



Spring Heights

Redwood Road at Hardman Way Saratoga Springs, UT 84045





About Spring Heights

Spring Heights is a 17-acre mixed-use business community located at the intersection of Redwood Road (UT 68) and Hardman Way (1990 N) in Saratoga Springs, Utah.

Upon completion, Spring Heights will be comprised of more than 156,000 square feet of flex/R&D and retail space, providing a campus-like business environment. Tenant sizes from 2,760 square feet up to 53,640 square feet of space offer businesses straight-forward, economical and high-utility space in a covenant-protected, well-maintained atmosphere.

For more information on Spring Heights, visit: **sjpi.com/springheights**



Flex/R&D Buildings Building A 51,120 SF Building B 53,640 SF Flex/R&D Specifications Suite Sizes 2,760 SF up to 53,640 SF **Ceiling Height** 18 ft. clear minimum Loading Dock and drive-in Office Build to suit 4 spaces per 1,000 SF Parking Gas Heat

Retail Buildings	
Retail A	12,750 SF
Retail B	12,750 SF
Retail C	9,750 SF

Pad Sites	
Pad	2.13 Acres

Demographics

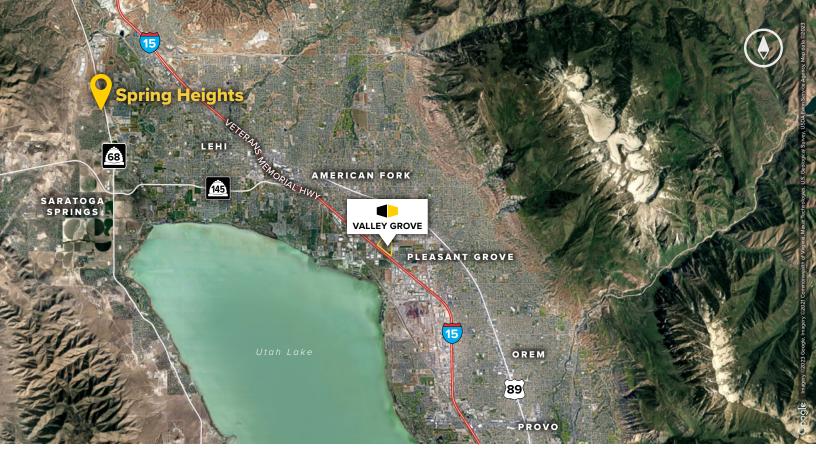
	1 Mile	3 Miles	5 Miles
Population	11,143	53,299	148,582
Avg. Household Income	\$142,835	\$130,556	\$127,249

Traffic Counts

Redwood Road (UT 68): 24,000+ vehicles/day







Distances to:

American Fork, UT	8 miles
Interstate 15	3 miles
Provo Municipal Airport	23 miles
Provo, UT (Downtown)	21 miles
Salt Lake City, UT (Downtown)	30 miles
Salt Lake City International Airport	34 miles
Spanish Fork, UT	29 miles

Contact Us

Scott Gifford

Assistant Vice President of Leasing sgifford@sjpi.com | 801.899.7991

Daniel Thomas Regional Partner dthomas@sjpi.com | 801.899.7991

Utah Office:

1064 S North County Boulevard | Suite 190 Pleasant Grove, Utah 84062

801.899.7991 | SJPI.COM/UTAH







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