

# NEWMARK MOUNTAIN WEST

CODY BLACK, OWNER/AGENT

cblack@newmarkmw.com direct 385.233.9141 <u>View Profile</u>

### **PROPERTY DETAILS**

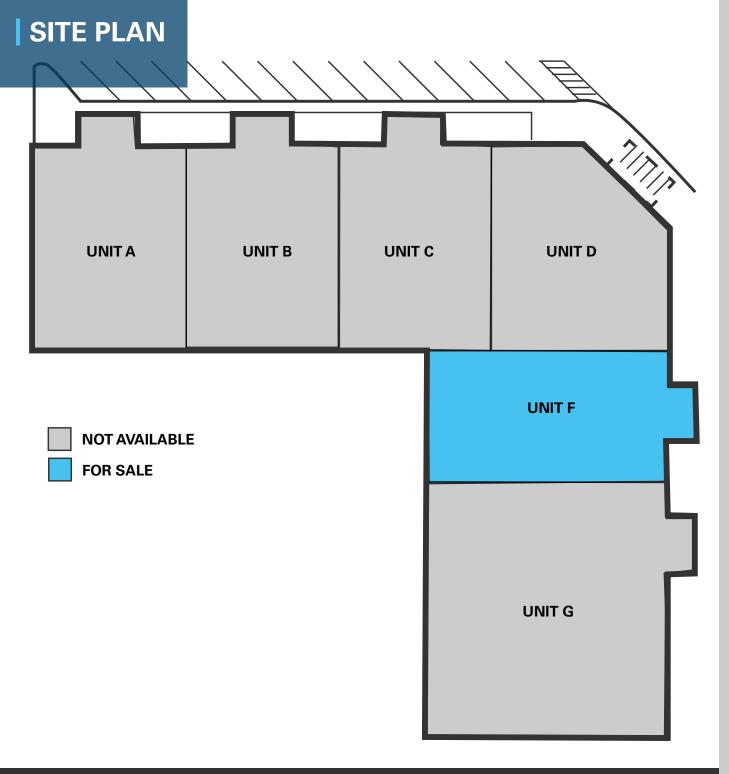
1195 N. Spring Creek Plaza, Springville, UT 84663

- Suite F: 5,171 SF available
  - » Warehouse: 2,256 SF
  - » Main floor office: 1,590 SF
  - » Second floor office: 1,325 SF
- Sales price: \$1,266,895 (\$245 SF)
- CAP rate with 5% vacancy: 5.3%
- Current lease rate: \$6,463.75/month base rent (\$1.25/SF NNN)
- NNN fees estimated at \$1,137.62/month (\$0.22/SF)

- Shared outdoor dock high
- Two (2) 12' x 12' roll-up doors
- Beautifully landscaped
- Abundant parking
- Year built: 2007
- Tenant lease expires September 30, 2026
- Ideal for individual user

#### FULL SERVICE COMMERCIAL REAL ESTATE

2015 West Grove Parkway, Suite J Pleasant Grove, UT 84062 Office 385.233.9140 www.newmarkmw.com





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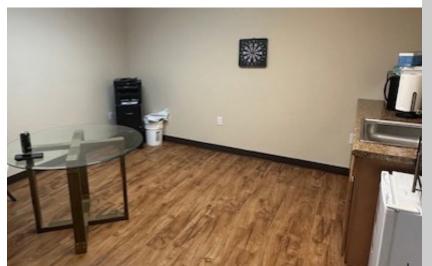




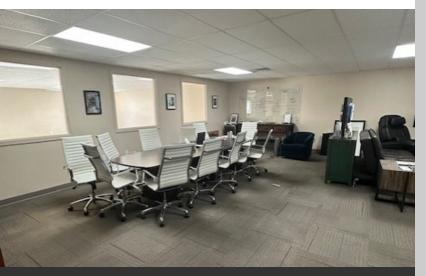
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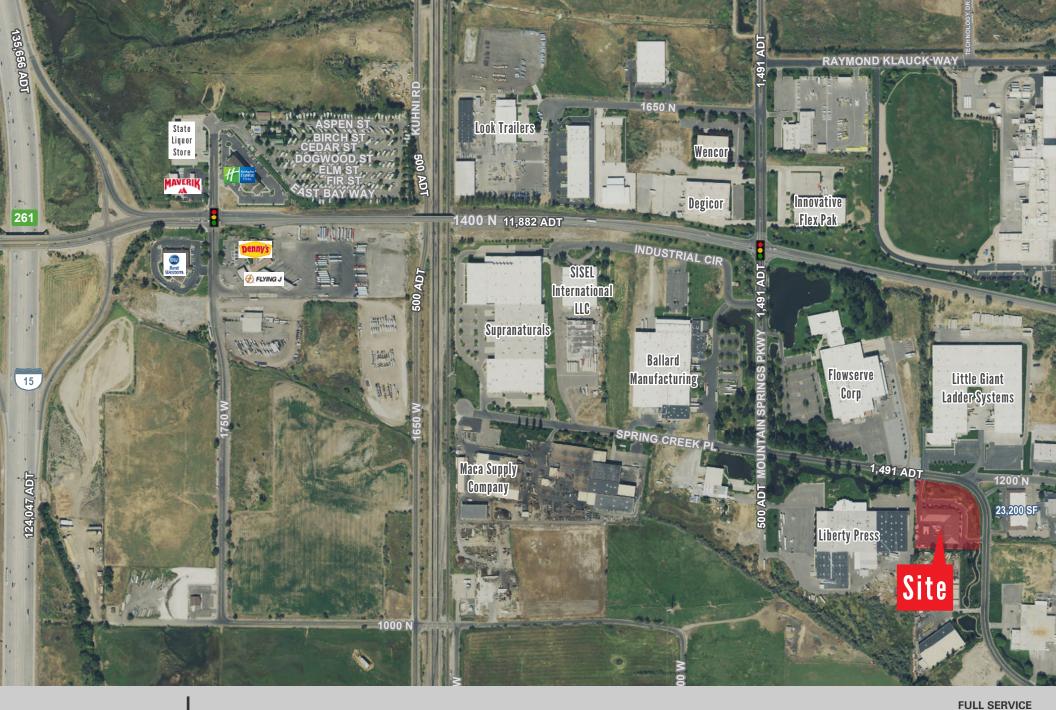




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s statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be rel





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#### **COMMERCIAL REAL ESTATE**

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