

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



MOUNTAIN WEST

TAYLOR OGDEN

togden@newmarkmw.com

direct 801.750.6342

[View Profile](#)

JEFFERY SORENSEN

jsorenson@newmarkmw.com

direct 636.219.5642

[View Profile](#)

DANNY SANDER

dsander@newmarkmw.com

direct 717.512.4195

[View Profile](#)

DODGE ANDERSEN

dandersen@newmarkmw.com

direct 801.428.7286

[View Profile](#)

FULL SERVICE

COMMERCIAL REAL ESTATE

2015 West Grove Parkway, Suite J

Pleasant Grove, UT 84062

Office 385.233.9140

www.newmarkmw.com



TAYLOR OGDEN

togden@newmarkmw.com
direct 801.750.6342
[View Profile](#)

JEFFERY SORENSEN

jsorenson@newmarkmw.com
direct 636.219.5642
[View Profile](#)

DANNY SANDER

dsander@newmarkmw.com
direct 717.512.4195
[View Profile](#)

DODGE ANDERSEN

dandersen@newmarkmw.com
direct 801.428.7286
[View Profile](#)

FULL SERVICE

COMMERCIAL REAL ESTATE

2015 West Grove Parkway, Suite J
Pleasant Grove, UT 84062
Office 385.233.9140
www.newmarkmw.com



NEWMARK
MOUNTAIN WEST

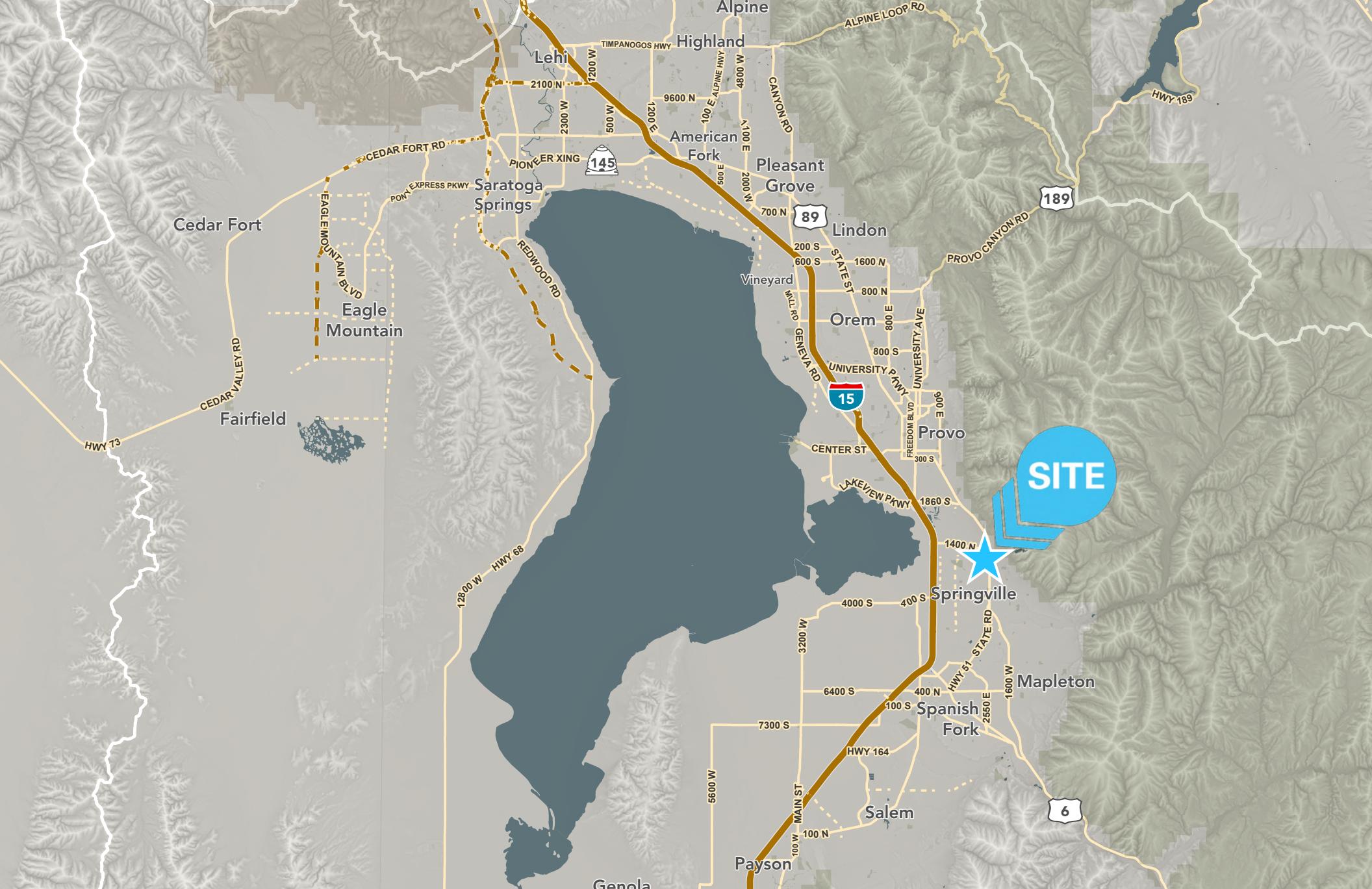
TAYLOR OGDEN
togden@newmarkmw.com
direct 801.750.6342
[View Profile](#)

JEFFERY SORENSEN
jsorenson@newmarkmw.com
direct 636.219.5642
[View Profile](#)

DANNY SANDER
dsander@newmarkmw.com
direct 717.512.4195
[View Profile](#)

DODGE ANDERSEN
dandersen@newmarkmw.com
direct 801.428.7286
[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**
2015 West Grove Parkway, Suite J
Pleasant Grove, UT 84062
Office 385.233.9140
[www.newmarkmw.com](#)



NEWMARK
MOUNTAIN WEST

TAYLOR OGDEN
togden@newmarkmw.com
direct 801.750.6342
[View Profile](#)

JEFFERY SORENSEN
jsorenson@newmarkmw.com
direct 636.219.5642
[View Profile](#)

DANNY SANDER
dsander@newmarkmw.com
direct 717.512.4195
[View Profile](#)

DODGE ANDERSEN
dandersen@newmarkmw.com
direct 801.428.7286
[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**
2015 West Grove Parkway, Suite J
Pleasant Grove, UT 84062
Office 385.233.9140
www.newmarkmw.com

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.



752,629

Population



\$105,936

Median Household Income



\$133,056

Average Household Income



1.94%

Projected Annual Growth Rate



16,636

Total Businesses



223,274

Total Employees



\$3,031

Monthly HH Consumer Retail Expenditures



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.



29,000+
TRANSACTIONS COMPLETED



317.1+
MILLION
SF TRANSACTED



\$35.8+
BILLION
TRANSACTIONS COMPLETED



67K
ACRES TRANSACTED



\$12.8+
BILLION
INVESTMENT TRANSACTIONS



49
STATES WITH
COMPLETED TRANSACTIONS