

3752 S Sierra Vista Way | Provo, Utah 84606

Colliers

# New Vista Building 3 Available **for Lease**

► video | ► virtual tour



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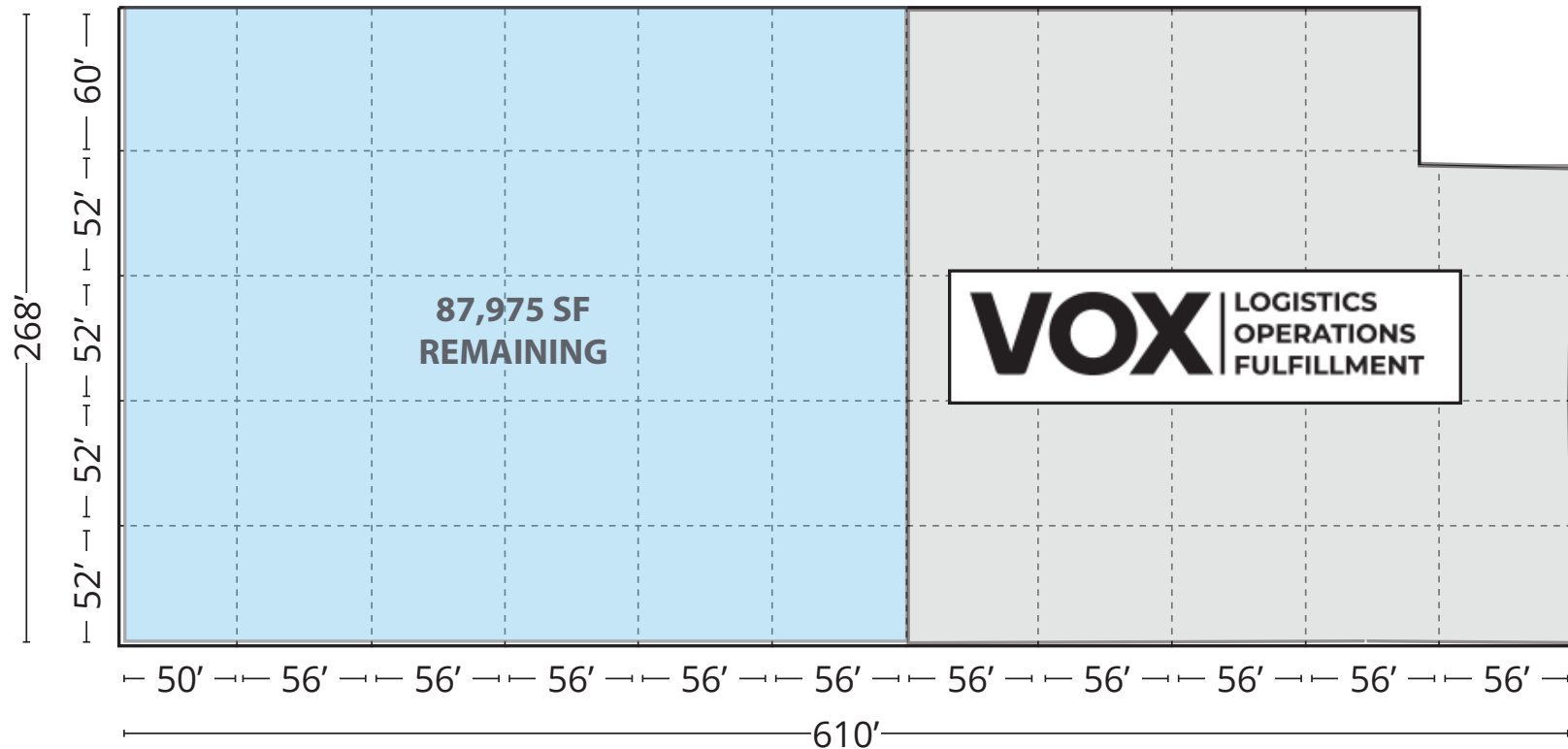
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# Property Overview



<b>Available</b>	87,975 SF
<b>Acres</b>	9.14
<b>Square Footage</b>	158,756 SF
<b>Clear Height</b>	32'
<b>Dock Doors</b>	27
<b>Minimum Divisibility</b>	30,016 SF

<b>Grade-level Doors</b>	(2) 12' x 14' & (2) 12' x 14' knockouts
<b>Power Service</b>	2,000 amps can be upgraded to include 6,000 amps.
<b>Column Spacing</b>	56' x 52'
<b>Building Depth</b>	268'
<b>Parking Stalls</b>	141
<b>Trailer Parking</b>	24

# Property Photos





# Site Plan



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## Land Area

8.46 acres

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## Building Size

157,989 SF

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Freeway access

Great industrial  
location

Finish to suit

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# Location Provo, UT

The New Vista development is strategically located in **one of the fastest-growing cities** in the country. Provo City is ranked as the **second greatest place to live** in America by Outside Magazine, and, according to Forbes, Provo is #3 among the **best cities for business and careers**.

## Key Facts

Population  
116,293

Median Age  
23.9

Average Household Size  
3.03

## Employment

White Collar  
71%

Blue Collar  
15%

Services  
14%

Unemployment  
2.2%

## Business

Total Businesses  
3,237

Total Employees  
63,280

Daytime Population  
134,131







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