

3715

Industrial/Manufacturing for Lease



NEW VISTA

BUILDING 1

132,683 SF AVAILABLE • 2021 CONSTRUCTION • CLASS A • REAR-LOAD • NEWLY VACANT

3715 South Tracy Hall Parkway | Provo, Utah

PHOTOS

 **NEW VISTA**
3715 South Tracy Hall Parkway | Provo, Utah



SUMMARY

New Vista 1 is a state-of-the-art Class A industrial facility located at the nexus of regional distribution networks and employment nodes. Built in 2021 as a built-to-suit for a manufacturing tenant that has never taken full occupancy, the property offers abundant power (6,000 amps / 480 volts), ample parking (314 stalls), 31' -clear and fully climate-controlled warehouse, upgraded interior finishes/office space, and fully equipped dock packages ready for turn-key occupancy.

New Vista 1 has convenient access to regional distribution networks via I-15 (2.3 miles / 5 minutes) and Hwy 89/6 (0.6 miles / 2 minutes) that connects to I-70.

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REAL ESTATE



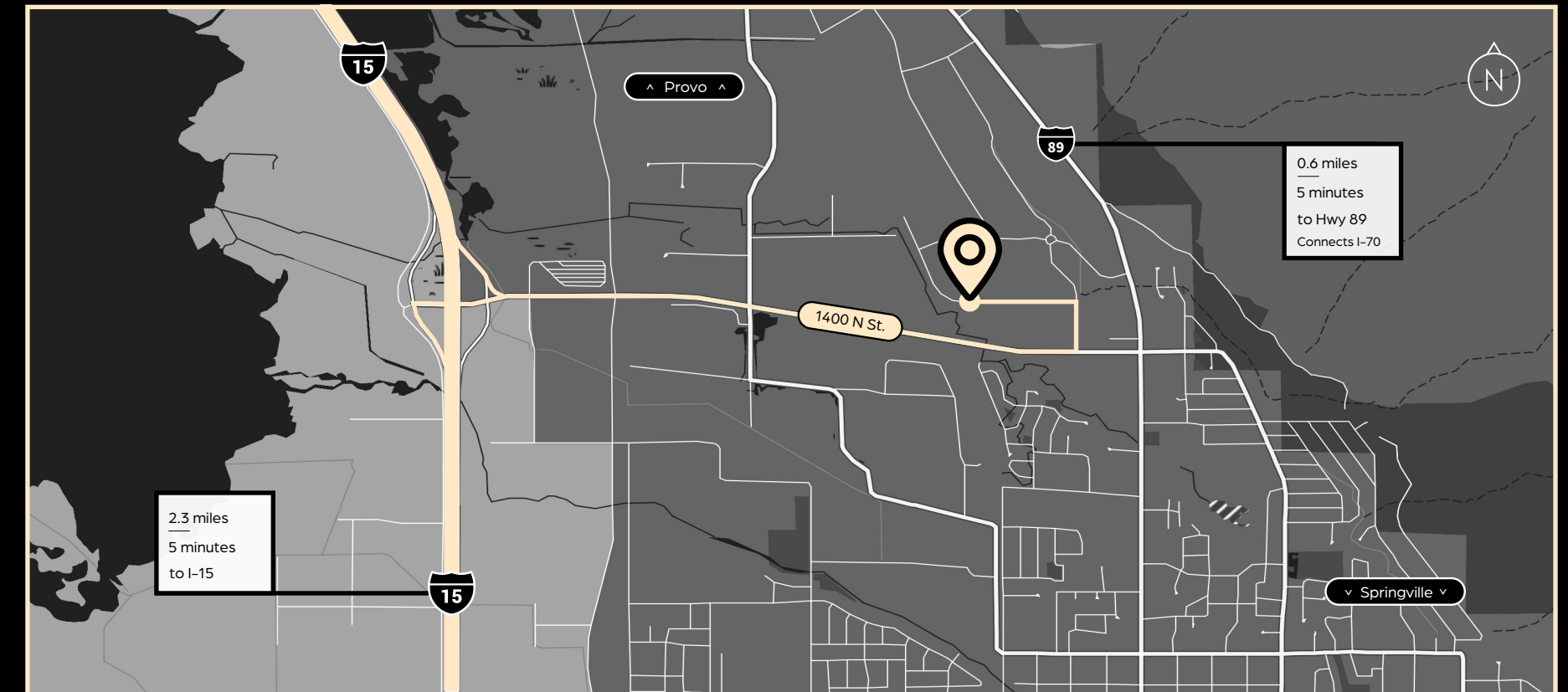
SITE PLAN



 **NEW VISTA**
BUILDING 1

PROPERTY HIGHLIGHTS

- Fully Climate Controlled Space
- Insulated Concrete Panel Construction
- Electronic Door Locks
- EV Charging Stations
- Floor Drains in West Side of Building
- Office Demised with Pantries and Bathrooms
- Structured Steel and Concrete Mezz in Place
- 5,000K LED Warehouse Lighting Fixtures
- ESFR Fire Sprinklers
- 120' Truck Court
- Fully Equipped Dock Packages
- 8 Glass Storefronts



BUILDING 1

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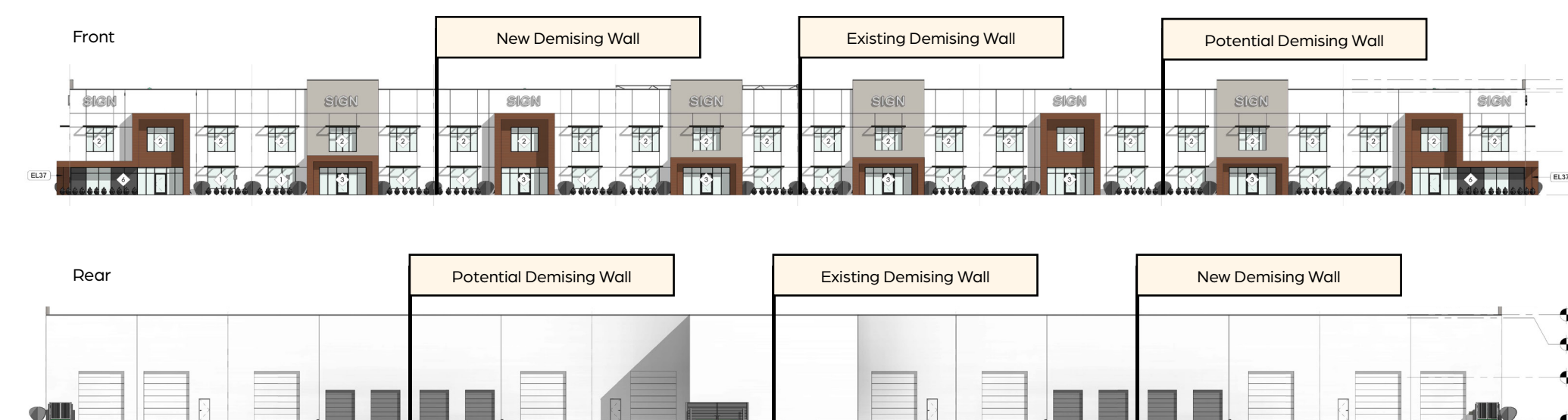
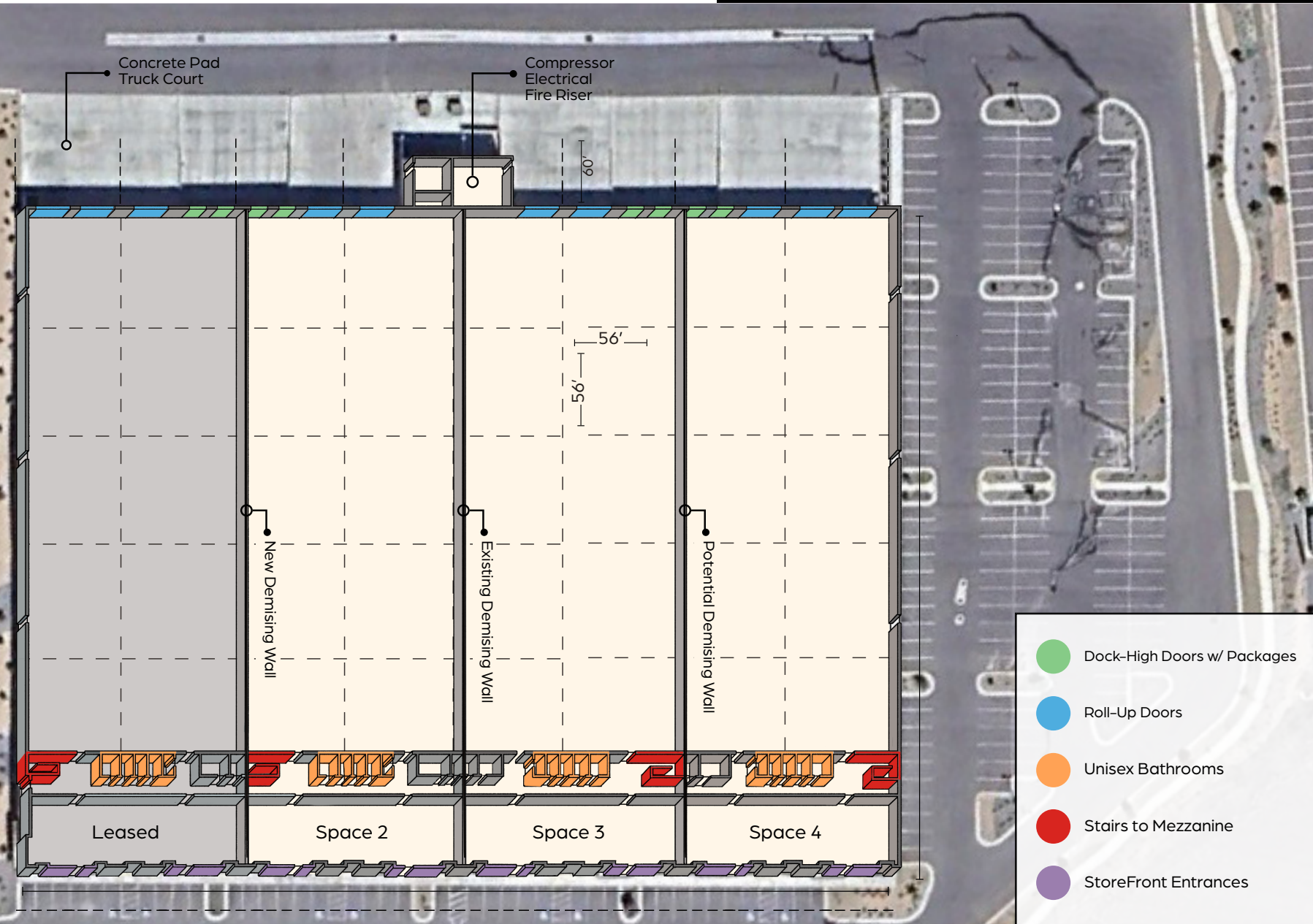
BUILDING SPECS

Total Building Size	177,072 SF
Total Office/Mezz Area	25,088 SF
Available SF	132,683 SF
Minimal Divisibility	44,268 SF
Building Dimensions	448' x 336'
Property Size	9.83 Acres

BUILDING FEATURES

Clear Height	31'
Parking Stalls	314
Dock Doors	8
Grade Doors	9
Power	3 phase/480/277V 6,000amp
Column Spacing	56' x 56'

DEMISING PLANS



LOCATION MAPS

NEW VISTA
 3715 South Tracy Hall Parkway | Provo, Utah



UTAH COUNTY

OCCUPIERS

Utah County has experienced tremendous economic growth in recent years, primarily in the form of population growth and employment growth, as a plethora of new and established businesses are choosing to setup shop in the area in order to capitalize on Utah County's business friendly environment and relatively low cost of doing business. Over the next 50 years, Utah County is projected to add over 575,000 jobs, which will increase its share of total state employment from 17% to nearly one quarter (24%) of all state jobs. This is an increase of 185%, the highest growth rate among all counties. One in three of the state's new jobs are projected to be created in Utah County.

Population growth in Utah County has increased more than 25% since 2010, as people are drawn to the area by ample employment opportunity. Utah County is projected to have the largest numeric population increase in the state of Utah over the 50-year projection period by adding over 1,000,000 new residents to reach 1,600,000 by 2065. Strong employment has bolstered Utah County's industrial market in recent years, particularly for logistics properties, evidenced by the signing of numerous large leases such as Amazon's 230,000 SF facility, Facebook's 970,000 SF data center, New Vistas' 150,000 SF lease, Young Living's 90,000 SF lease, and Granny B's Cookies 56,000 SF lease.



PROVO OVERVIEW



PROVO-OREM AREA

Provo, Utah, stands out as a growing city with a strong business environment, making it an attractive location for companies looking to expand. As of 2024, Provo marked a population of approximately 112,756 residents.

The city is part of the Provo-Orem metro area, which has seen a 2.26% increase in population from the previous year, reaching around 859,000 people. This growth is a testament to Provo's appeal and potential for future businesses.

Provo-Orem, as well as its neighboring cities, have benefited from the tech sector's outmigration from the expensive West Coast. It is a relatively new innovation center but comes with unparalleled lifestyle and amenities in the mountain region. With significantly lower costs than Silicon Valley, Provo-Orem has attracted such tech giants as Qualtrics, Vivint, and SmartCitizen.



171,630
Total Population



3.03
Household Size



52,785
Households



24.9
Median Age



5,493
Total Businesses



94,079
Total Employees



71%
White Collar



15%
Blue Collar



14%
Services

PROVO UNIVERSITIES OFFERS TOP TALENT, TRAINING, SCIENTIFIC INFRASTRUCTURE AND BUSINESS CLIMATE.

BRIGHAM YOUNG UNIVERSITY

Nestled in Provo, Utah, Brigham Young University (BYU) is not only renowned for its vibrant football program but also for its distinguished academic offerings and diverse array of sports teams. With a sprawling campus and a student body exceeding 33,000, BYU places a strong emphasis on academic and moral development, boasting top-tier programs in business, engineering, and the arts. The university's commitment to holistic education extends beyond the football field, providing students with innovative learning opportunities, impactful research initiatives, and a supportive academic environment that fosters intellectual growth.



NOORDA COLLEGE
of OSTEOPATHIC MEDICINE



MOUNTAINLAND
TECHNICAL COLLEGE



UTAH VALLEY UNIVERSITY

Against the stunning backdrop of the Wasatch Mountains, Utah Valley University (UVU) offers a distinctive blend of academic excellence and a burgeoning sports culture. With a diverse student body exceeding 41,000, UVU stands as a beacon of higher education in the region, fostering innovation and community engagement. The UVU Wolverines' athletic program, including standout teams in basketball, soccer, and other sports, contributes to the vibrant campus atmosphere. The on-campus UCCU Center, accommodating over 8,500 spectators, transforms into a lively arena during Wolverines' games, creating an electric environment that mirrors the university's commitment to both academic and athletic achievement.

UTAH

CROSSROADS OF THE WEST

STRATEGIC LOGISTICAL HUB

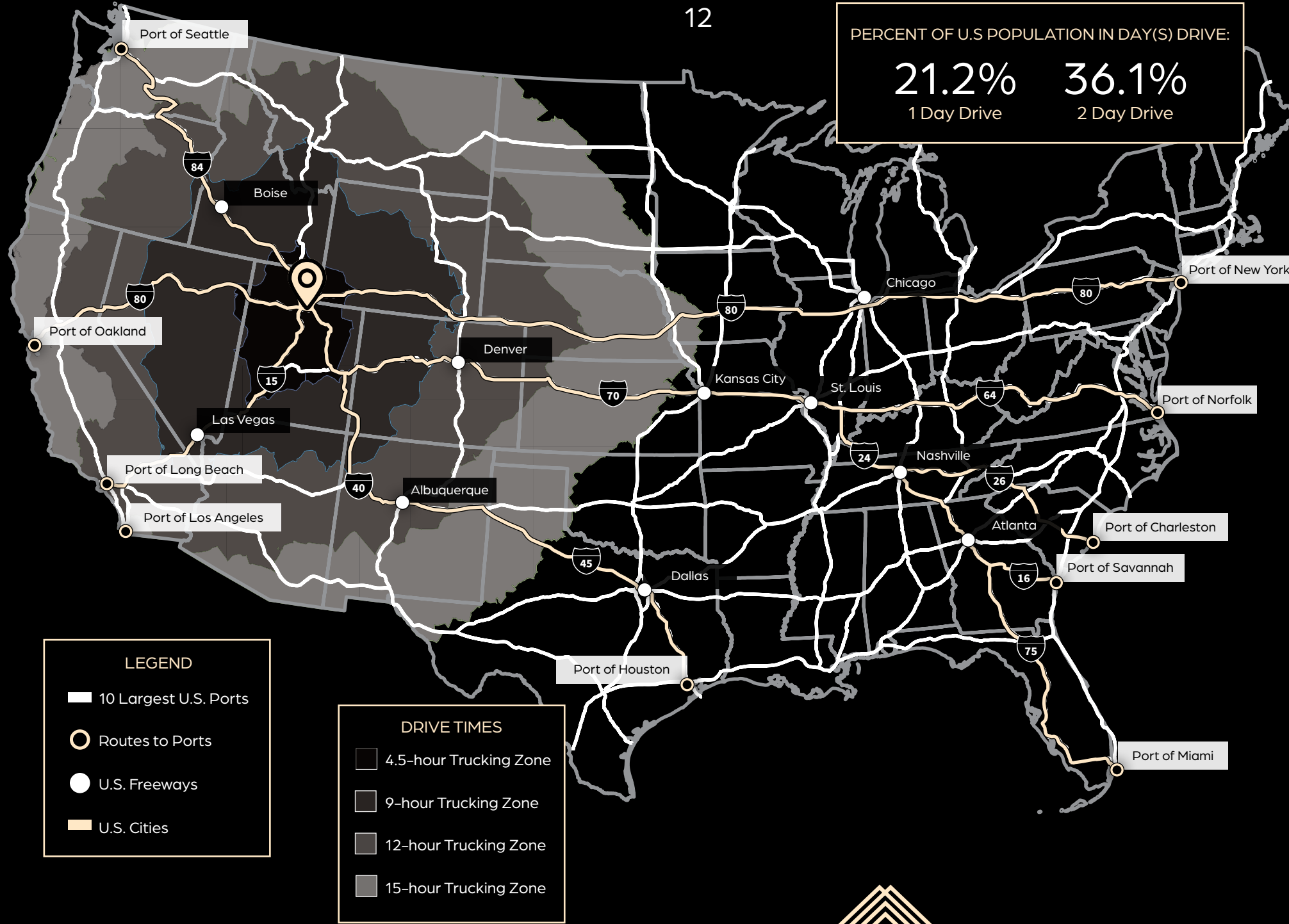
Aptly nicknamed "The Crossroads of the West," Utah is strategically located in the center of the Western United States, with major interstate, rail, and airport connections. Utah is connected to and serves as a key logistics relief valve for Western U.S. ports, as evidenced by the recently-announced Inland Port spanning 16,000 acres in Salt Lake City's North West quadrant. The state's proximity to I-80, I-84 and I-70 (for east/west access) and I-15 (for north/south access) provides compelling regional accessibility.

HIGHLIGHTS

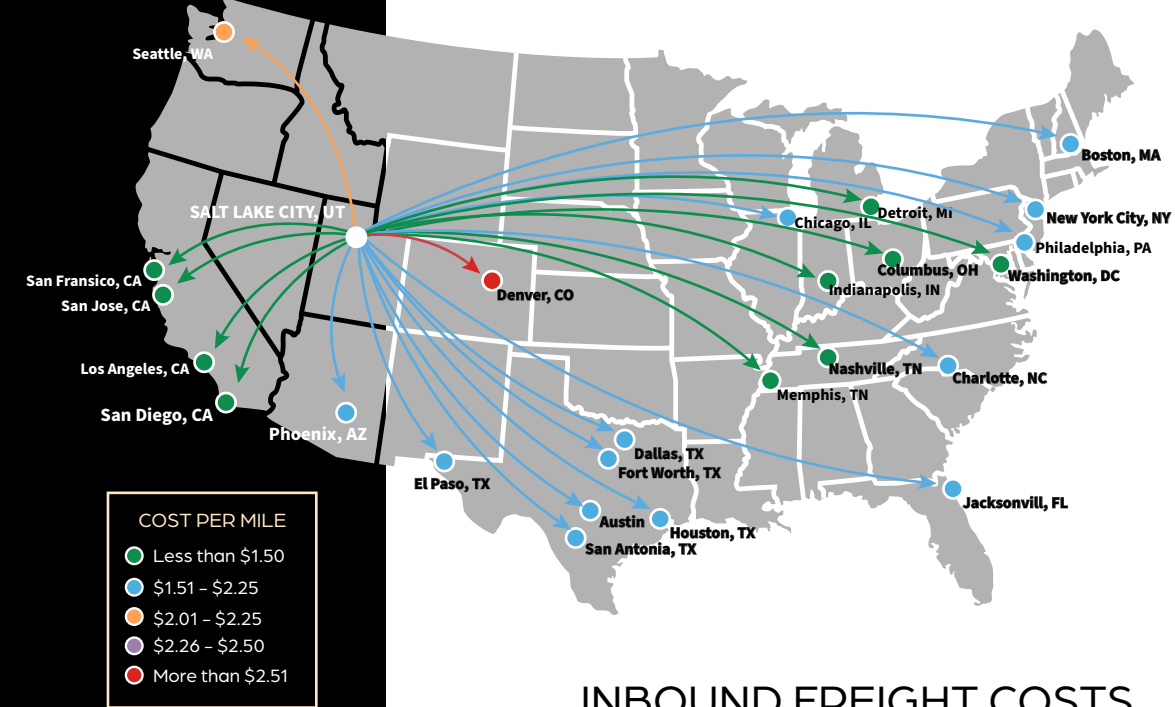
Both the LA and Long Beach ports are within an 11-hour drive of New Vista Building 1.

80 Percent of Utah's international containers come through California ports.

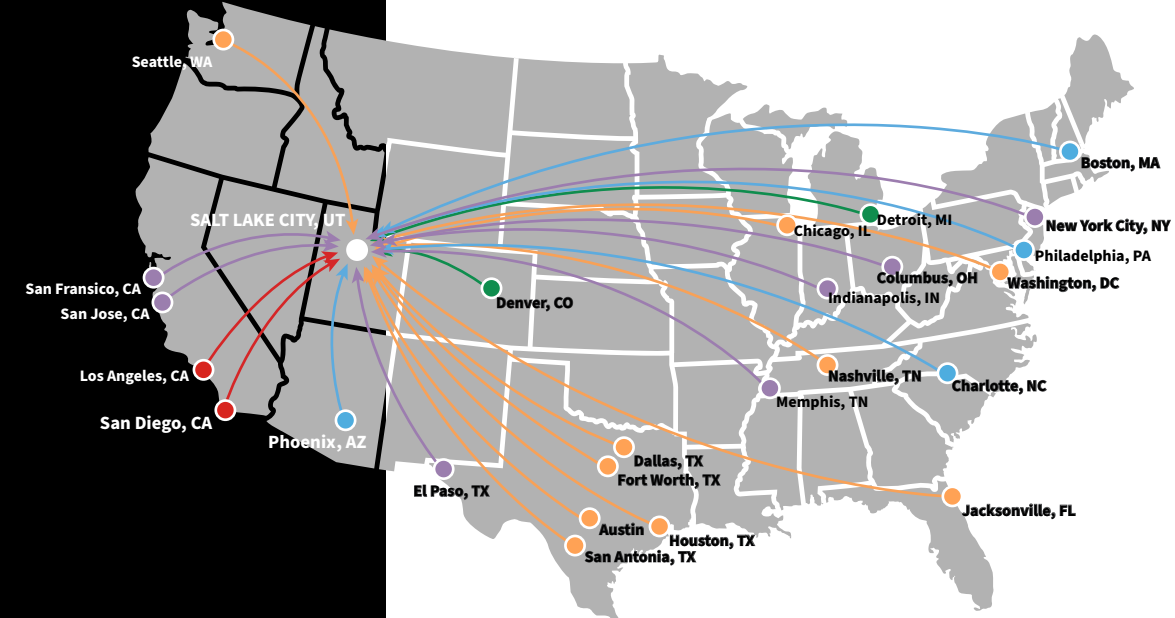
36 percent of Utah's GDP and incomes are dependant on the logistics system.



OUTBOUND FREIGHT COSTS



INBOUND FREIGHT COSTS





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— BUILDING 1 —

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