



Industrial | For Lease

593 - 659 N Saratoga Rd
Saratoga Springs, Utah



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Office Warehouse

593 - 659 N Saratoga Rd | For Lease



Property Information

Total Project SF: 339,009 SF

Building 1 & 2: 124,320 SF each
Building 3: 90,369 SF

Parking

Building 1 - 168 stalls
Building 2 - 170 stalls
Building 3 - 160 stalls

Clear Height

Building 1 & 2 - 32'
Building 3 - 28'

Demographics



2022 Population

| | |
|---------|---------|
| 1 Mile | 10,264 |
| 3 Miles | 69,938 |
| 5 Miles | 165,019 |



2022 Households

| |
|--------|
| 2,521 |
| 18,673 |
| 43,530 |



Average Household Income

| |
|-----------|
| \$122,184 |
| \$124,747 |
| \$125,861 |



7 Minutes to I-15



Over 250
Restaurants within
a 5 Mile Radius



5 Minutes to
Grocery Stores

Lease Rate:

Call Broker For Pricing

Doors

Grade level doors: 14' x 15.5'
Dock doors: 9' x 10'

Location

- Ideal location for Retention & Recruitment | North UT County
- Easy access to, and frontage along, UT-145 (Pioneer Crossing)
- 3.5 miles from I-15
- 1.6 miles from Redwood Rd.

Northshore Photos

Photos as of October 2023

Core and Shell Completed



Northshore Photos

Photos as of October 2023

Core and Shell Completed



Building 1 - Core and Shell Completed

Building 1 - 593 North Saratoga Rd

Building Size: 124,320 SF

6 Bays Available: 74,859 SF

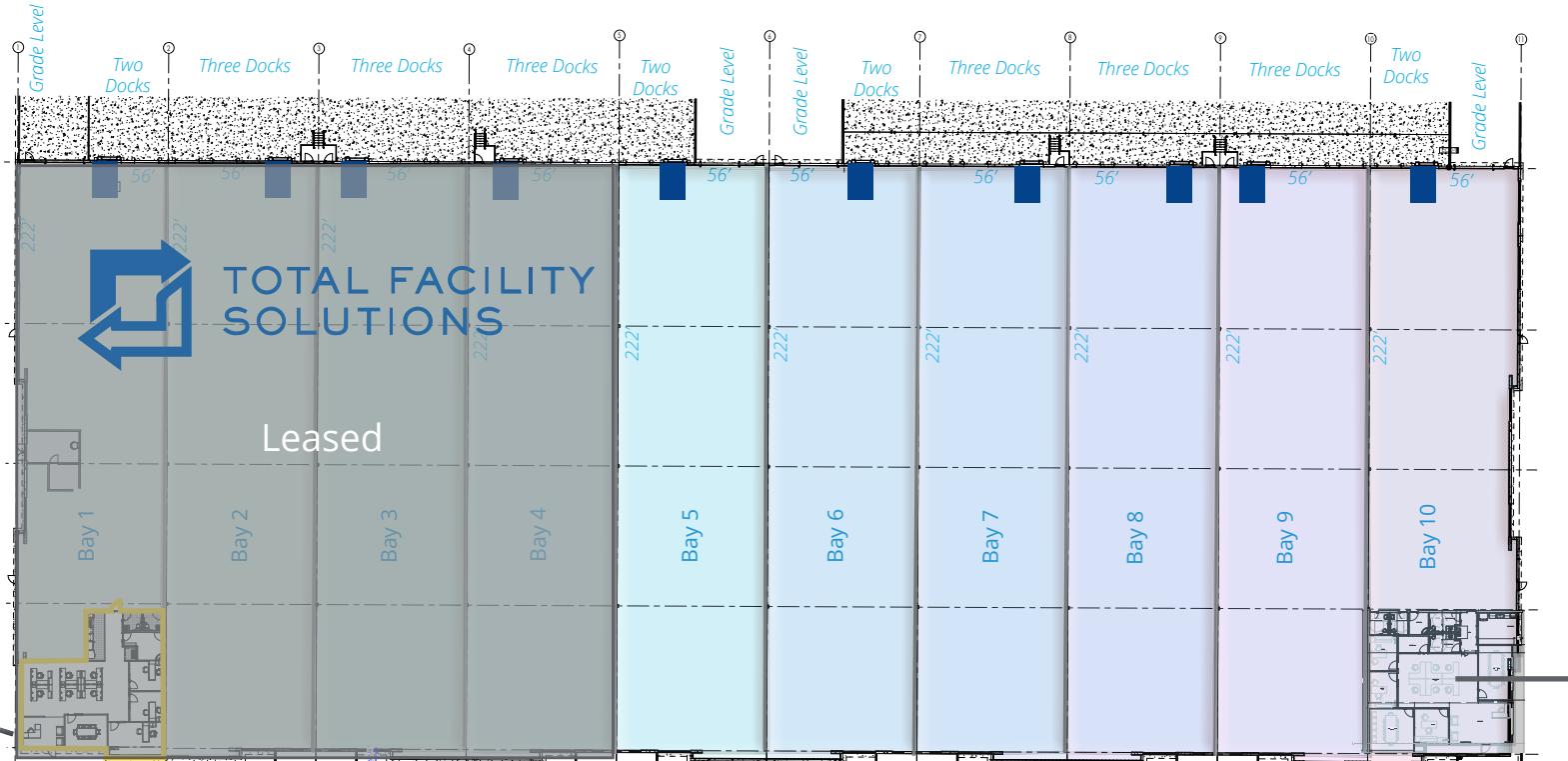
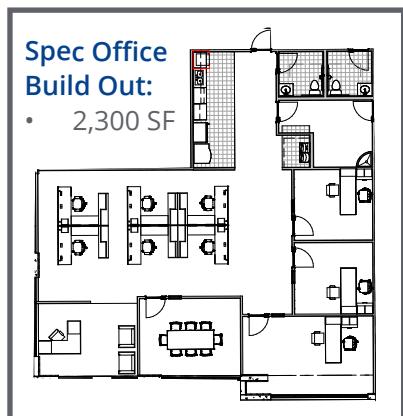
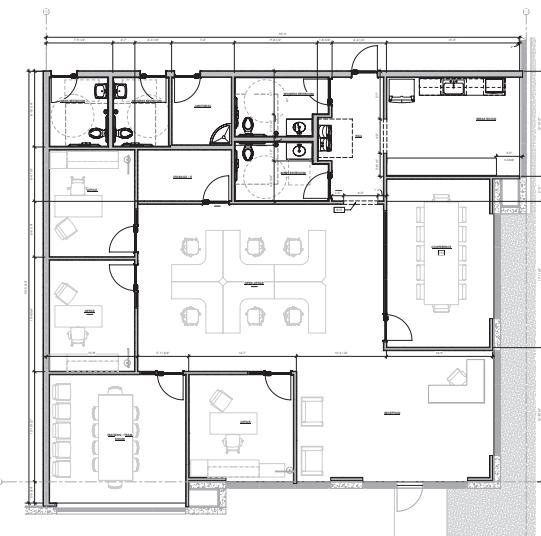
End-cap Units: 12,339 SF | Interior Units: 12,504 SF

Lease Requirements: 2 Bay Minimum

Building 1 - Design Features

- 32' Clear Height
- Depth 222'
- 26 Dock High Doors
- 4 Grade Level Doors

Spec Office Build Out: April 2026 delivery



■ = Dock door with edge of dock leveler

Back of Buildings 1 & 2



Building 2 - Core and Shell Completed

Building 2 - 629 North Saratoga Rd

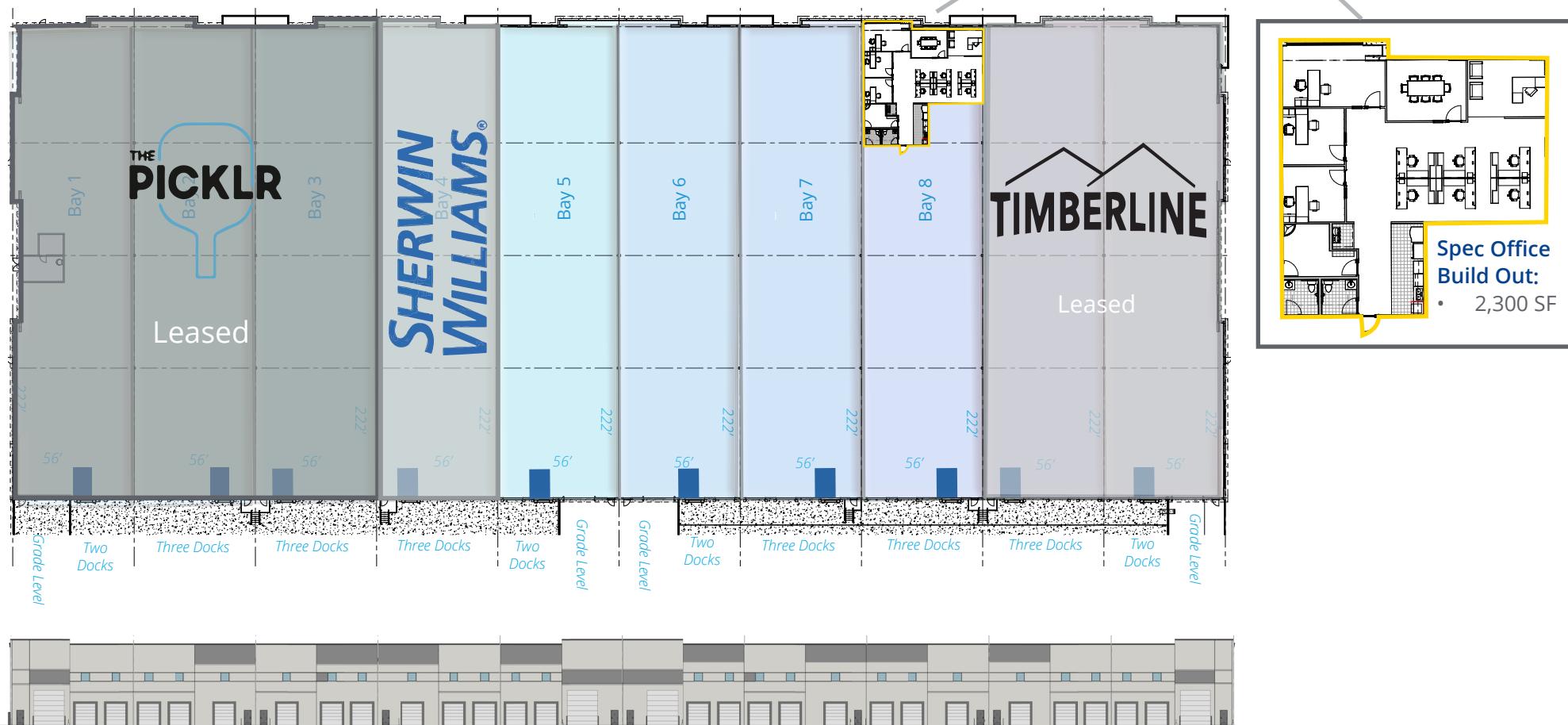
Building Size: 124,320 SF

4 Bays Available: 50,016 SF

Interior Units: 12,504 SF

End Cap Units: 11,949 SF to 12,339 SF

Lease Requirements: 2 Bay Minimum



Building 2 - Design Features

- 32' Clear Height
- Depth 222'
- 26 Dock High Doors
- 4 Grade Level Doors

Building 1 & 2 - Office Build Out

Building 1 Office: Estimated April 2026 delivery



Building 2 Office: Move-in ready



Building 3 - Core and Shell Completed

Building 3 - 659 North Saratoga Rd

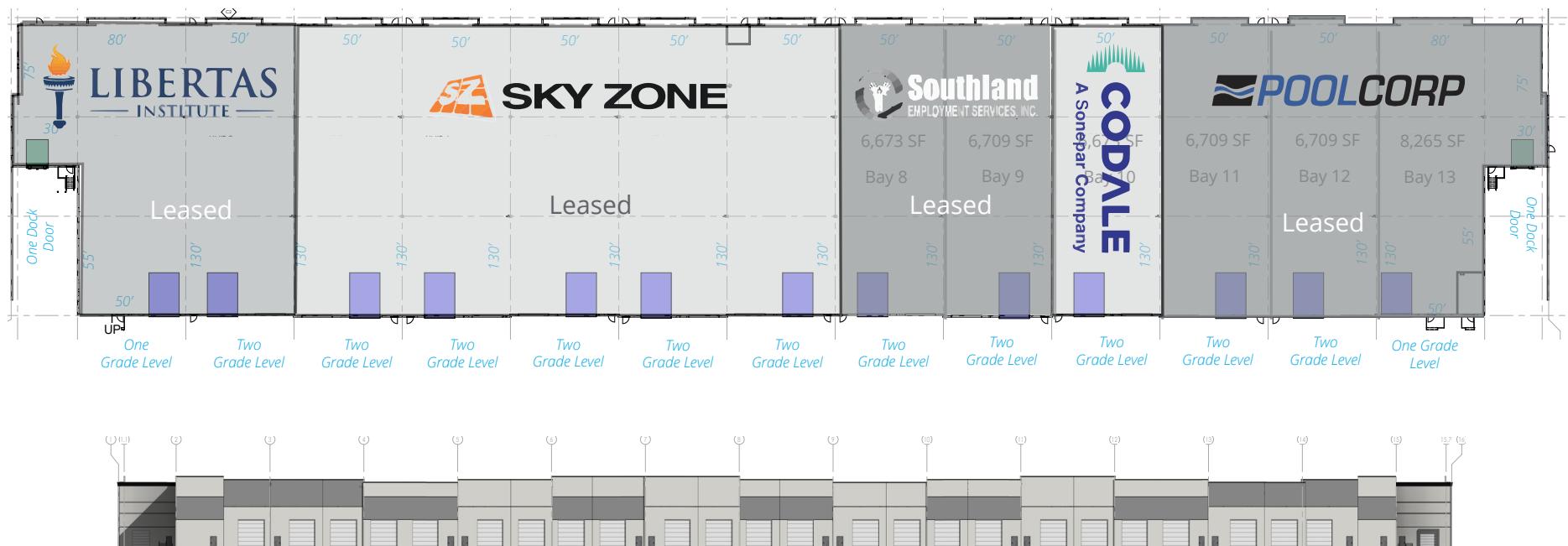
Building Size: 90,369 SF

Available: 0 SF

Lease Requirements: 2 Bay Minimum

Building 3 - Design Features

- 28' Clear Height
- Depth 130'
- 2 Dock High Doors
- 24 Grade Level Doors



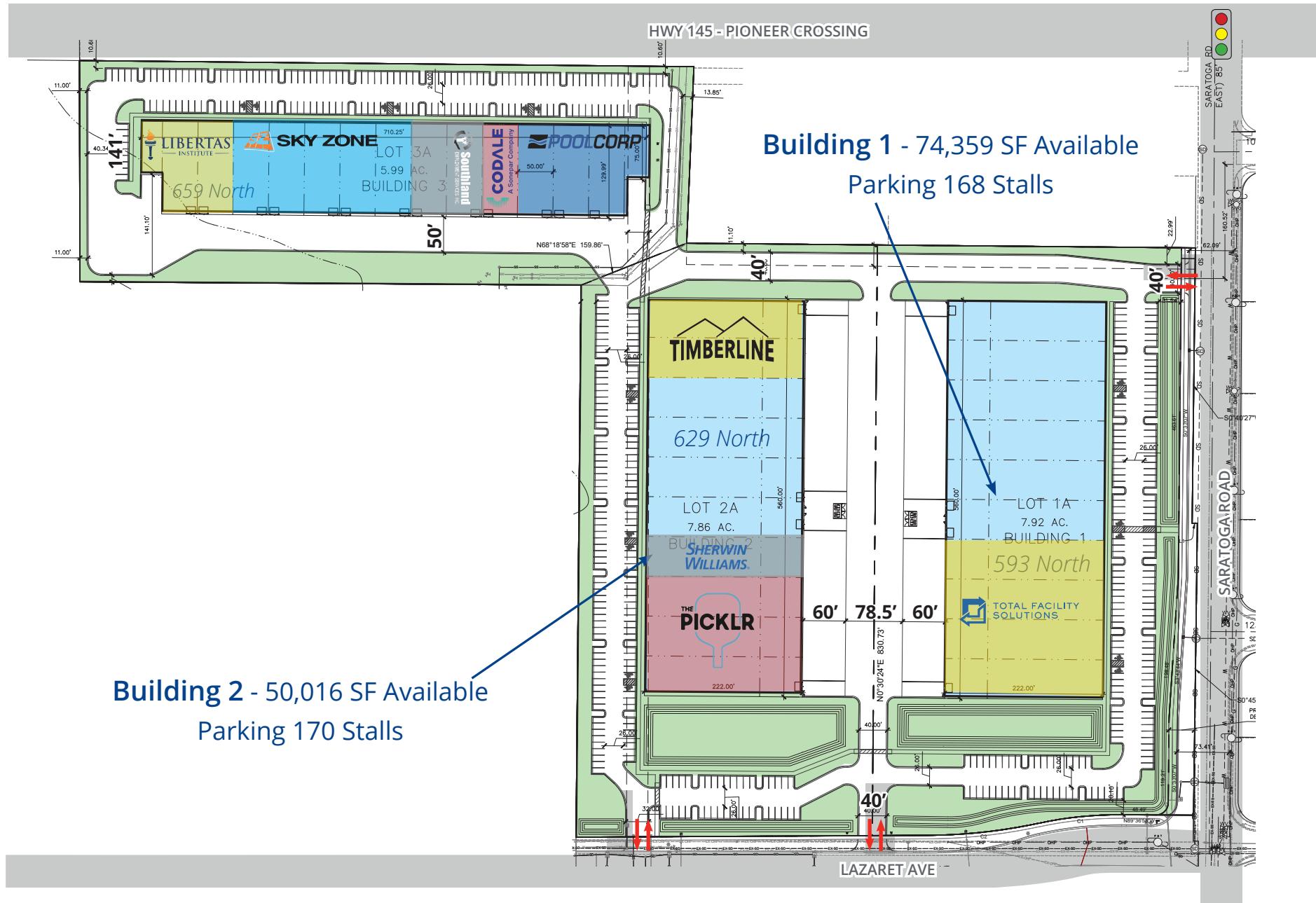
■ = Grade level door with motorized opener
■ = Dock door with edge of dock leveler

Back of Buildings 3

Site Plan

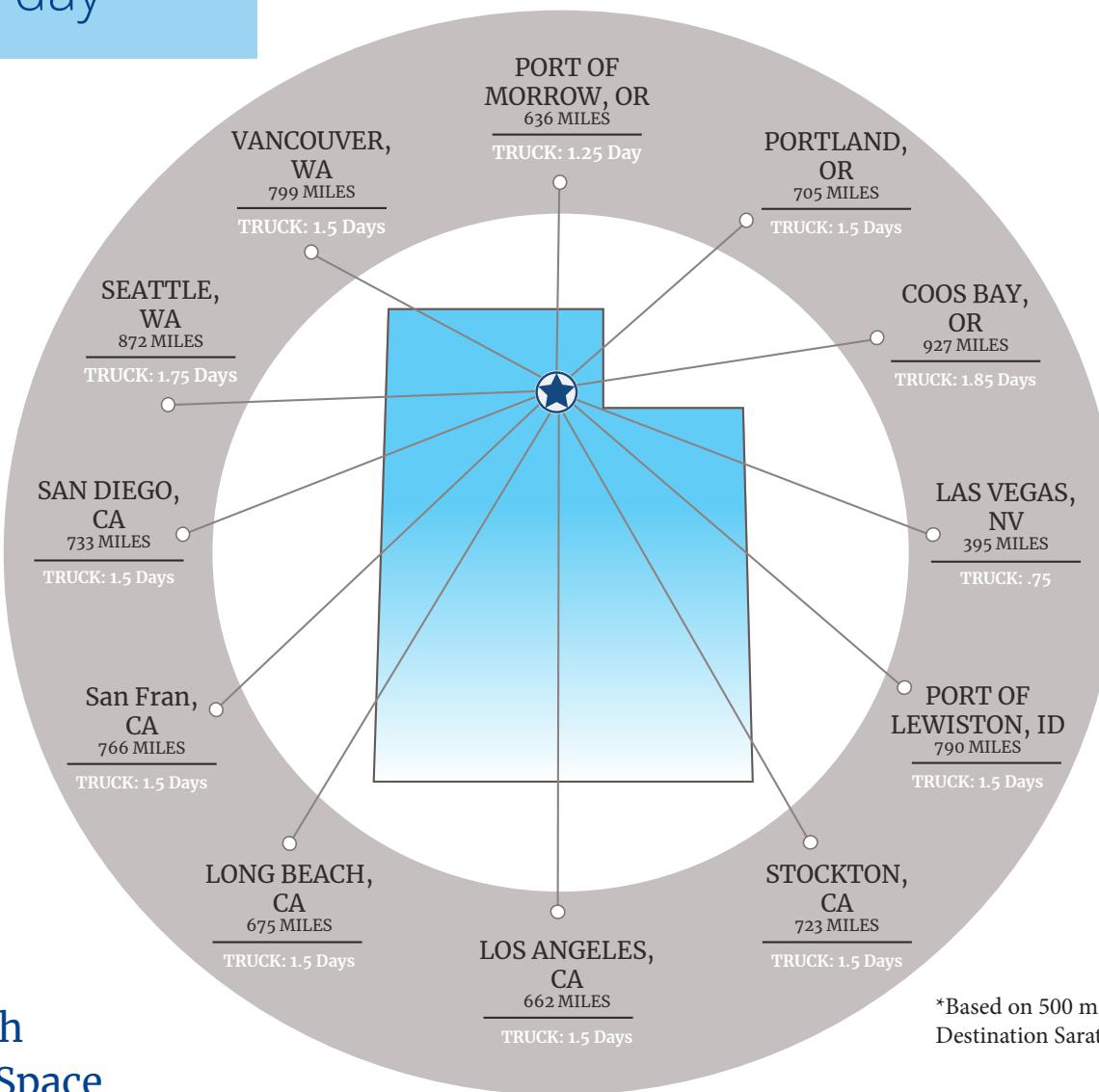
Building 2 - 50,016 SF Available Parking 170 Stalls

Building 1 - 74,359 SF Available Parking 168 Stalls



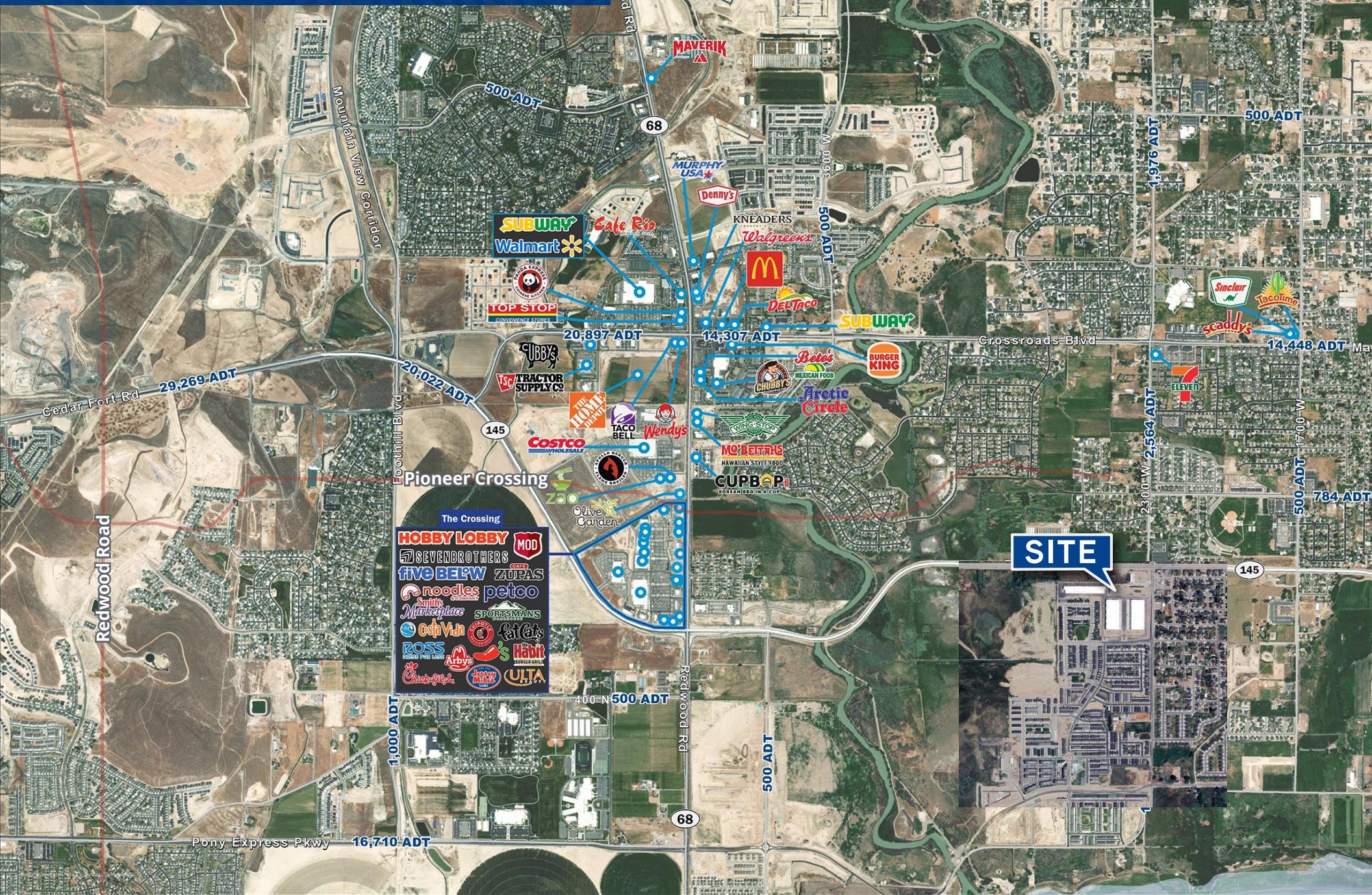
Destination Saratoga Springs, Utah

Graph is based on
500 miles per day



Coveted North Utah
County Industrial Space

Major Tenant Map



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NORTHSHORE COMMERCE CENTER

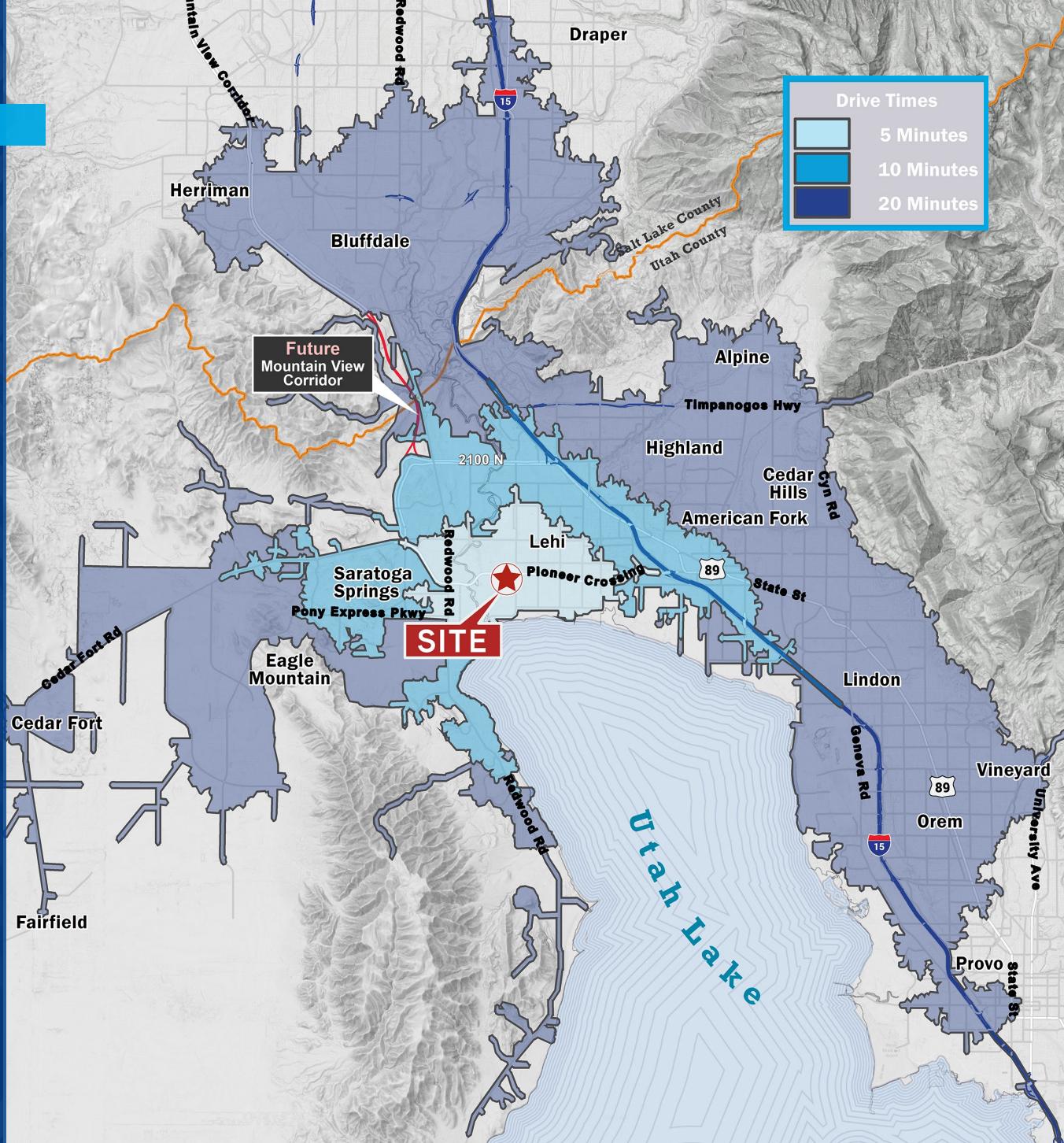
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