



Industrial | For Lease

593 - 659 N Saratoga Rd  
Saratoga Springs, Utah

Colliers

**4% Procuring Broker Fee**



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# Office Warehouse

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## 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

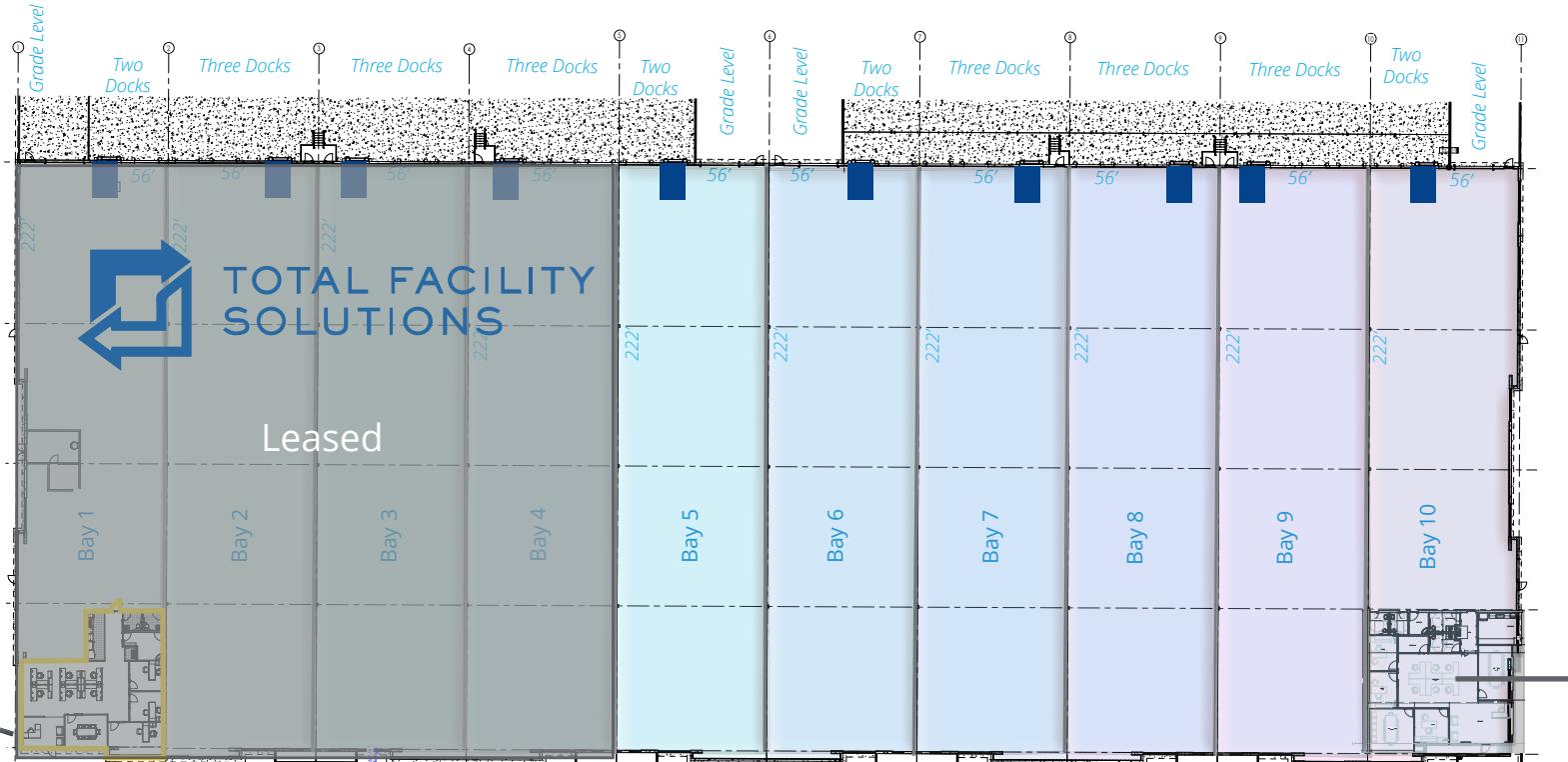
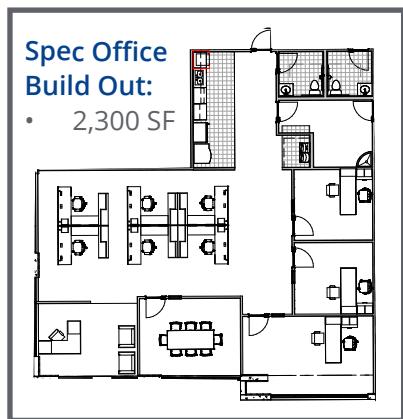
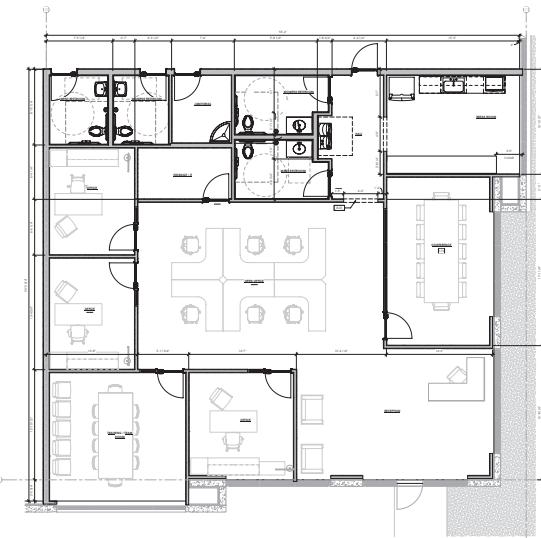
End-cap Units: 12,339 SF | Interior Units: 12,504 SF

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



Back of Buildings 1 & 2



# Building 2 - Core and Shell Completed

## Building 2 - 629 North Saratoga Rd

Building Size: 124,320 SF

2 Bays Available: 25,008 SF

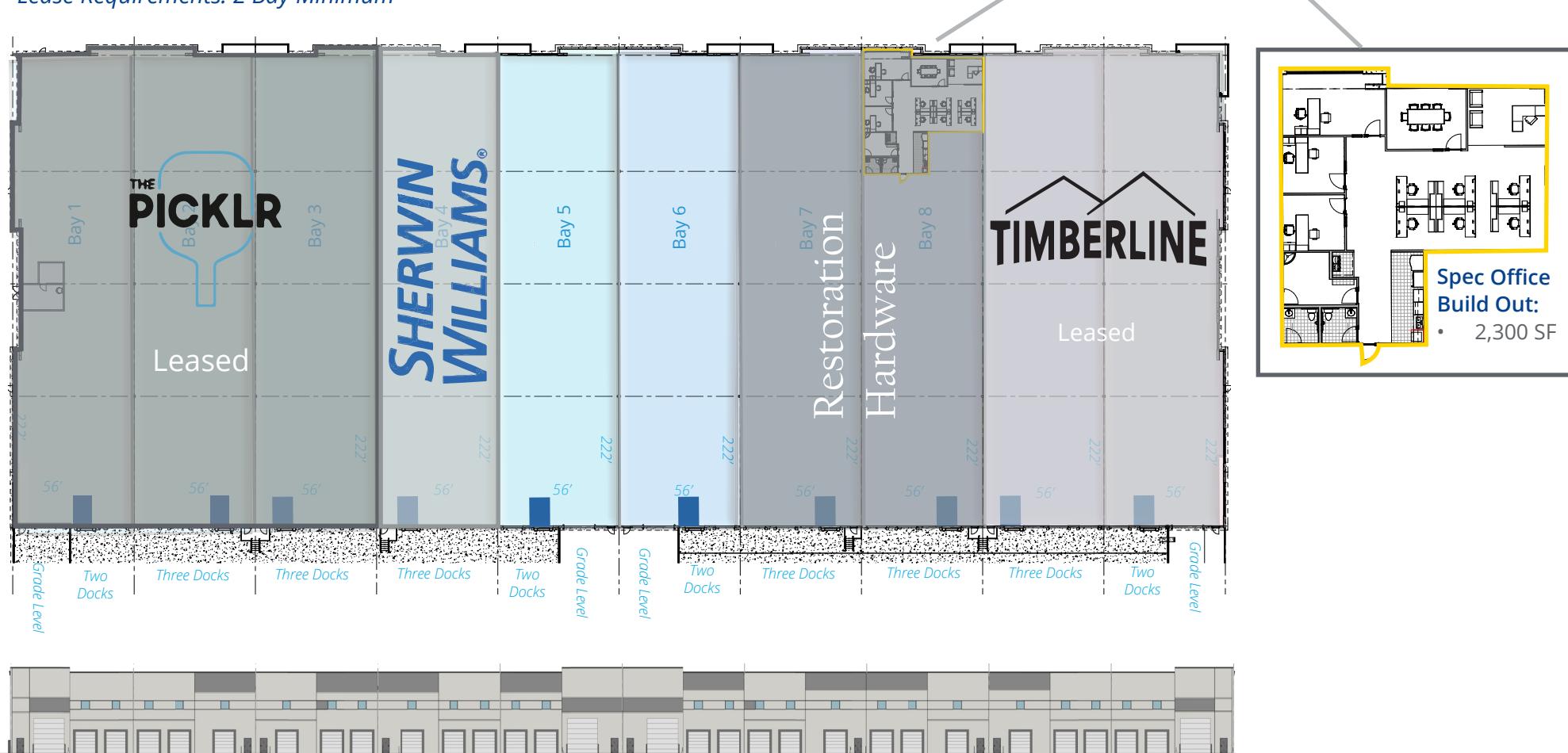
Interior Units: 12,504 SF

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



Back of Buildings 1 & 2

■ = Dock door with edge of dock leveler

# 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

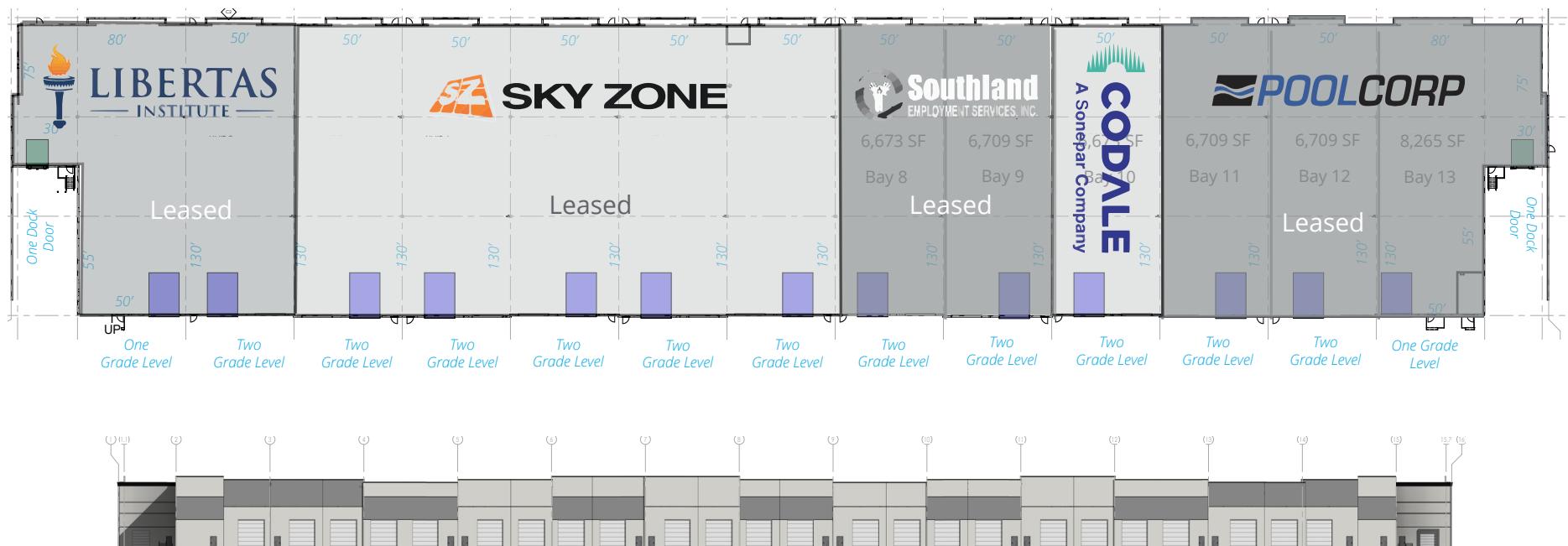
Building Size: 90,369 SF

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

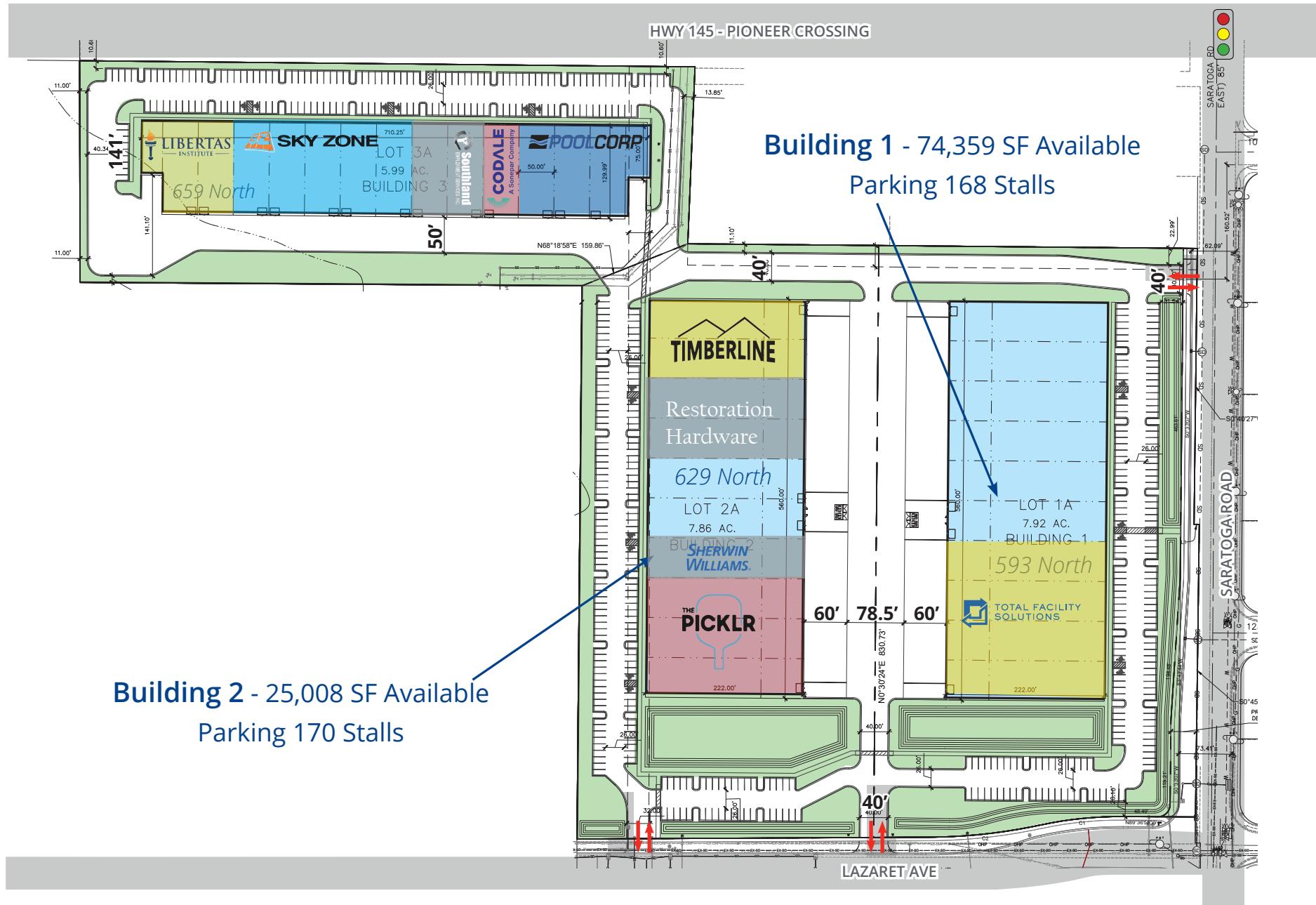


Legend:

- Blue square = Grade level door with motorized opener
- Green square = Dock door with edge of dock leveler

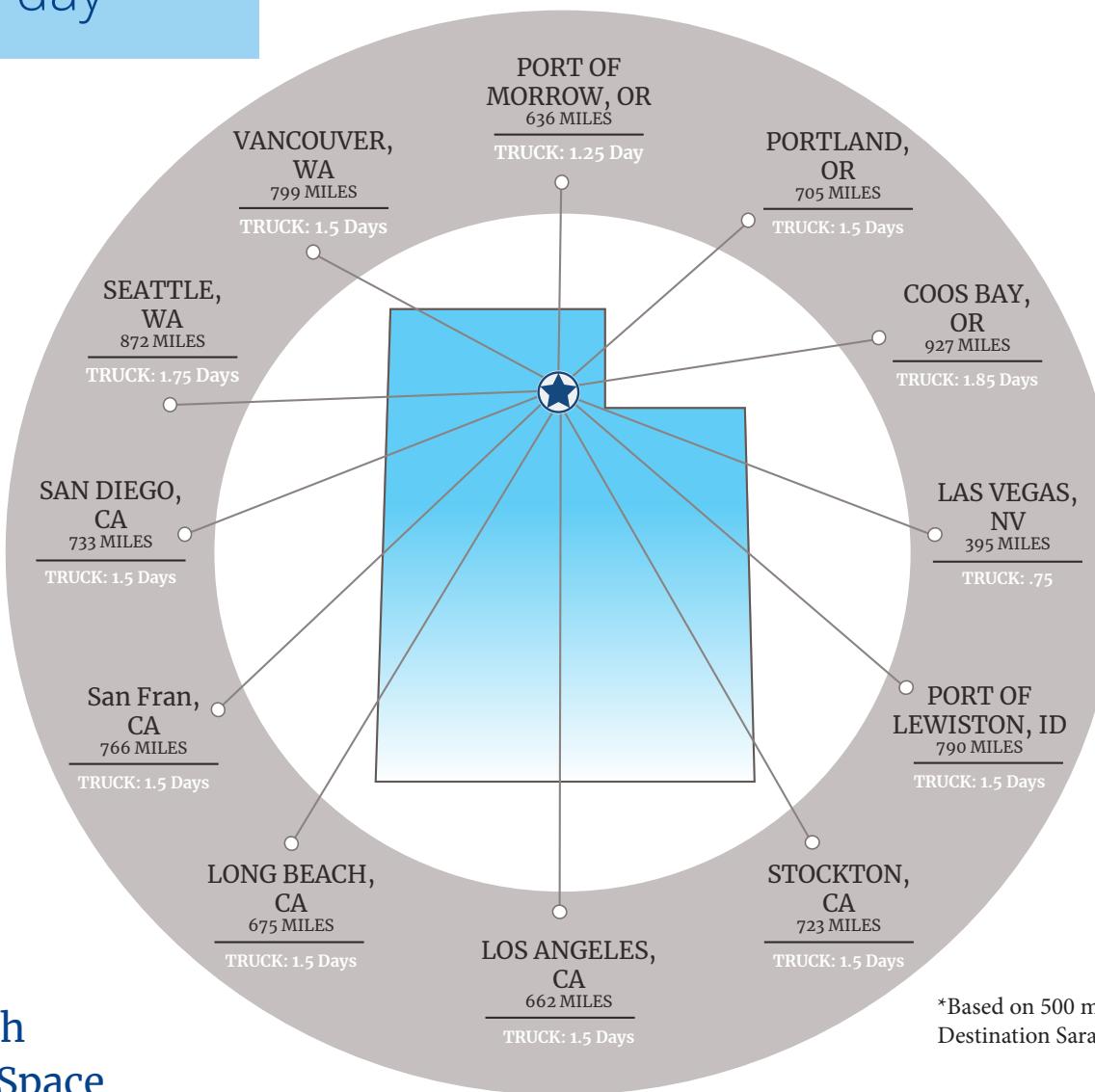
Back of Buildings 3

# Site Plan



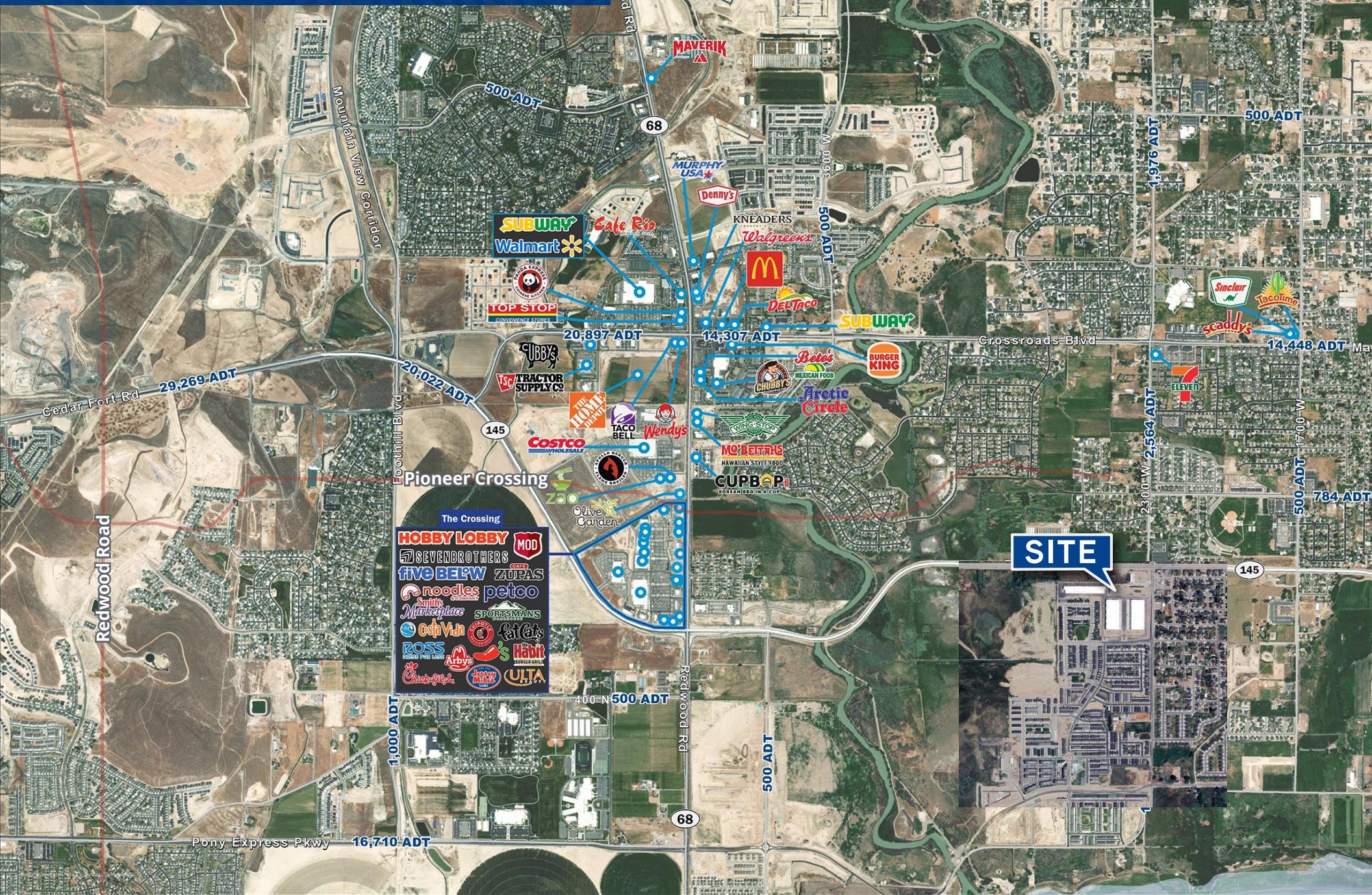
# Destination Saratoga Springs, Utah

Graph is based on  
500 miles per day



Coveted North Utah  
County Industrial Space

# Major Tenant Map



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# NORTHSHORE COMMERCE CENTER

Industrial | For Lease

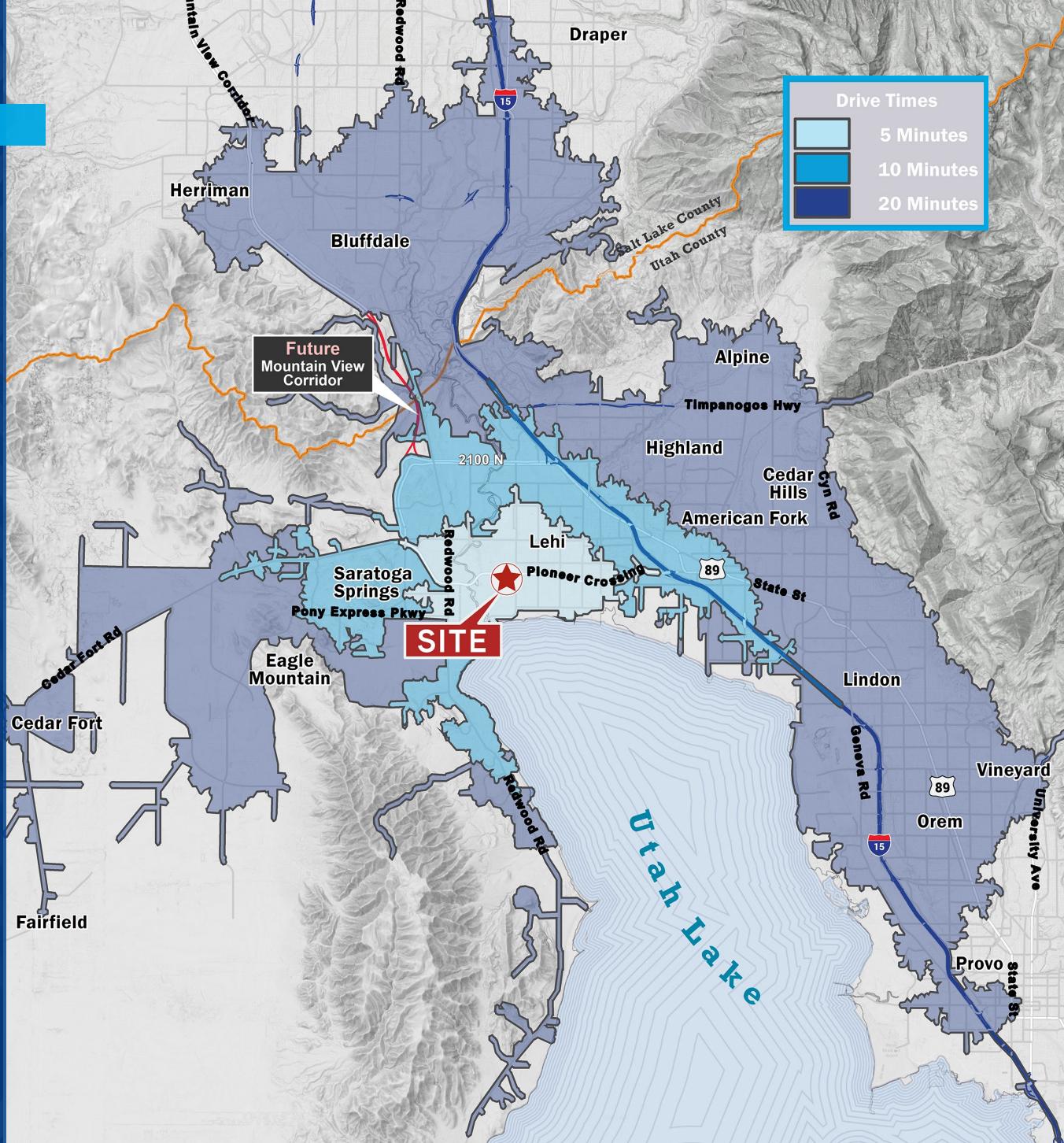
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