

# THE STEELWORKS

## AT CENTERVILLE

— FOR LEASE —



A PROJECT BY



STOKES  
STEVENSON



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

### CONTACT:

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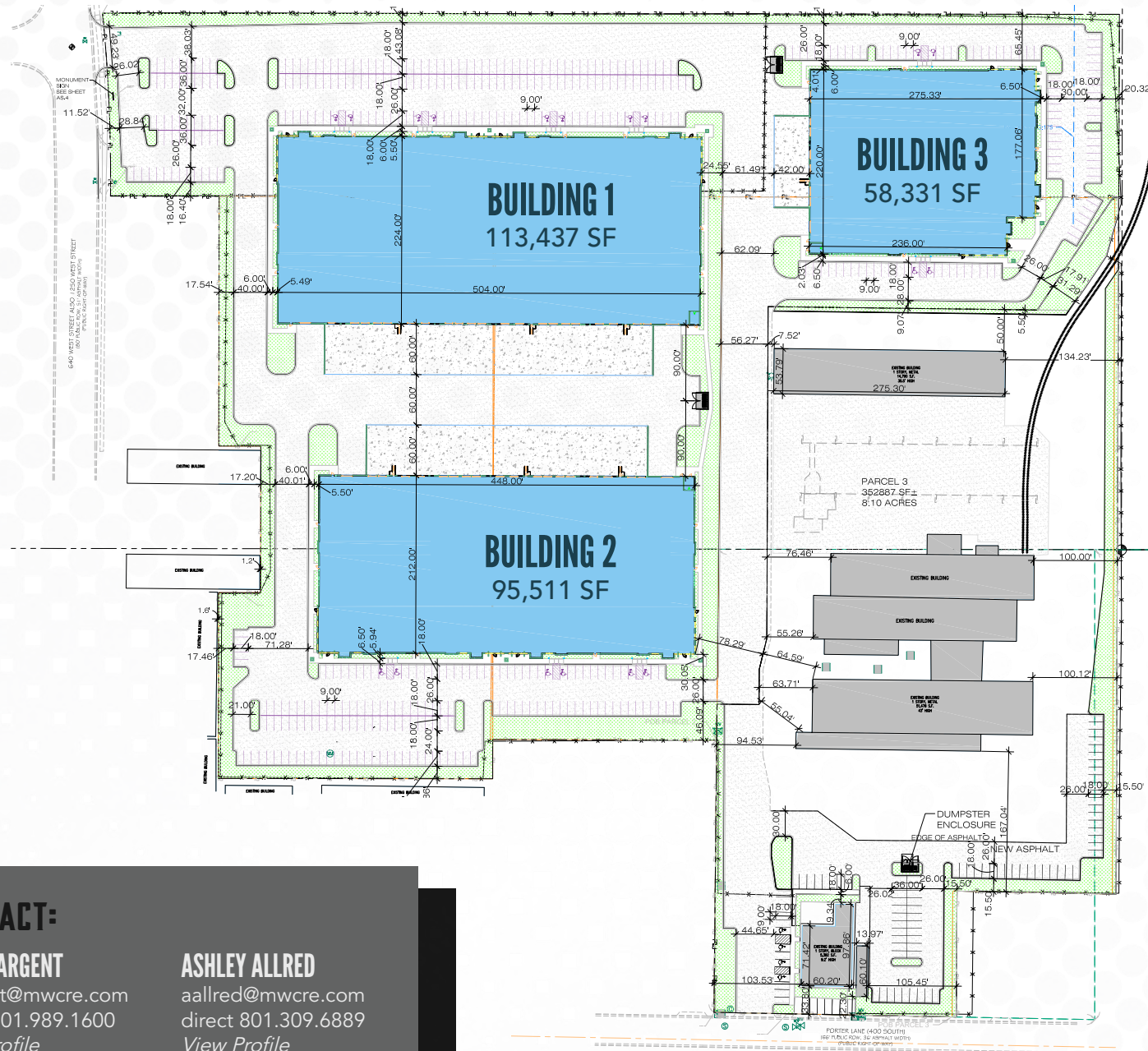
**70 NORTH 1200 WEST • CENTERVILLE • UTAH • 84014**

### PROPERTY SPECS:

- Brand New Development in Davis County
- I-15 Frontage, one minute from I-15 and Legacy
- Minutes from many amenities
- Rental rate: \$1.15/SF/Month
- TI Allowance: \$10/SF



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# BUILDING 1:



113,437 SF Building

Building Depth: 224'

Building Width: 504'

Column Spacing: 56' x 56'

32' Clear Height

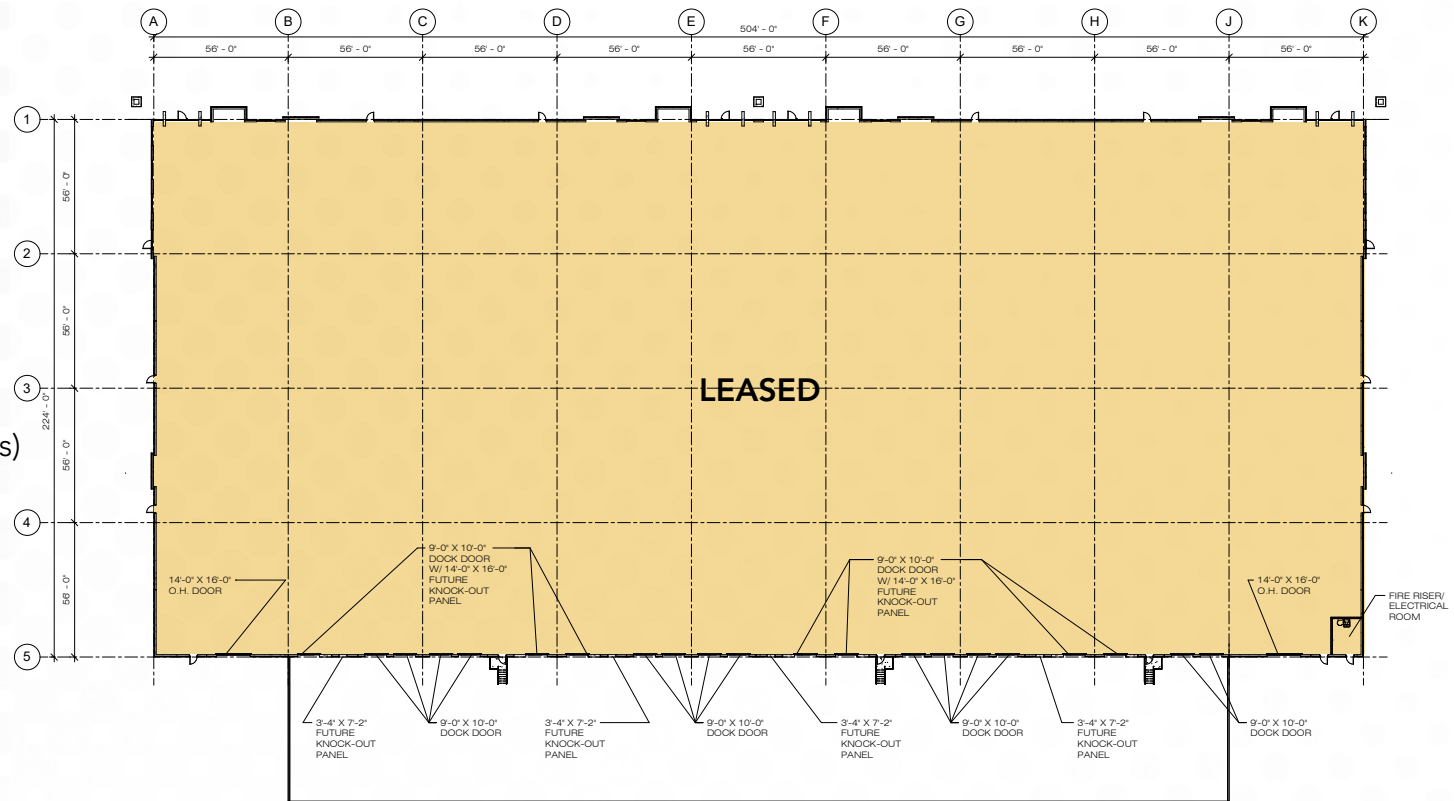
209 Parking Stalls

2,500 Amp (One 800 Amp Meter Section, Three 200 Amp Meter Sections)

Twelve (12) 9' x 10' Dock Doors, with 6 additional future knock-out panels

Two (2) 14' x 16' Overhead Doors

ESFR Fire Suppression



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# BUILDING 2:



95,511 SF Building

Building Depth: 212'

Building Width: 448'

Column Spacing: 56' x 53'

32' Clear Height

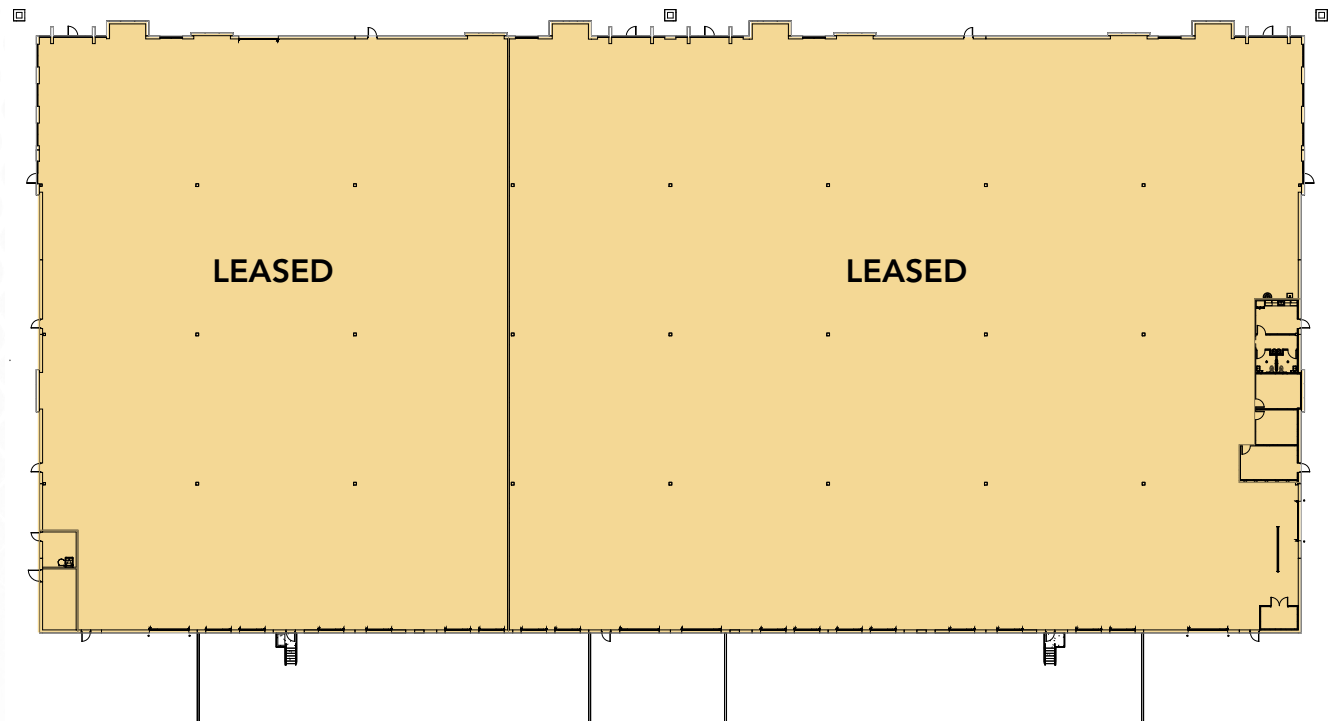
98 Parking Stalls

2,500 Amp  
(Four 800 Amp Meter Sections)

Twelve (12) 9' x 10' Dock Doors,  
with 6 additional future knock-out  
panels

Two (2) 14' x 16' Overhead Doors

ESFR Fire Suppression



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# BUILDING 3:



47,520 SF Available

Divisible to approx. 26,000 SF

Building Depth: 270'

Building Width: 220'

Column Spacing: 58'8" x 54'

28' Clear Height

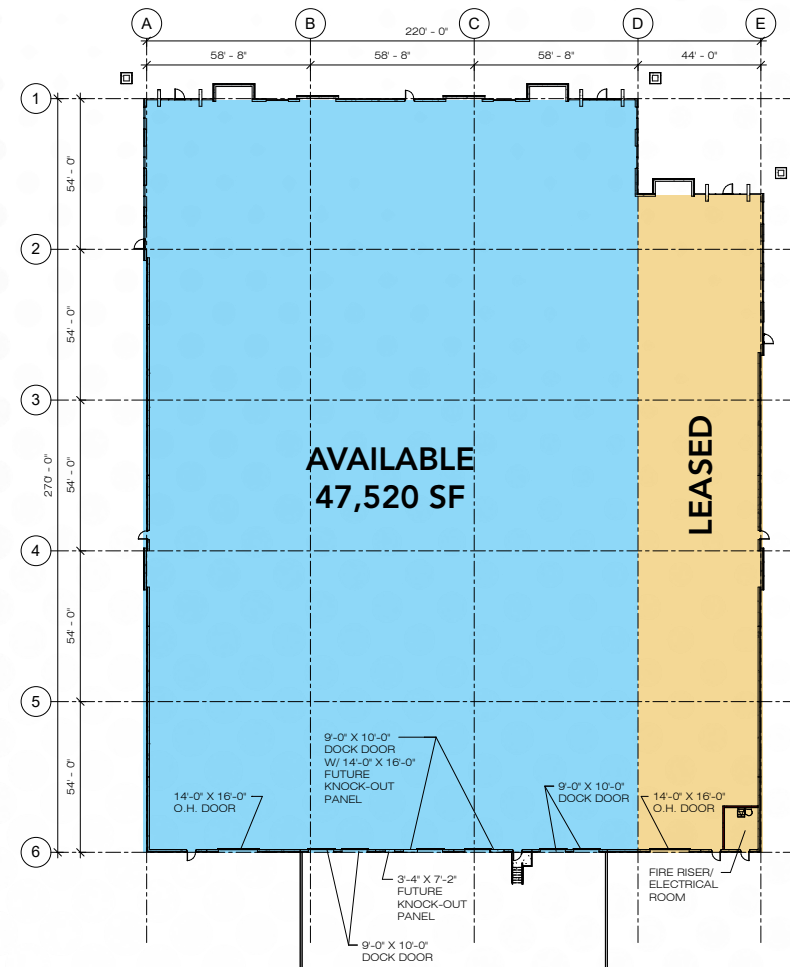
151 Parking Stalls

2,000 Amp (Two 600-800 Amp Meter sections,  
Three 200 Amp Meter sections)

Four (4) 9' x 10' Dock Doors, with 2 additional  
future knock-out panels

Two (2) 14' x 16' Overhead Doors

ESFR Fire Suppression



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# DEMOGRAPHICS

|        |  |  |  |
|--------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| 1 MILE | <b>9,806</b><br>2025 EST.<br>POPULATION                                           | <b>3,644</b><br>2025 EST.<br>HOUSEHOLDS                                           | <b>\$110,226</b><br>2025 EST.<br>MEDIAN HH<br>INCOME                              |
| 3 MILE | <b>44,993</b><br>2025 EST.<br>POPULATION                                          | <b>15,856</b><br>2025 EST.<br>HOUSEHOLDS                                          | <b>\$108,551</b><br>2025 EST.<br>MEDIAN HH<br>INCOME                              |
| 5 MILE | <b>99,227</b><br>2025 EST.<br>POPULATION                                          | <b>33,492</b><br>2025 EST.<br>HOUSEHOLDS                                          | <b>\$111,877</b><br>2025 EST.<br>MEDIAN HH<br>INCOME                              |



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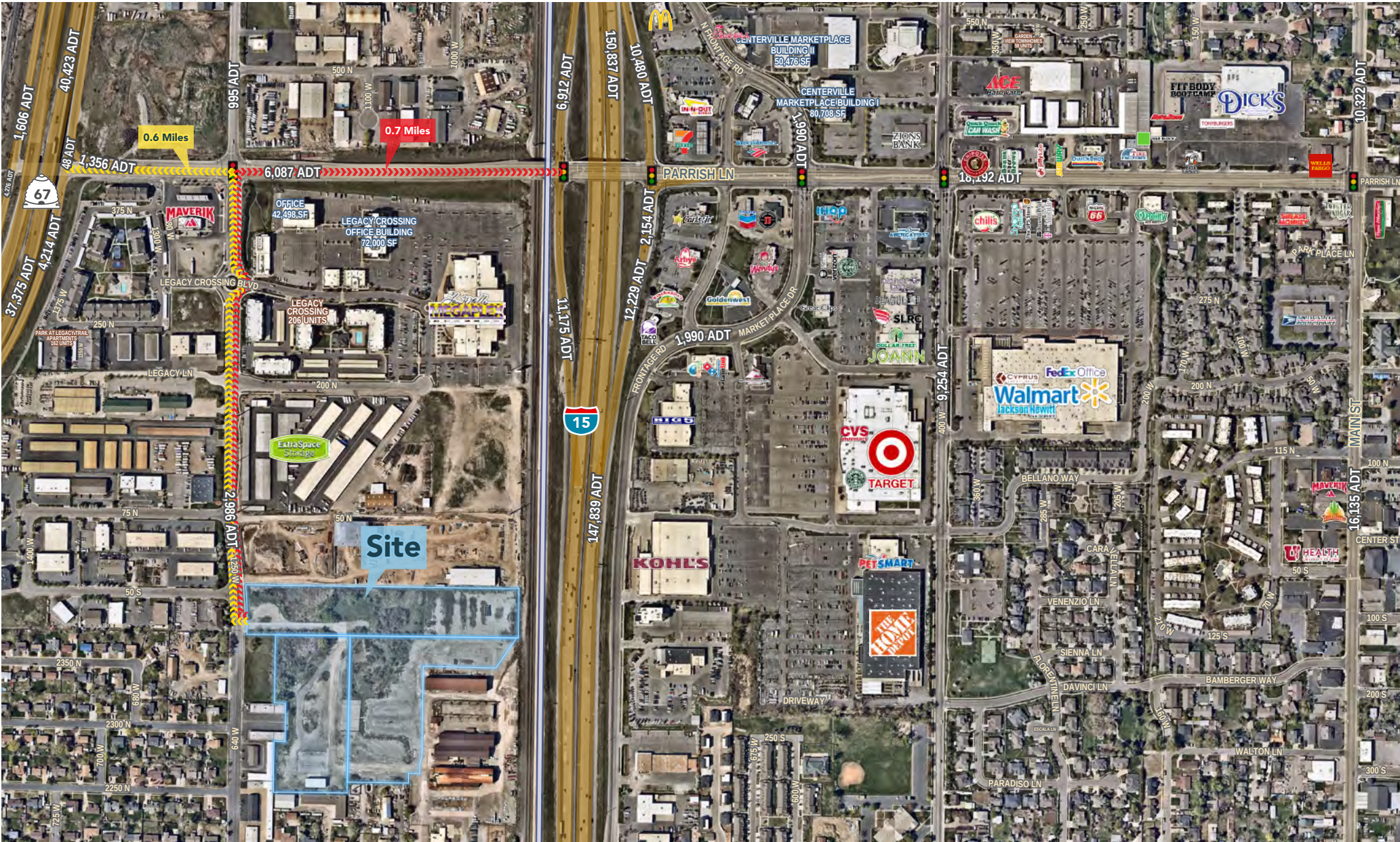
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