



SPRING POINTE EXCHANGE

AN EXCITING HIGH-END FLEX WAREHOUSE, RETAIL AND OFFICE LEASE OPPORTUNITY

2250 W 500 N Springville

WELCOME TO SPRING POINTE EXCHANGE

Spring Pointe Exchange is a 225,000 Square Foot, 6-building, 17-acre flex warehouse and high-end office community located in Springville Utah. Buildings feature abundant power, 18-foot clear height ceilings and suite-options with both docks and ground level doors. Generous 4/1000 SqFt parking is available. The property is easily accessible from two Springville exits. The spaces can be leased in any combination of office/retail/warehouse, including up to a 100% office buildout.



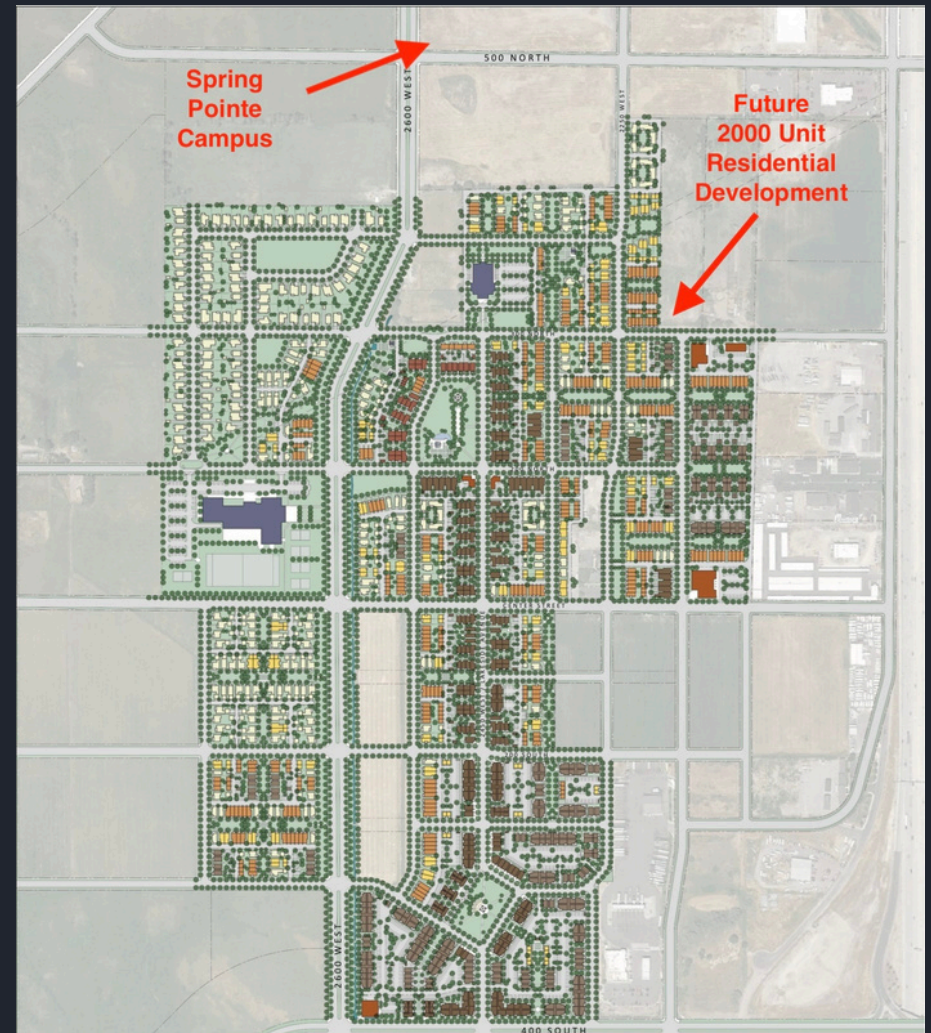
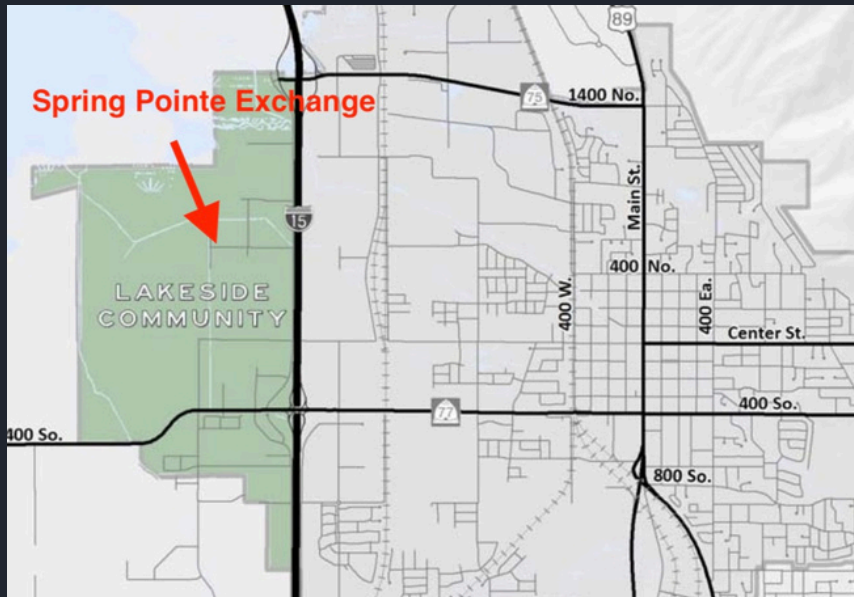
PROPERTY HIGHLIGHTS



- > Pricing: Varies based on buildout needs
- > Almost 225,000 Total SF
- > Suites are Ready for Buildout!
- > 2,760-41,400 SF Suites available
- > 18' Clear Heights
- > LEED Designed
- > Dock and drive-in loading
- > Flexible Growth Options in Future Buildings
- > Build-to-suit office, retail, or flex space
- > For tenants looking solely for office space, landlord can provide suites with a 100% office buildout
- > 4 parking spaces per 1,000 SF
- > Gas Heat
- > 1600 amp - 3 Phase - 208 Volt - Per Building
- > Zoning: Highway Commercial
- > Just 10 minutes from Provo Municipal Airport
- > Just 52 minutes from SLC International Airport
- > 2,000 Residential Units to be built directly to south

FUTURE RESIDENTIAL DEVELOPMENT DIRECTLY SOUTH OF SPRING POINTE EXCHANGE

- > Vertical Construction planned to commence in 2024
- > Over 2,000 Units/Properties to be built











SITE PLAN



Building A - Overview

Suite F - Shell Space. Suite D is move-in ready - layout of D on following page of brochure



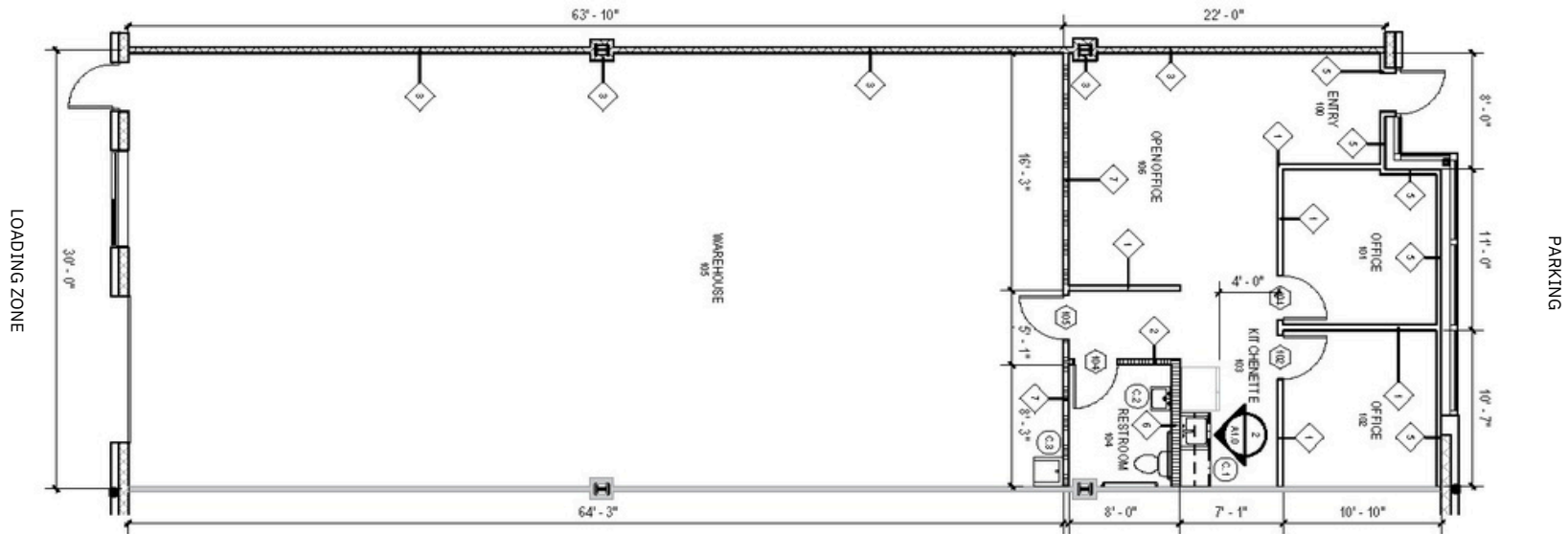
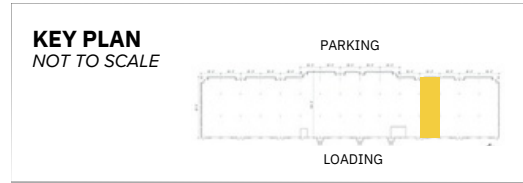
BUILDING A - SUITE D

PRICING: \$19.00 NNN



Total SF Available:
2,760 SF

Newly built-out suite featuring
805 sq. ft. office and 1,955 sq. ft.
warehouse with loading door



Note: This space plan is subject to existing field conditions. This drawing is proprietary and the exclusive property of St. John Properties, Inc. Any duplications, distribution, or other unauthorized use is strictly prohibited.

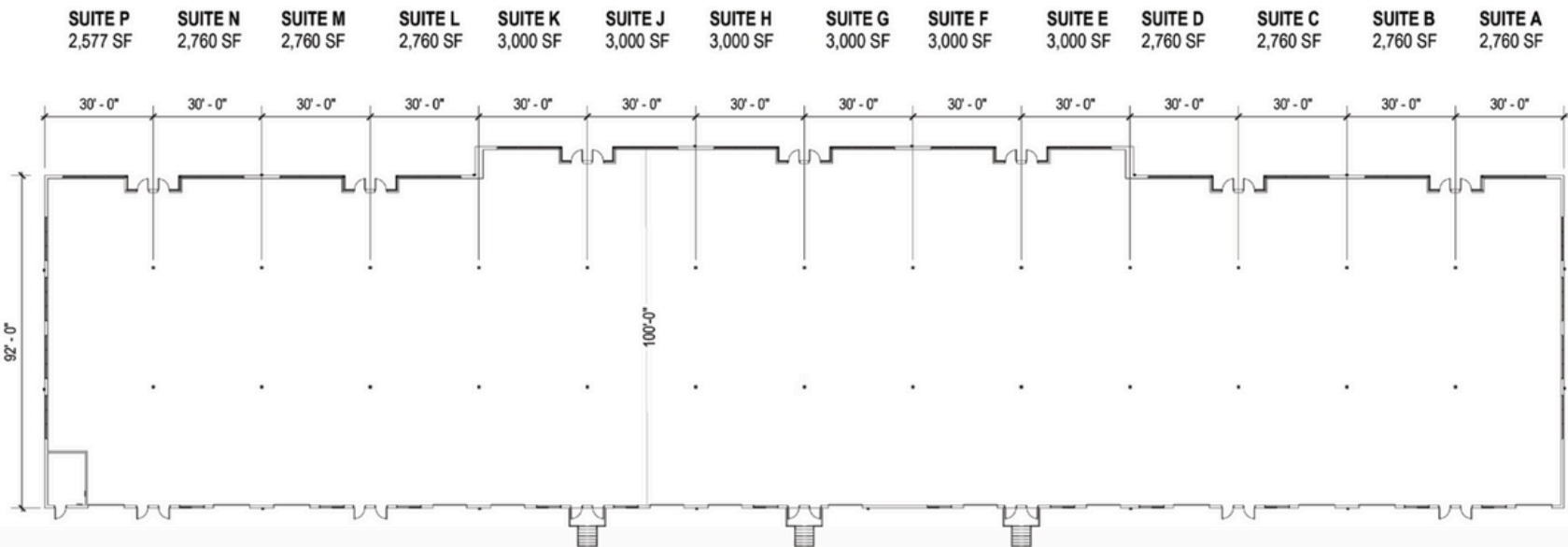
Building C - Overview



Total SF Available:
2,577 up to 39,897 SF

New flex/R&D with dock and drive-in loading

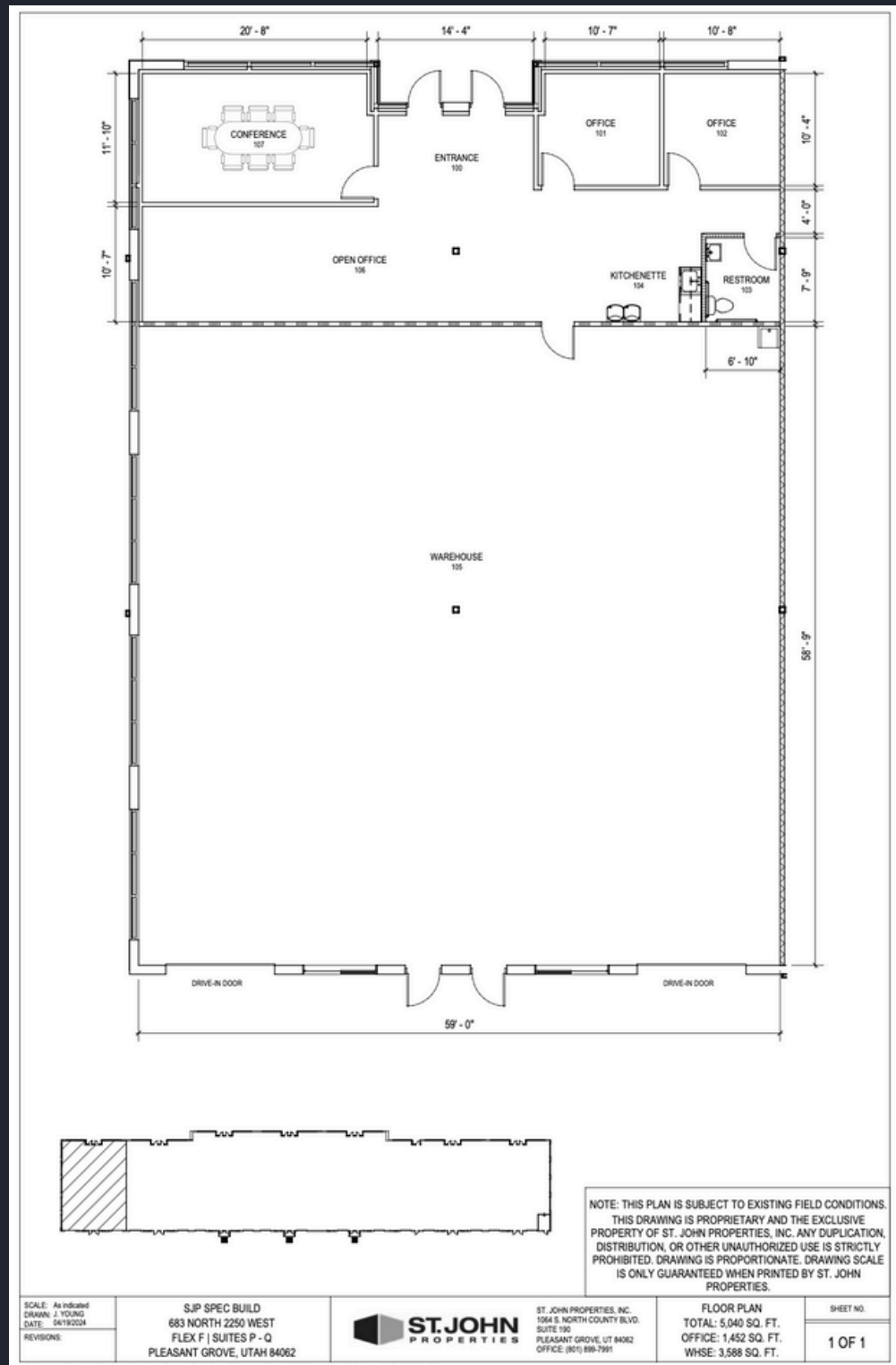
PARKING



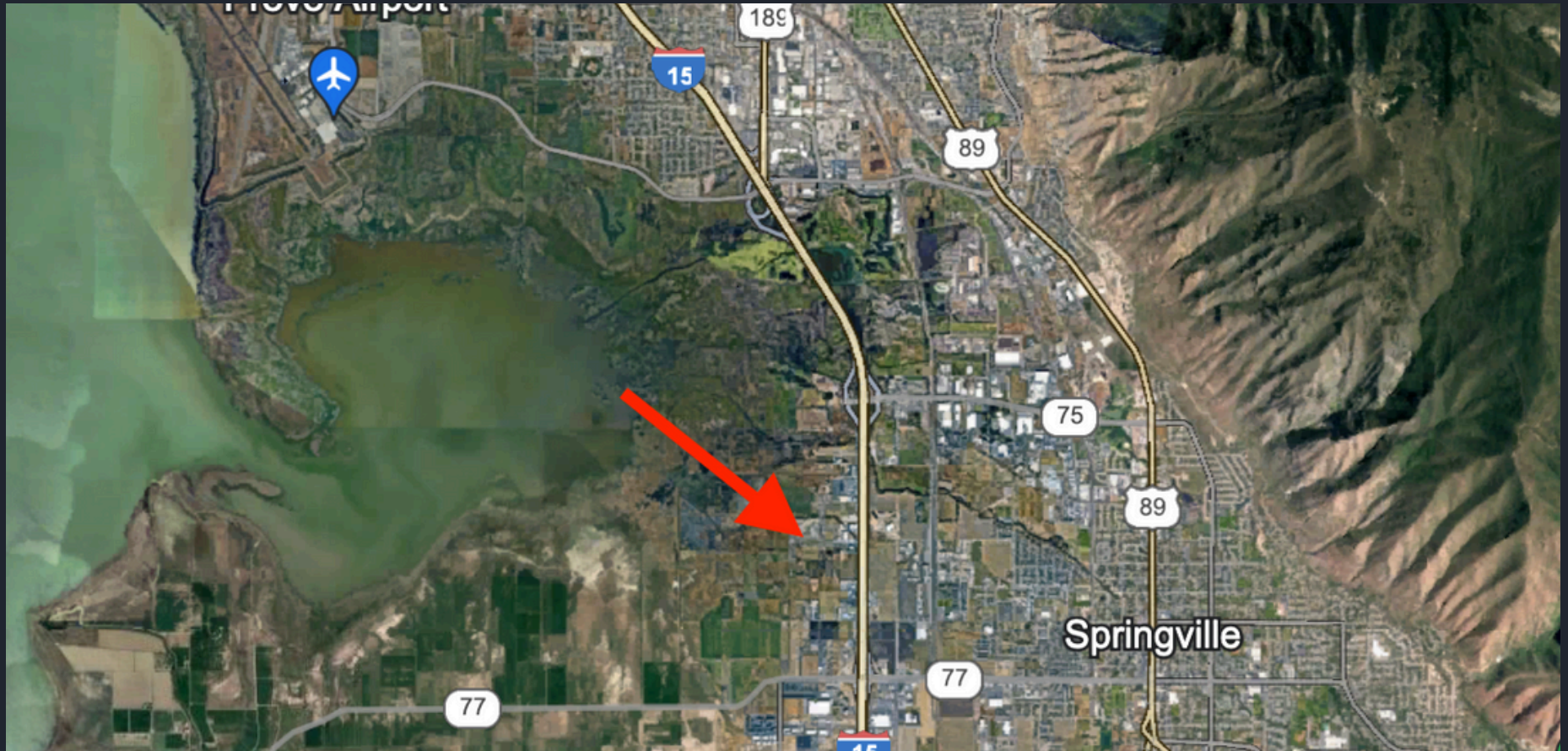
**Building F - Spec -
Suites P & Q
Move-in Ready
including finished
office!**

**Approximate 5,040 Square
Feet**

Rate on this unit: \$19 NNN



AERIAL VIEW





CONTACT US TODAY FOR A PRIVATE TOUR!

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