

# Springville Business Park

478 S W Frontage Road  
Springville, UT 84663



## INDUSTRIAL | FOR LEASE

### PROPERTY INFORMATION

- > **Unit 110** – 2,000 SF Available
- > **Unit 117** – 2,000 SF Available
- > **Unit 118** – 2,000 SF Available
- > \$2,495 /month Gross, includes NNN and internet service
- > Units 117 and 118 can be combined for 4,000 SF
- > Approx. 250 SF office area in each unit
- > Tenant pays electric and gas separately
- > 12' x 14' Overhead Door
- > Parking Ratio: 2.5 stalls per 1,000 SF
- > Electricity: 120v / 208v
- > 100 amps per unit
- > Available April 1, 2026

**NAI**Excel

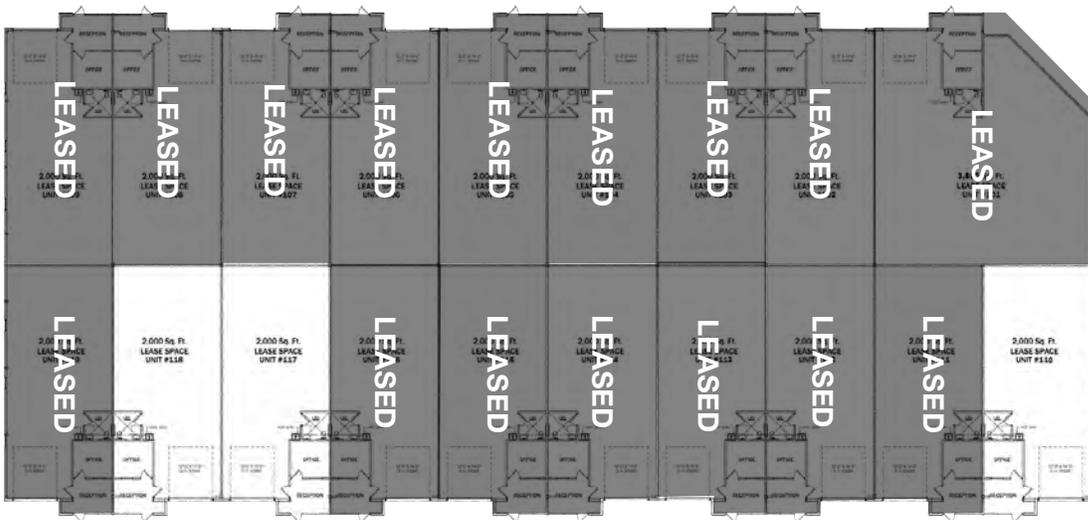
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