGRAPHICS

5 mile radius



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

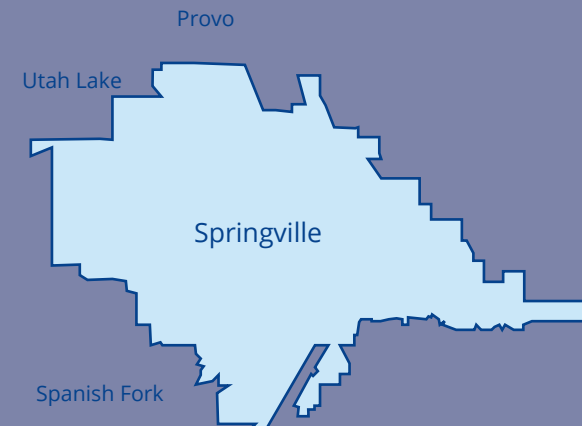
19.8%

Services

17.4%

Unemployment

3.7%





Jarrold Hunt
Vice Chair
+1 801 787 8940
jarrold.hunt@colliers.com

Andy Blunt
Vice President
+1 801 870 9648
andy.blunt@colliers.com

Josh Martin
Executive Vice President
+1 801 830 2004
josh.martin@colliers.com

Brandon Huntsman
Executive Vice President
+1 801 830 9232
brandon.huntsman@colliers.com

Colliers
2100 Pleasant Grove Blvd., Suite 200
Pleasant Grove, UT 84062
colliers.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.