

For Sale to Owner Users

NORTHSHORE

Commerce Center

593 - 659 North Saratoga Road, Saratoga Springs, UT

Colliers





02.

Summary

Single Building or Multiple Buildings for Sale

Northshore Commerce Center, located at 593 - 659 N Saratoga Rd in Saratoga Springs, UT, is an industrial business park property comprising three buildings with a total of 339,009 square feet. This site features dock doors (9' x 10') and grade-level doors (14' x 15.5'), providing efficient loading and unloading capabilities. Buildings 1 and 2 feature 32' clear heights and building 3 features 28' clear height, ensuring ample vertical space for various industrial needs. The property offers substantial parking with 170 stalls for buildings 1, 2, and 168 stalls for building 3.

Opportunity for an Occupier to take advantage of either a full building or a partially occupied building to lower monthly occupancy costs.

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04.

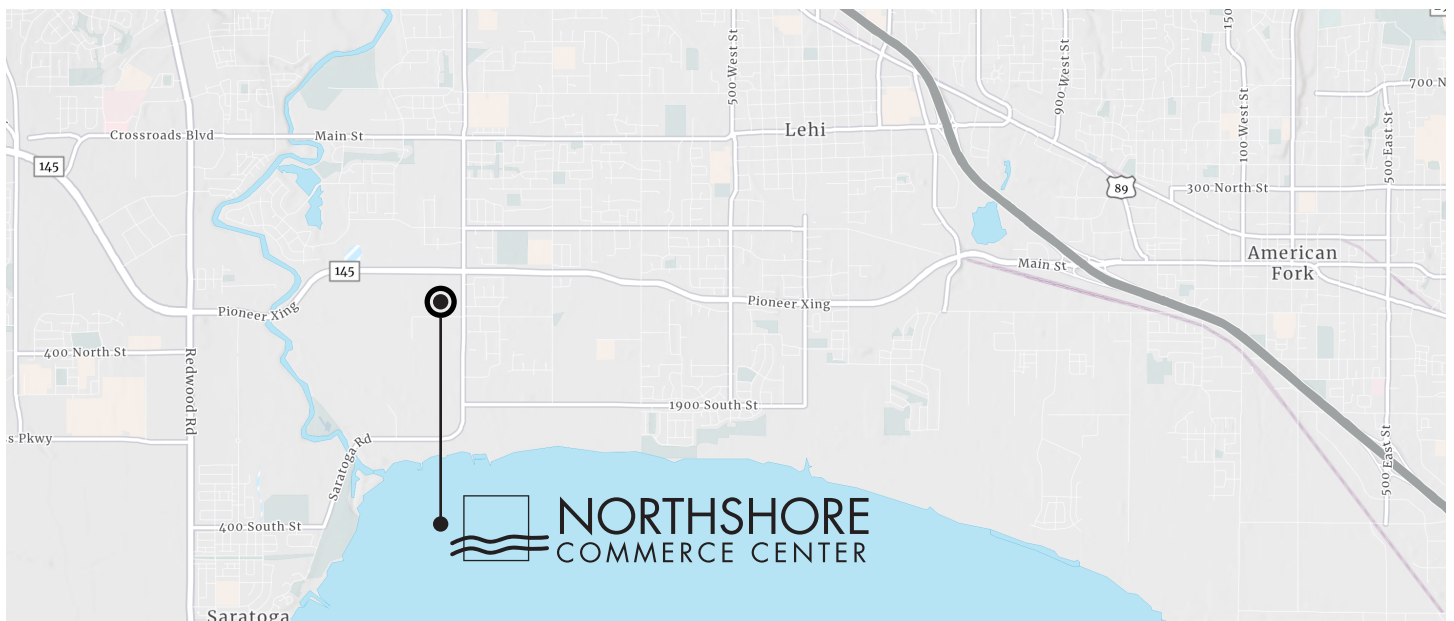
Owner Occupier Highlights

This opportunity is only available for owner users. Northshore has been fortunate to sign a diverse tenant mix that has created a vibrant development. The current tenant mix gives an Owner Occupant the opportunity to co-habitat a building with the benefit of 1) future growth opportunity 2) rental income to offset the cost of ownership. Ownership also allows for an Owner Occupant to lock in their base occupancy costs long term while benefiting from tax depreciation benefits and value appreciation.

Northshore's strategic location on UT-145 (Pioneer Crossing) offers great visibility and accessibility, and is only 3.5 miles from I-15 and 1.6 miles from Redwood Road and 2.8 miles from Mountain View Corridor. The property's new design and functional features, such as multiple loading options, make it highly attractive for a range of industrial tenants. Additionally, the site's proximity to major transportation routes facilitates efficient logistics operations, enhancing its appeal to potential occupiers.

Site Amenities

Northshore's amenities are designed to support industrial operations and enhance tenant satisfaction. The property's location in Northern Utah County is ideal for employee retention and recruitment, providing easy access to major roads and highways. With its frontage along UT-145 (Pioneer Crossing), tenants benefit from excellent exposure and connectivity. Additionally, Saratoga Springs is experiencing significant population growth, attracting an expanding workforce to the area. This combination of location, growth, and amenities makes Northshore a highly desirable industrial property. Future UTA Bus Rapid Transit (BRT) stop just south of the site.



Saratoga Road

Lazaret Avenue

Building 3

- 659 North
- 5.99 Acres
- 90,369 Total SF
- 160 Parking Stalls

Building 2

- 629 North
- 7.86 Acres
- 124,320 Total SF
- 170 Parking Stalls

Building 1

- 593 North
- 7.92 Acres
- 124,339 Total SF
- 168 Parking Stalls



06.

Building 1

593 North Saratoga Road

Building Size: **124,320 SF**

Bay Size: **12,504 SF**

Clear Height: **32'**

Depth: **222'**

Dock High Doors: **26**

Grade Level Doors: **4**

 Dock High Door

 Grade Level Door

 Dock Door with edge of doc Leveler



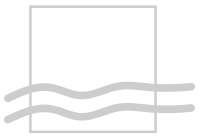
49,461 SF Leased



**TOTAL FACILITY
SOLUTIONS**

Building 1 and 2 Elevations





07.

Building 2

629 North Saratoga Road

Building Size: **124,320 SF**

Bay Size: **12,504 SF**


Clear Height: **32'**

Depth: **222'**

Dock High Doors: **26**

Grade Level Doors: **4**

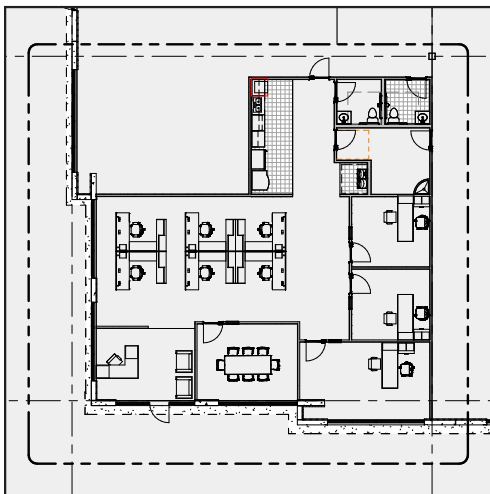
 Dock High Door

 Grade Level Door

 Dock Door with edge of doc Leveler



Building 1 and 2 Office Build-out




TIMBERLINE

24,453 SF Leased


**SHERWIN
WILLIAMS®**

12,504 SF Leased


**THE
PICKLR**

37,347 SF Leased

2,300 SF Total



08.
Building 3

659 North Saratoga Road

Building Size: **90,369 SF**

Bay Size: **approx 6,673 SF**

Clear Height: **28'**

Depth: **130'**

Grade Level Doors: **24**

Dock High Doors: **2**

15,252 SF Leased



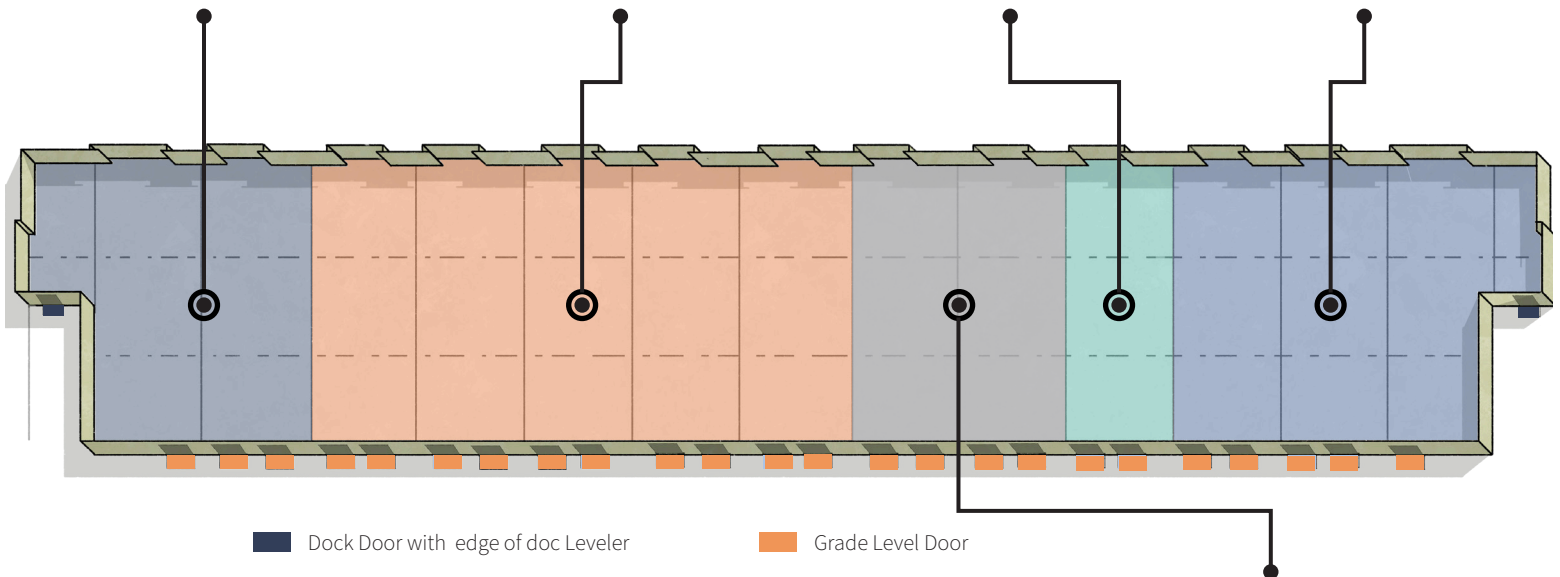
33,379 SF Leased



6,673 SF Leased



21,683 SF Leased



Building 3 Elevations





09.

Tenant Overview



Elevate Appliances -

A kitchen and retail dealer known for its expertise in the appliance industry. With almost 50 years of combined experience, its team brings knowledge and service to its customers. It specializes in providing high-quality kitchen appliances to both residential and commercial clients.



Sky Zone - [skyzone.com](https://www.skyzone.com)

Offers a dynamic and fun-filled environment perfect for all ages. It provides memberships, parties, group activities, and more, making it an ideal destination for family outings, birthday celebrations, and community events.



Libertas Institute - [libertas.institute](https://www.libertas.institute)

Founded in 2011, Libertas Institute is a 501(c)(3) non-profit think tank and educational organization dedicated to promoting free market principles. Their curriculum teaches economics to children of all ages, while their Children's Entrepreneur Market events offer young individuals the opportunity to experience entrepreneurship firsthand.



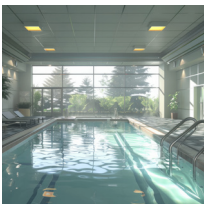
Picklr - [thepicklr.com](https://www.thepicklr.com)

A premier destination for pickleball enthusiasts. It offers a range of services, including memberships, open play, court reservations, tournaments, events, and clinics. The facility is designed to accommodate players of all skill levels, providing a welcoming environment for both recreational and competitive play.



Sherwin Williams - [sherwin-williams.com](https://www.sherwin-williams.com)

A leading provider of paint services and products, known for its extensive range of colors and performance coatings. It caters to both residential and commercial clients, offering high-quality paints and coatings that meet diverse needs. They are a trusted name in the paint and coatings industry.



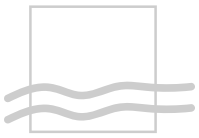
Pool Corp - [poolcorp.com](https://www.poolcorp.com)

Pool Court is a leading supplier of high-quality pool parts, catering to companies that install residential swimming pools. Specializing in a wide range of components, from filtration systems to pool accessories, Pool Court ensures its clients can access the best materials available.



Codel Electric Supply - [codale.com](https://www.codale.com)

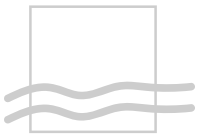
Founded in 1975 by Dale P. Holt, Codel Electric Supply began with just five employees and has since become one of the most innovative and fastest-growing electrical supply distributors in the nation. Headquartered in Salt Lake City, Utah, Codel now operates thirteen branch locations across the western United States.



10.

Photos





11.

Mountain View Corridor

Connecting Communities

Mountain View Corridor will eventually be a 35-mile freeway from I-80 in Salt Lake County to SR-73 in Utah County. MVC currently includes a 27-mile multi-use trail and 22 pedestrian and bicycle bridges and crossings, which run adjacent to the entire corridor. Additionally, there are nine miles of striped bike lanes that run in each direction from Porter Rockwell Boulevard to Old Bingham Highway.

Phased Construction Approach

Mountain View Corridor is using a phased construction approach designed to balance transportation needs with available funds. Initial construction includes two lanes in each direction with signalized intersections and biking and walking trails. Future construction phases will build out the remainder of the corridor by converting intersections to interchanges and adding inside lanes to achieve a fully functional freeway.

35

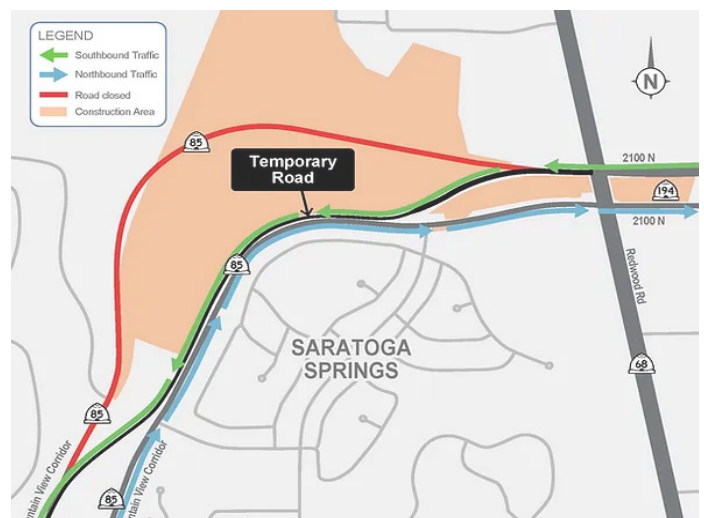
Miles of Freeway

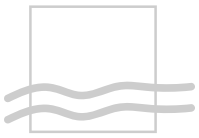
27

Miles of Multi-Use Trails

35

Pedestrian Bridges & Crossings





12.

Utah County Overview

Utah County is the second most populous county in the state. It is located south of Salt Lake City, nestled between the Wasatch Mountains and Utah Lake.

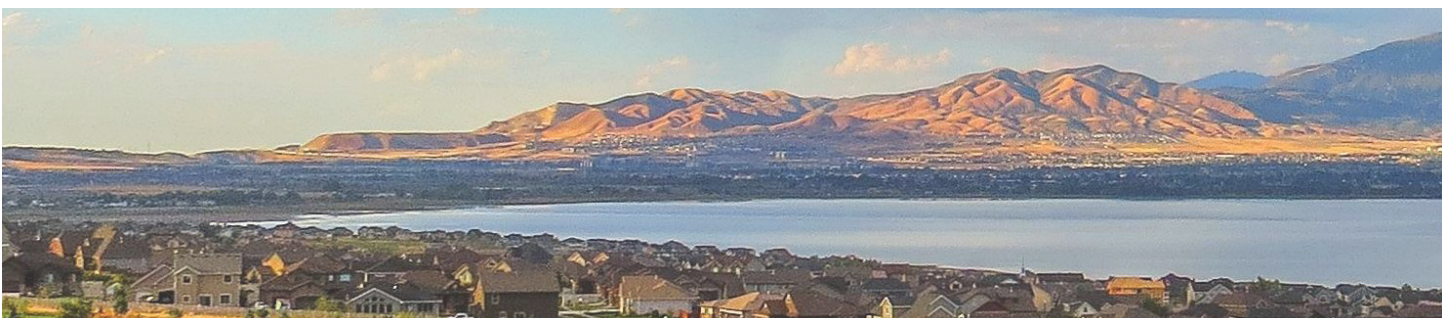
Demographics

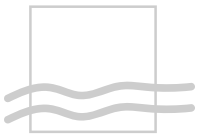
For the last 10 years, Utah County has been known for its strong employment growth, low vacancy rates, and steadily increasing rental rates. From 2020-2022, the County has added over 43,000 new residents. In 2023 Utah County had an estimated population of 707,602 people with a median age of 27.1 and a median household income of \$82,893. The median property value in Utah County is \$486,270 and the homeownership rate is 70.9%. In the next 5 years, the population is expected to grow by more than 62,000 people, an 8.76% increase, or 1.69% per year.

According to the Gardner Institute, Utah County's population is projected to add 674,000 residents between 2020 and 2060, resulting in a population of 1.3 million and driving over one-third of total regional growth. Tremendous job growth, family-friendly environments, and the strongest economy in the nation make Utah County one of the most attractive places to live in the United States.

Highlights

- Provo-Orem has ranked as the #1 Best Performing City in the country, according to the Milken Institute. This ranking is based on important factors including job creation, wage growth, and output growth.
- Utah County's economy is one of the most diverse economies in the state.





13. Why Utah?



Utah is a
**Young & High-Growth
State**

One of the Fastest
Growing States in the U.S.

20.7%

Population Increase
2010 - 2020
(ESRI BAO)

Median Age of

30.9

The Youngest State in the
U.S. by Median Age
(ESRI BAO)

There Are More Than

571k

More People in Utah
Than There Were in 2010
(ESRI BAO)



The
**Economic Conditions
in Utah are Great**

Ranked

2nd

Best State for
Overall Economy
(U.S. News: Best States Ranking)

Utah Named

#2

Best State for
Business in 2018
(Forbes)

Ranked

4th

Best State for
Venture Capital
(U.S. News: Best States Rankings)



Utah Boasts a Highly
**Educated & Skilled
Workforce**

More Than

35

Higher Education
Institutions in Utah
(National Database of Scholarships)

35

of Utahns Have
Obtained Postsecondary
Certificates or Degrees
(Utah.gov)

Over

79k

Degrees Awarded
in 2017
(DataUSA.io)



Opportunities for
**Jobs & Careers
in Utah are Plentiful**

Among the Top States
in the U.S. for Job Growth

3.6%

Utah's Job Growth Rate
July 2018 - July 2019
(U.S. Bureau of Labor Statistics)

Utah is Experiencing
Overwhelming Job Growth in
**Construction,
Financial, Health
& Technology**

Sectors
(Utah.gov)

About

54.5k

Jobs Were Added to
Utah's Economy from
July 2018 - July 2019
(DataUSA.io)



Utah Contains a
**Multilingual
Population**

Over

120

Languages
Spoken in Utah
(Desert News)

About

15%

of Utah Residents speak
a Language Other than
English at Home
(The Salt Lake Tribune)

More Than

246k

Spanish Speakers
(U.S. Census Bureau)



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