

# SPRING CREEK PLAZA

FOR SALE OR LEASE



## PROPERTY DETAILS

1195 N. Spring Creek Place, Springville, UT 84663

- Suite E: 5,171 SF available
  - » Warehouse: 2,256 SF
  - » Main floor office: 1,590 SF
  - » Second floor office: 1,325 SF
- Sales price: \$997,319 (\$189/SF)
- CAP rate with 5% vacancy: 7.39%
- Current lease rate: \$6,463.75/month base rent (\$1.25/SF NNN)
- NNN fees estimated at \$1,137.62/month (\$0.22/SF)
- Shared outdoor dock high
- Two (2) 12' x 12' roll-up doors
- Beautifully landscaped
- Abundant parking
- Year built: 2007
- Tenant lease expires September 30, 2026
- Ideal for individual user
- Owner/agent



### CODY BLACK

[cody@summitutahre.com](mailto:cody@summitutahre.com)

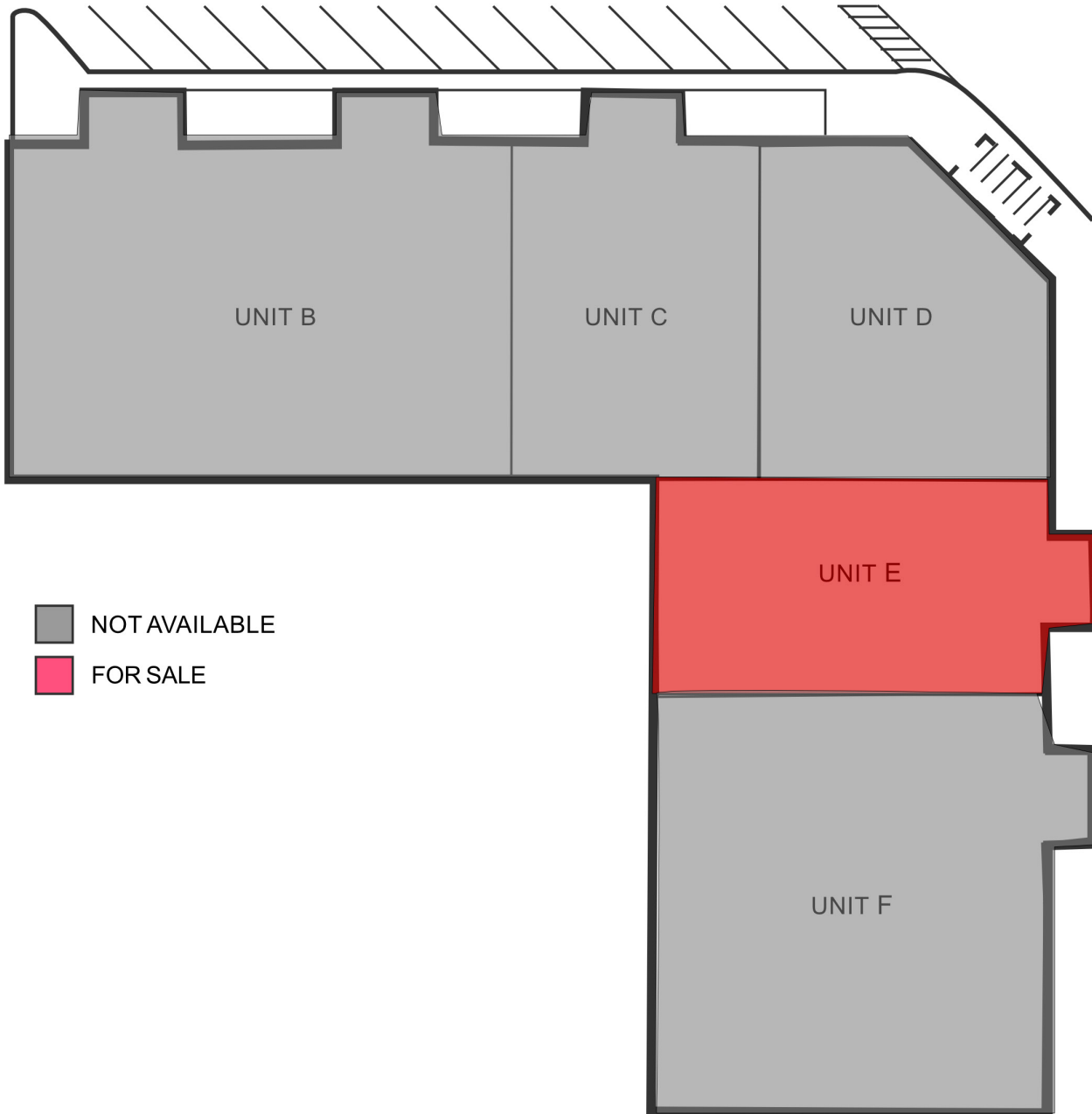
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SITE PLAN



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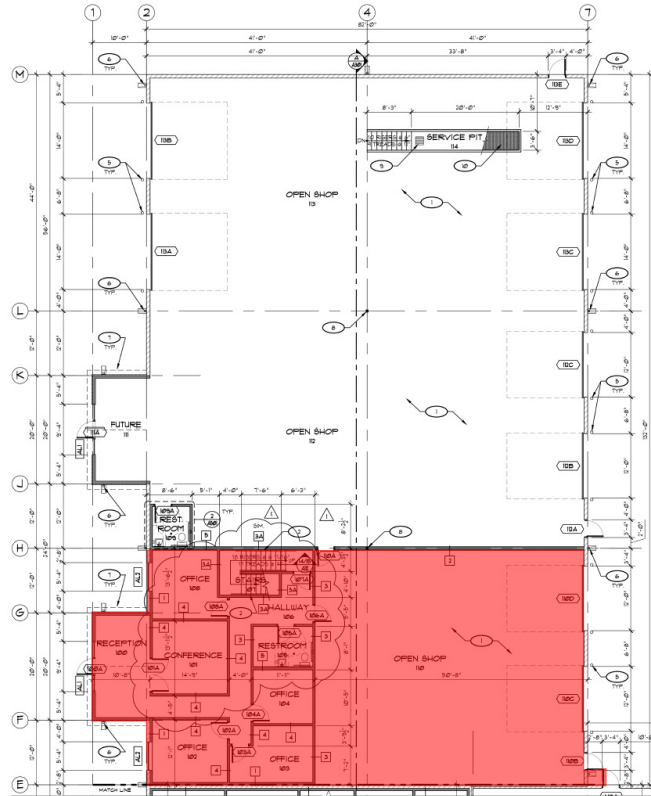
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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office.

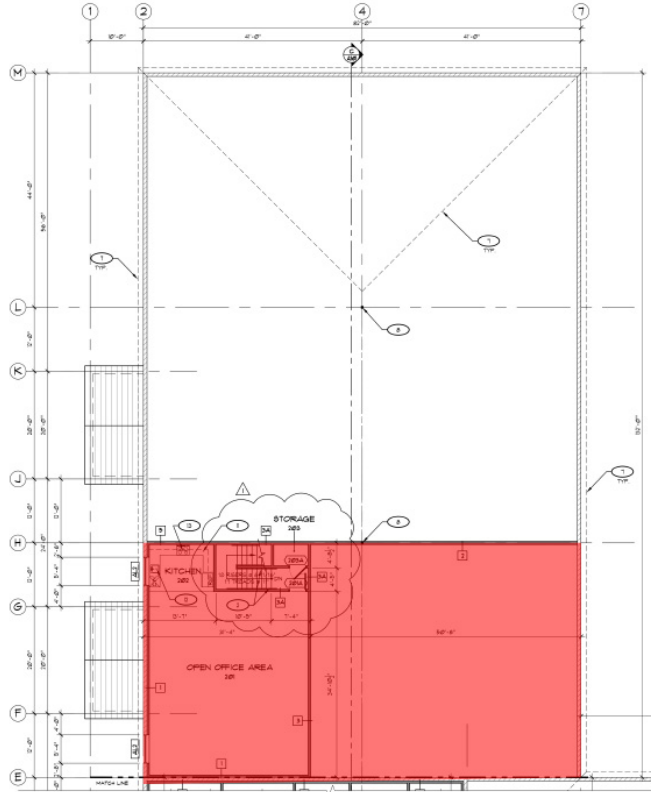
# SPRING CREEK PLAZA

## MAIN FLOOR



## FLOOR PLAN

## SECOND FLOOR



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