

Industrial | For Lease





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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	Average Household Income
2,521	\$122,184
18,673	\$124,747
43,530	\$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









Building 1 - Core and Shell Completed

Building 1 - 593 North Saratoga Rd

Building Size: 124,320 SF

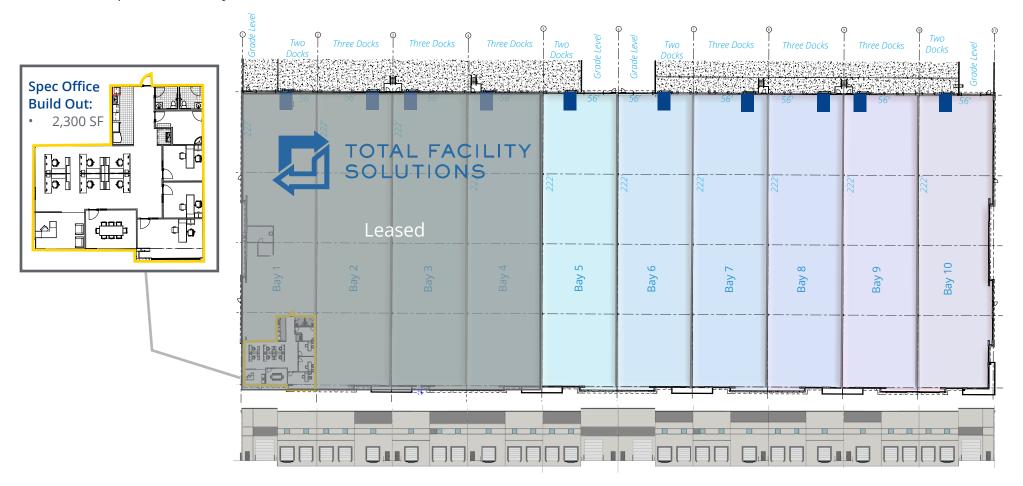
6 Bays Available: 74,859 SF

End-cap Units: 12,339 SF | Interior Units: 12,504 SF

Lease Requirements: 2 Bay Minimum

Building 1 - Design Features

- 32' Clear Height
- Depth 222'
- 26 Dock High Doors
- 4 Grade Level Doors



Building 2 - Core and Shell Completed

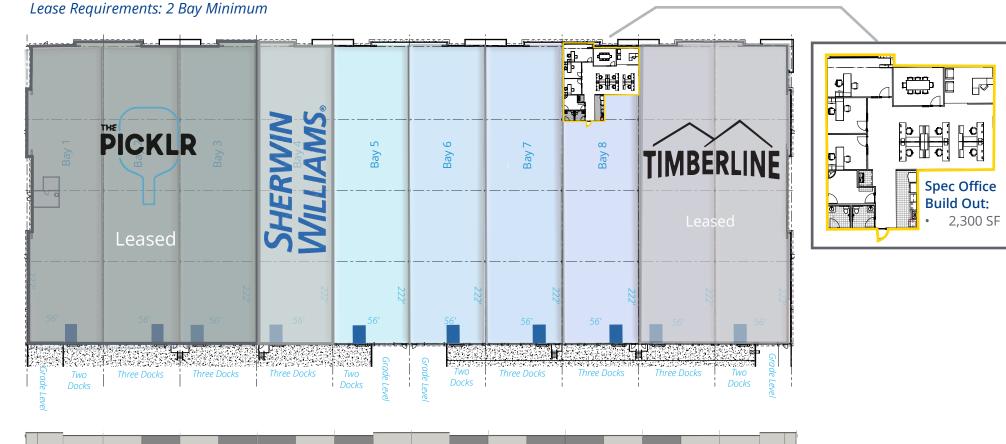
Building 2 - 629 North Saratoga Rd

Building Size: 124,320 SF 4 Bays Available: 50,016 SF Interior Units: 12,504 SF

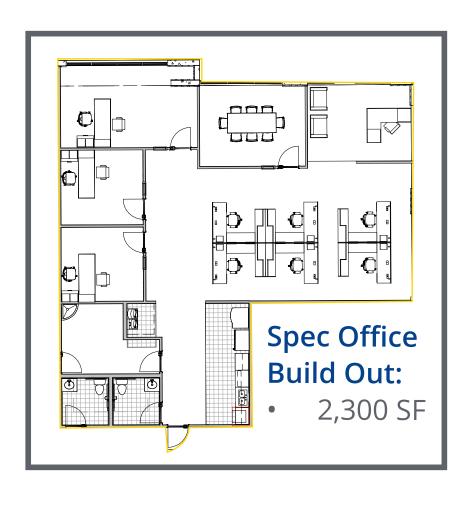
End Cap Units: 11,949 SF to 12,339 SF

Building 2 - Design Features

- 32' Clear Height
- Depth 222'
- 26 Dock High Doors
- 4 Grade Level Doors



Building 1 & 2 - Move-in Ready Office Build Out













Building 3 - Core and Shell Completed

Building 3 - 659 North Saratoga Rd

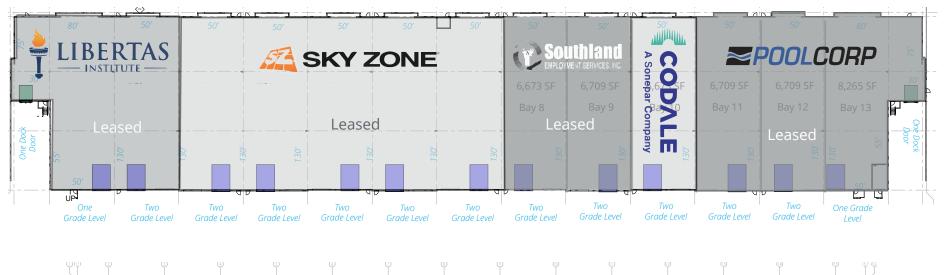
Building Size: 90,369 SF

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

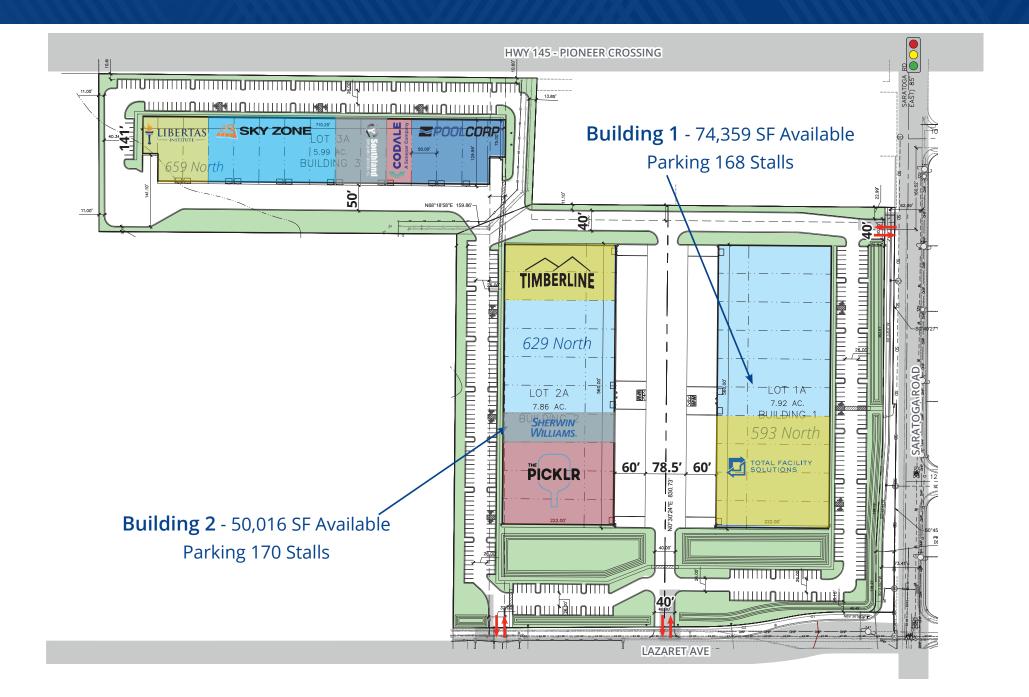




Back of Buildings 3

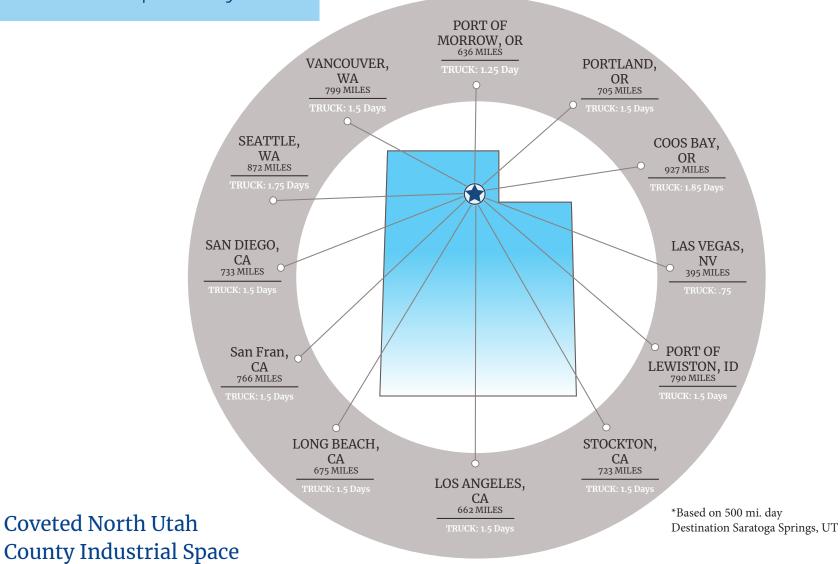
= Grade level door with motorized opener = Dock door with edge of dock leveler

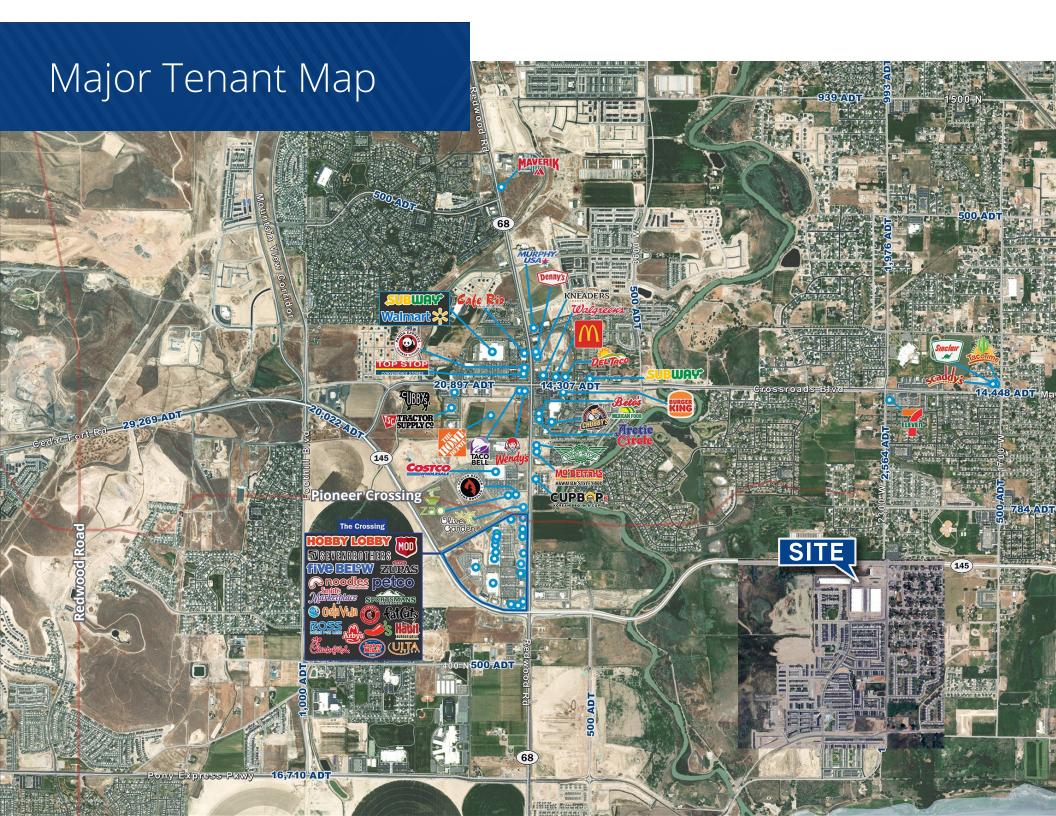
Site Plan



Destination Saratoga Springs, Utah

Graph is based on 500 miles per day





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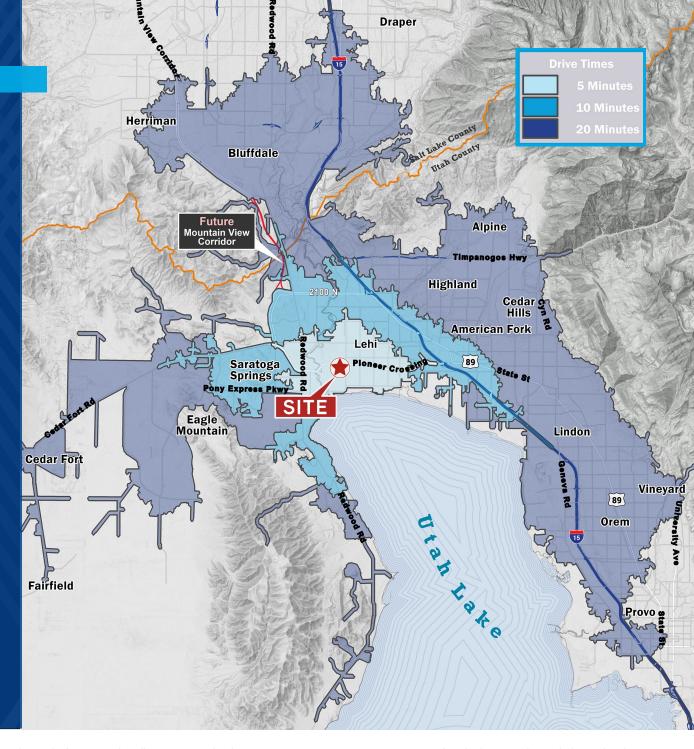
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