

593 - 659 N Saratoga Rd
Saratoga Springs, Utah

4% Procuring Broker Fee



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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'

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.

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

Northshore Photos

Photos as of October 2023

Core and Shell Completed



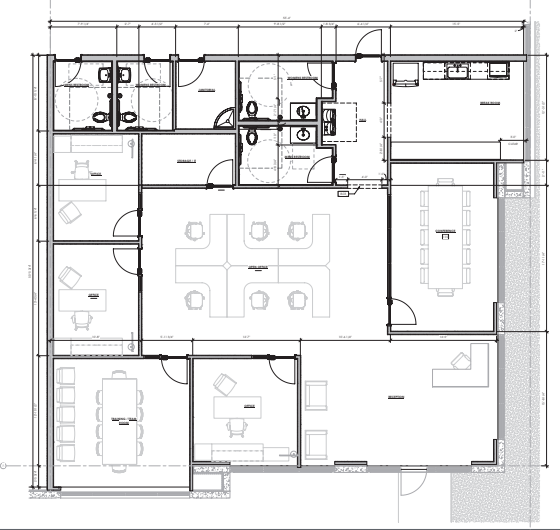
Northshore Photos

Photos as of October 2023

Core and Shell Completed



Spec Office Build Out: April 2026 delivery



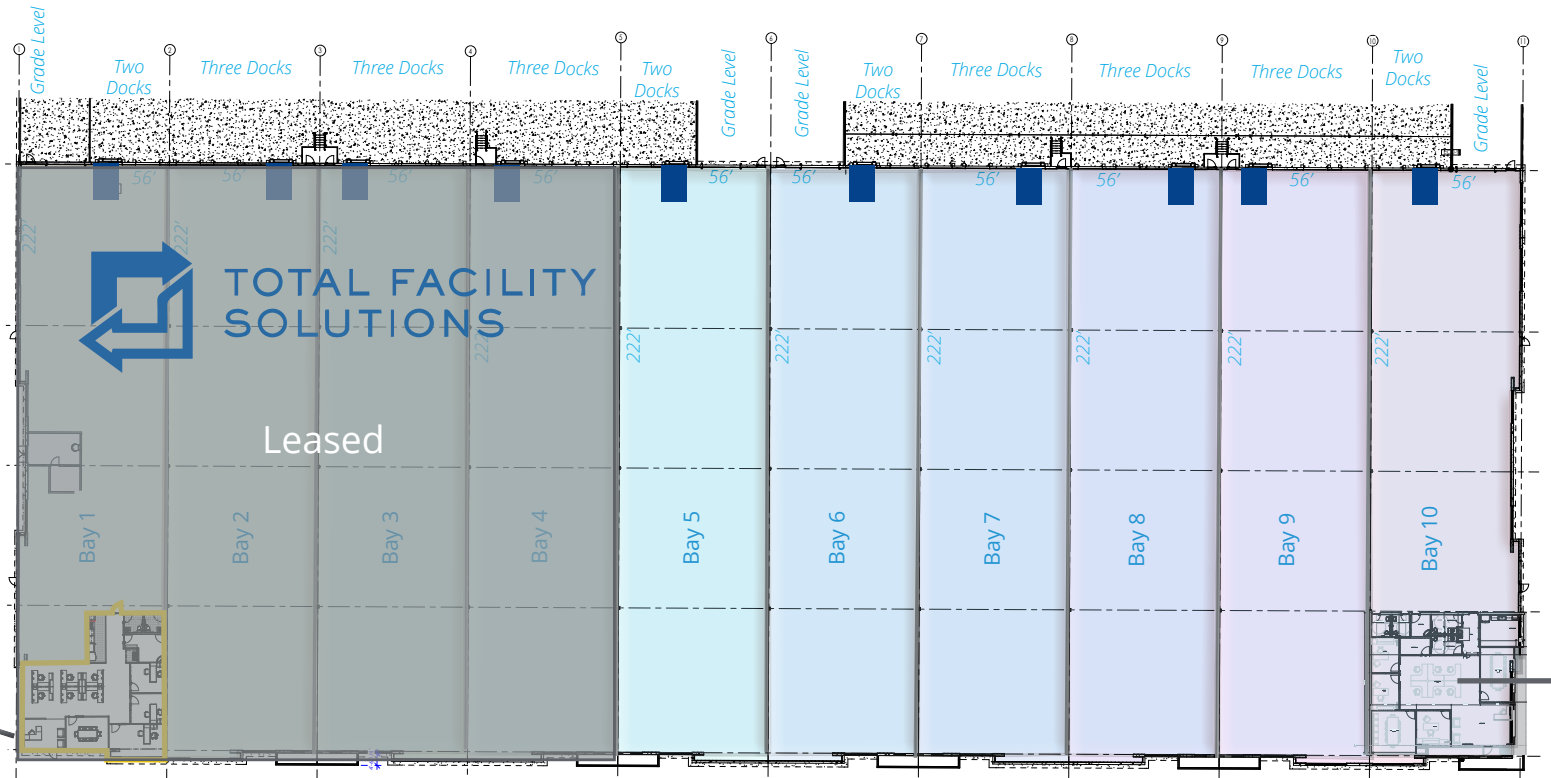
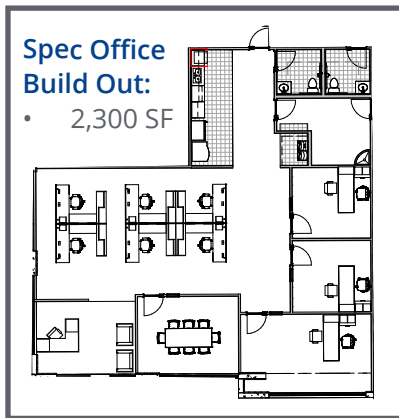
Building 1 - Design Features

- 32' Clear Height

- *Depth 222'*

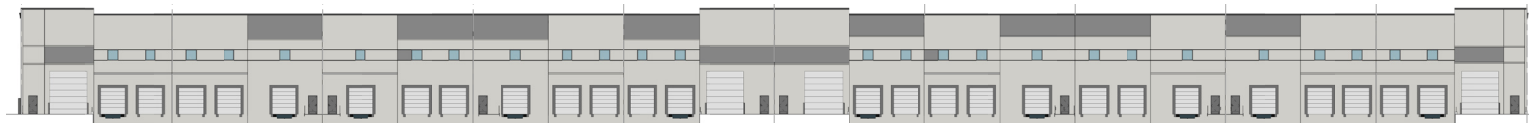
- 26 Dock High Doors

- 4 Grade Level Doors



■ = 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

2 Bays Available: 25,008 SF

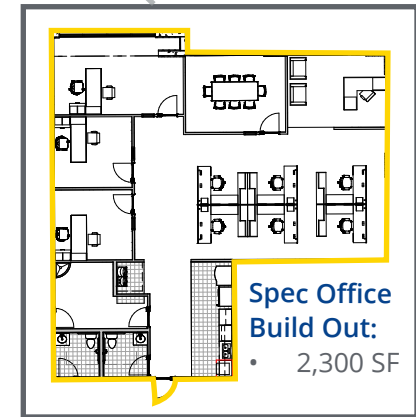
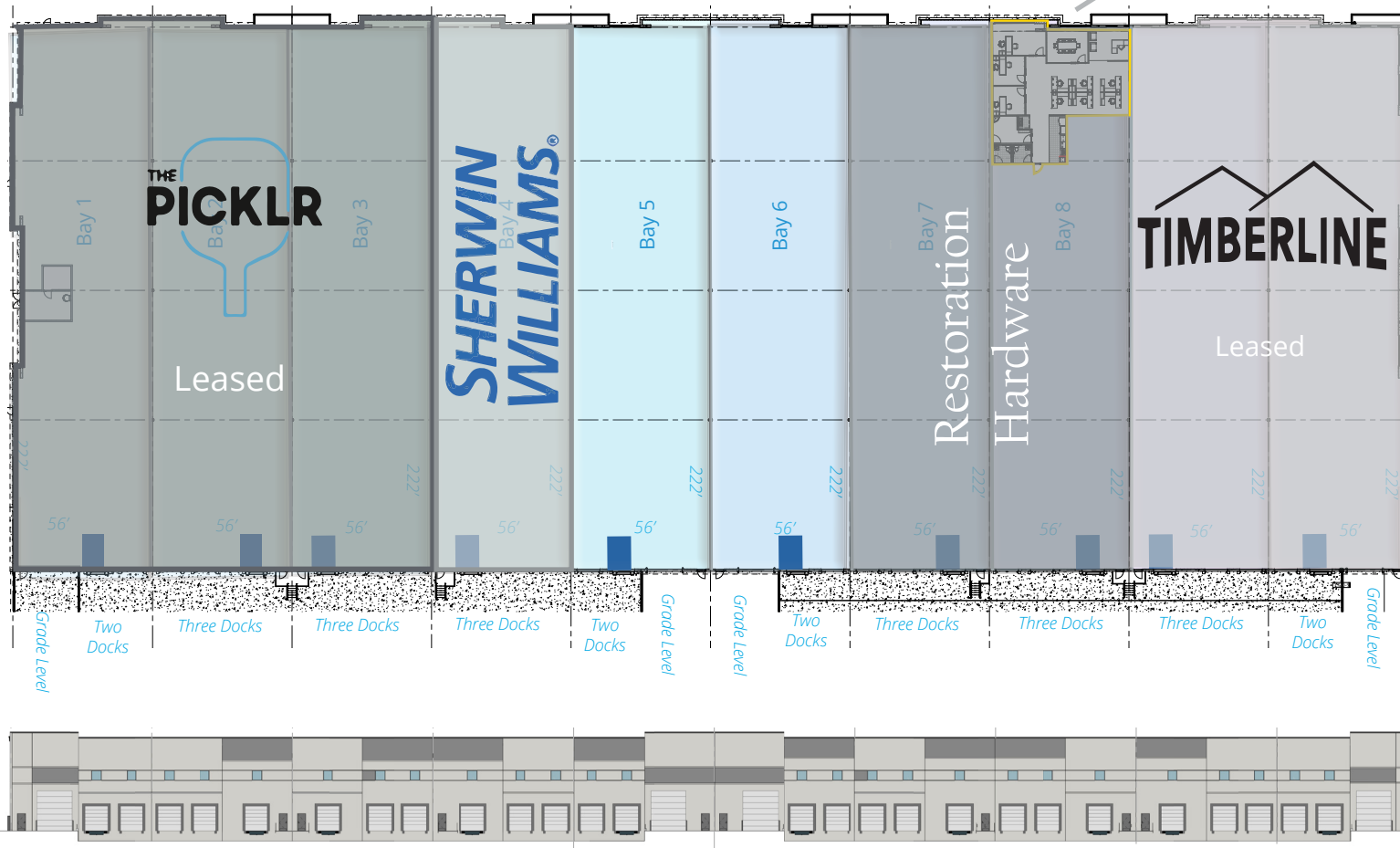
Interior Units: 12,504 SF

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

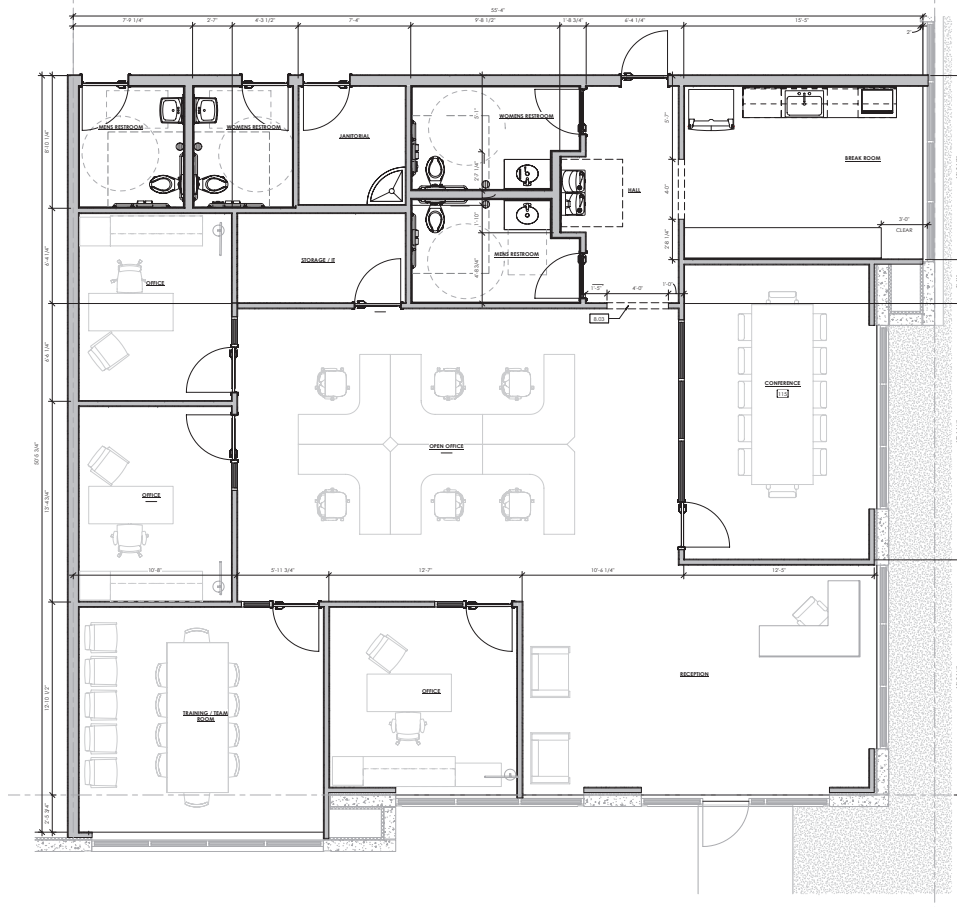


Back of Buildings 1 & 2

■ = 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

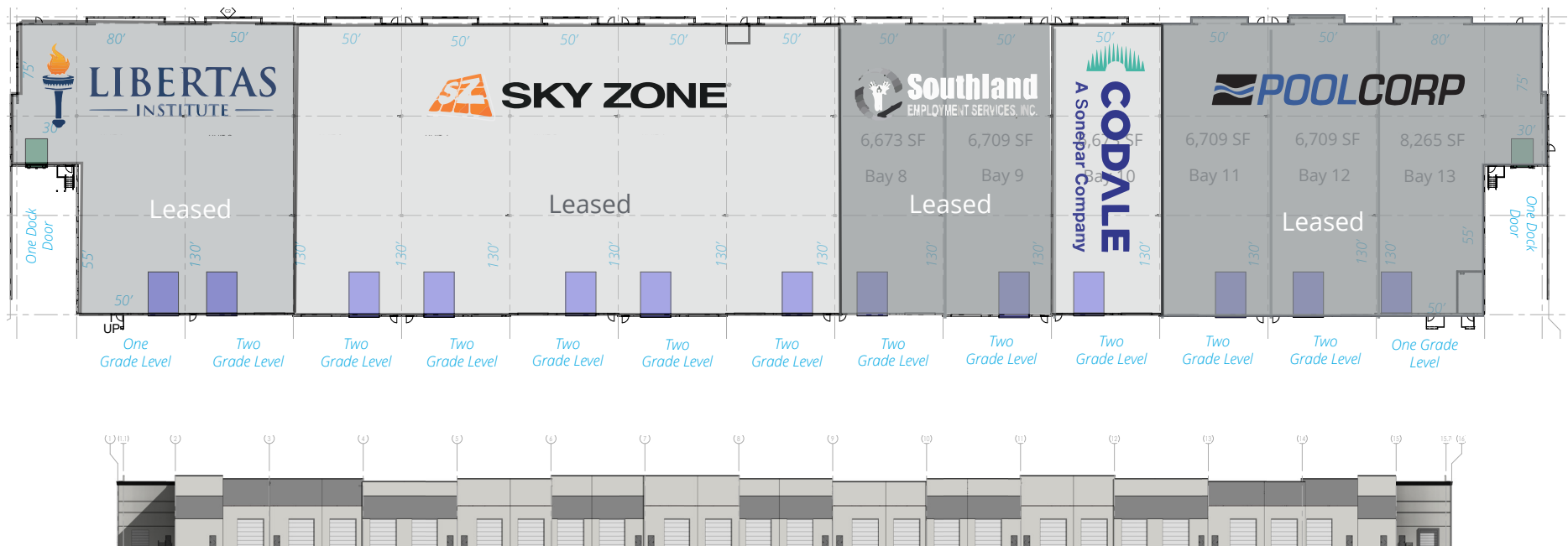
Building Size: 90,369 SF

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



Back of Buildings 3

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

The site plan illustrates the layout of the University of the South Florida Innovation Campus. It features two main buildings, Building 1 and Building 2, each with associated parking stalls and various commercial tenants.

Building 1 - 74,359 SF Available
Parking 168 Stalls

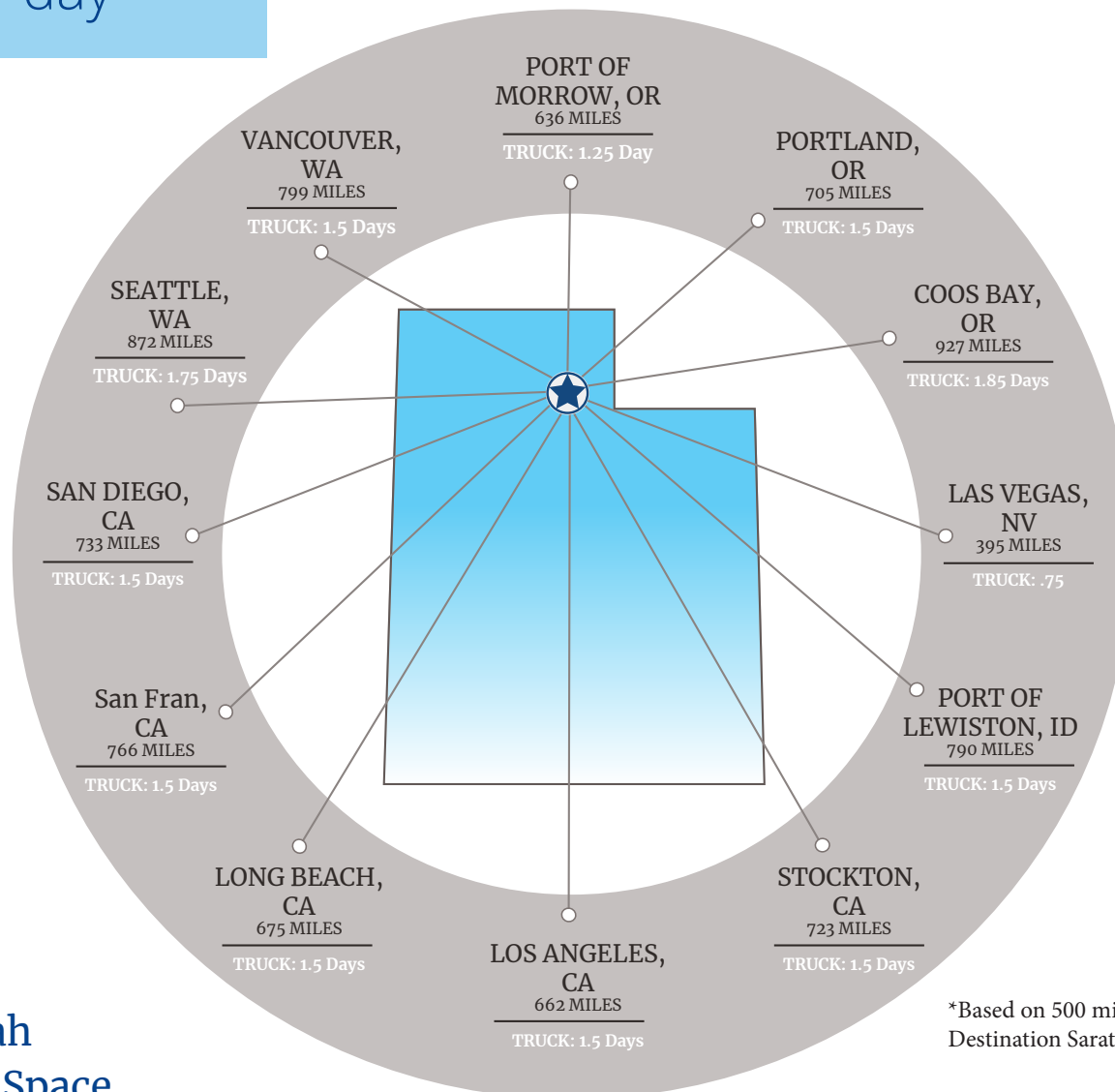
Building 2 - 25,008 SF Available
Parking 170 Stalls

The plan includes detailed dimensions, lot numbers (LOT 1A, LOT 2A, LOT 3A), and tenant names such as TIMBERLINE, Restoration Hardware, 629 North, SHERWIN WILLIAMS, THE PICKLR, LIBERTAS INSTITUTE, SKY ZONE, SOUTHLANDS, CODALE, POOL CORP, and TOTAL FACILITY SOLUTIONS. It also shows the proximity to HWY 145 - PIONEER CROSSING and SARATOGA ROAD.

Building 2 - 25,008 SF Available
Parking 170 Stalls

Destination Saratoga Springs, Utah

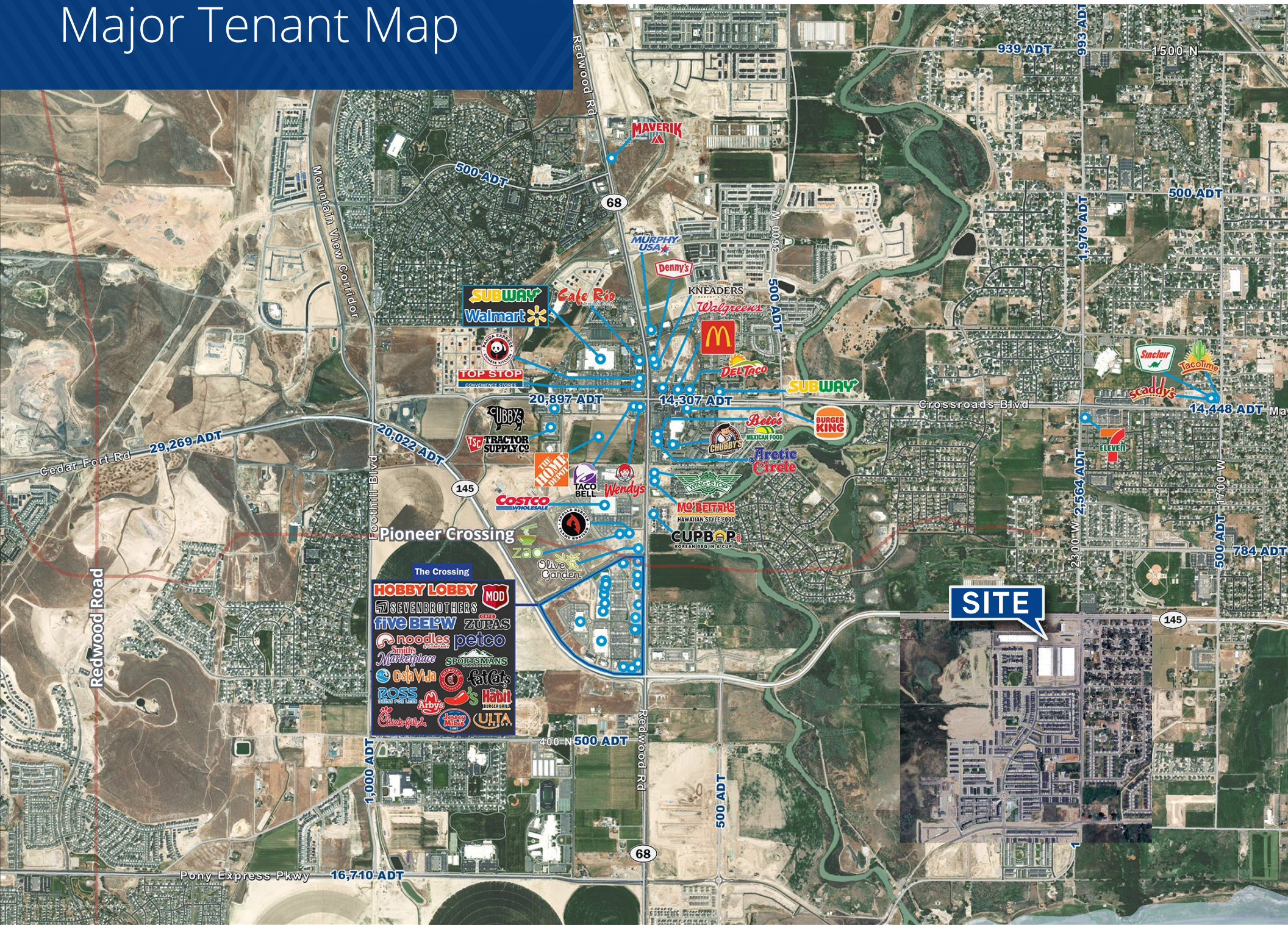
Graph is based on
500 miles per day



*Based on 500 mi. day
Destination Saratoga Springs, UT

Coveted North Utah
County Industrial Space

Major Tenant Map



593 - 659 N Saratoga Rd | For Lease

NORTHSHORE COMMERCE CENTER

Industrial | For Lease

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