

180 W. 900 N.

## FOR SALE OR LEASE

SALE PRICE: \$2,599,000

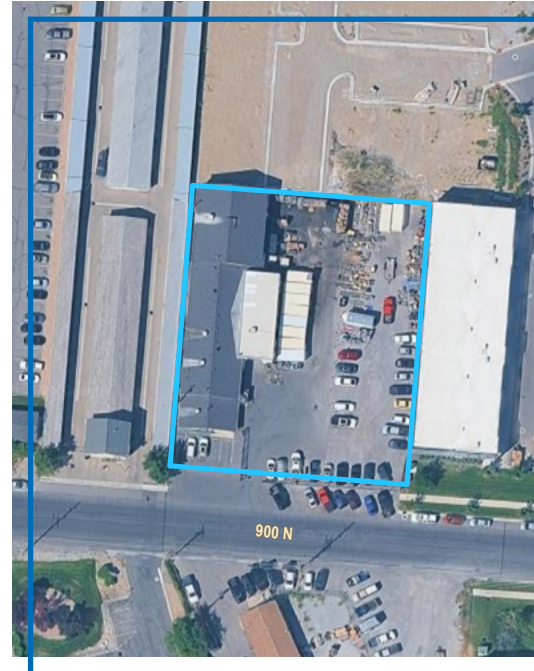
LEASE RATE: \$1.20/SF NNN BLENDED



## PROPERTY DETAILS

180 W. 900 N., Springville, UT 84663

- For Sale or Lease
- Sale Price \$235/SF
- Contact Agent for Lease Rate
- Owner-User or Multi-Tenant Opportunity
- 11,058 Total SF
- Multiple Configurations:
  - » Suite A: 5,604 SF
  - » Suite B: 1,545 SF
  - » Suite C: 3,909 SF
- Private, Fenced Yard floor
- Three (3) GL Doors 10'x12'
- Power: 3-Phase, 480v
- Sealed Paint Room
- Mezzanine with Skylight
- Clear Height: 13-16'
- Several Recent Improvements Including:
  - » Fully epoxied warehouse
  - » Upgraded Roll-Up Doors
  - » Office/Break-room Finishes
  - » Swamp Coolers
- Available Now



# NEWMARK

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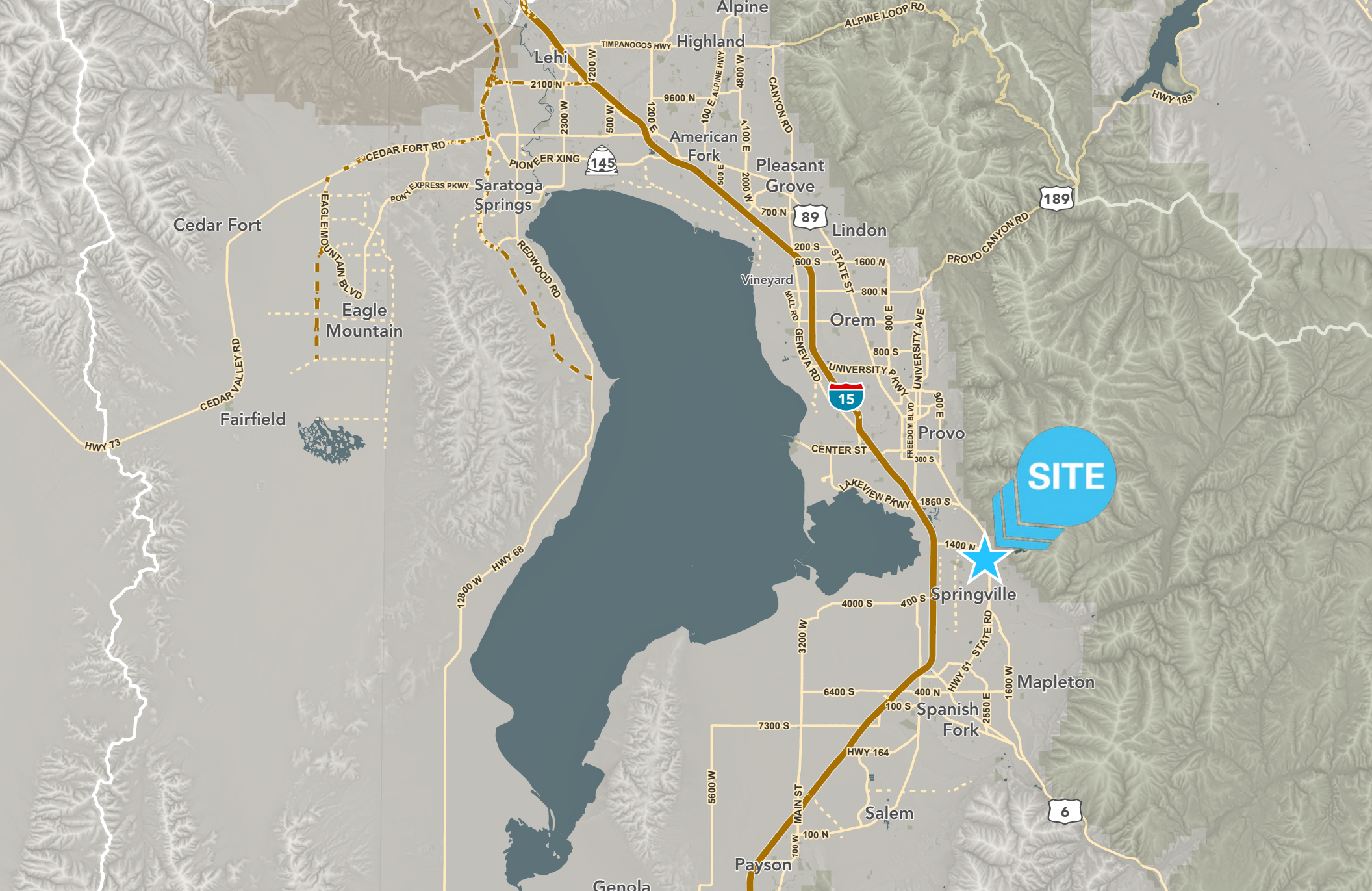
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## COUNTY SNAPSHOT

# UTAH COUNTY

Utah County, one of the fastest-growing counties in United States, is a vibrant hub of activity and development. With cities like Lehi, Eagle Mountain, Saratoga Springs, and Vineyard—the fastest-growing suburb in the country—leading the charge. The county is also home to Brigham Young University and Utah Valley University, which together serve around 75,000 students and employ over 2,000 full-time faculty members. Its economy thrives due to the nearby Silicon Slopes tech corridor, fostering

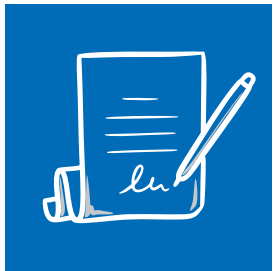
innovation and job growth, while the area's stunning recreational opportunities and robust community spirit make it an attractive place to live and work. Utah County benefits by its location on the southern end of the Wasatch Front. It has excellent access to the amenities of Salt Lake County to the north, but is closer to the outdoor recreation of Southern Utah than the rest of the Wasatch Front.



# NEWMARK

 **MOUNTAIN WEST**

Newmark Mountain West embodies a **COMMITMENT TO EXCELLENCE** that remains unwavering. We prioritize quality over quantity, ensuring unparalleled service in every transaction which drives us more fiercely than ever as we extend our superior services across the United States.



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TRANSACTIONS COMPLETED



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**MILLION**  
SF TRANSACTED



**\$35.8+**  
**BILLION**  
TRANSACTIONS COMPLETED



**67K**  
ACRES TRANSACTED



**\$12.8+**  
**BILLION**  
INVESTMENT TRANSACTIONS



**49**  
STATES WITH  
COMPLETED TRANSACTIONS