

Industrial/Manufacturing for Lease



# NEW VISTA

BUILDING 1

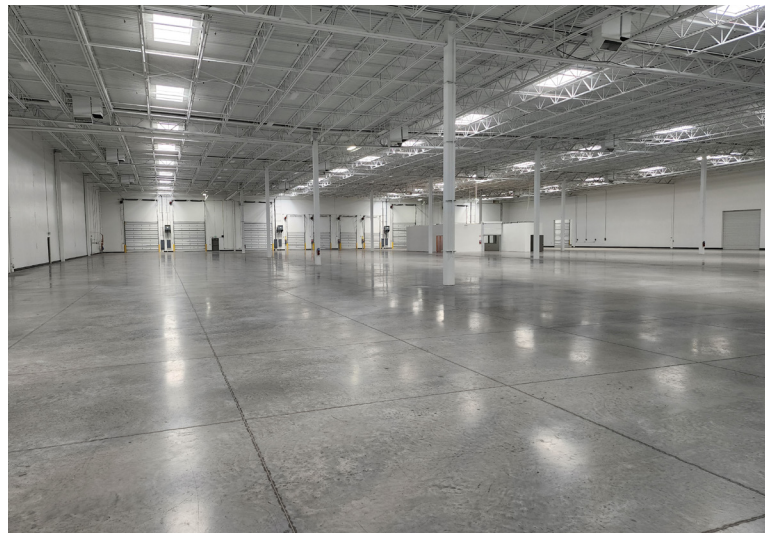
132,683 SF AVAILABLE • 2021 CONSTRUCTION • CLASS A • REAR-LOAD • NEWLY VACANT

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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**WOODLEY**  
REAL ESTATE





# SITE PLAN

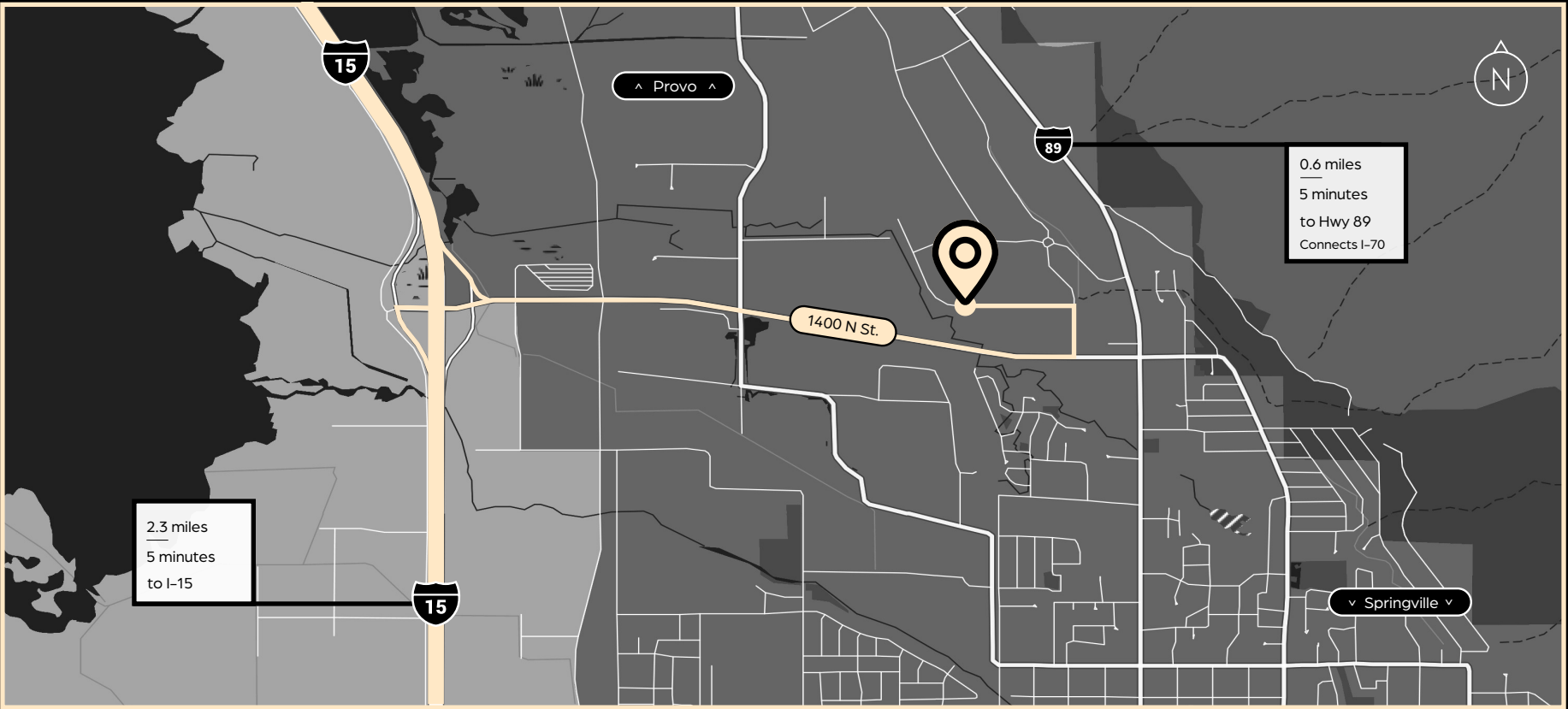
3715 South Tracy Hall Parkway | Provo, Utah | 04



## PROPERTY HIGHLIGHTS

05

- 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



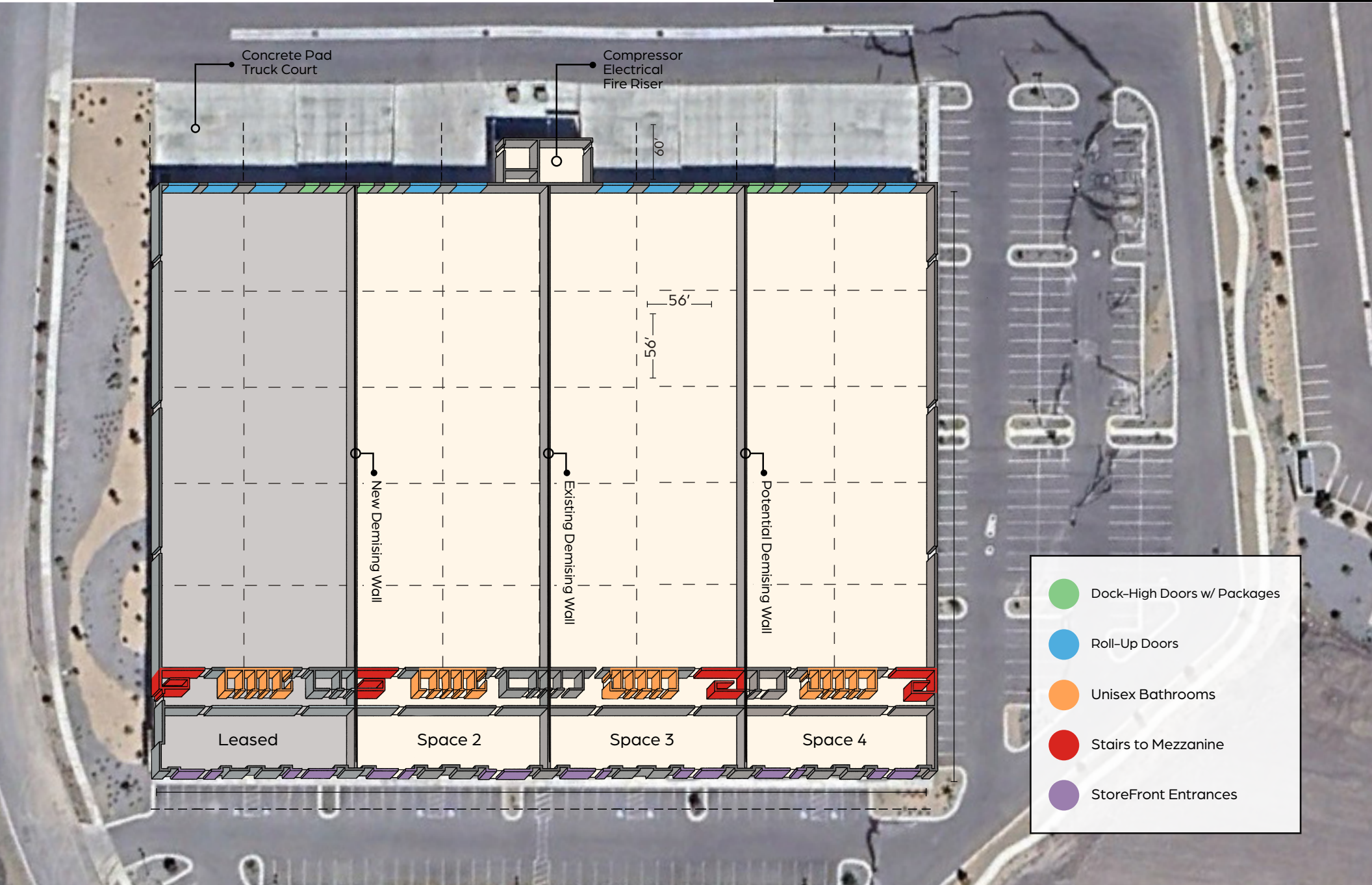
3715 South Tracy Hall Parkway | Provo, Utah

BUILDING SPECS

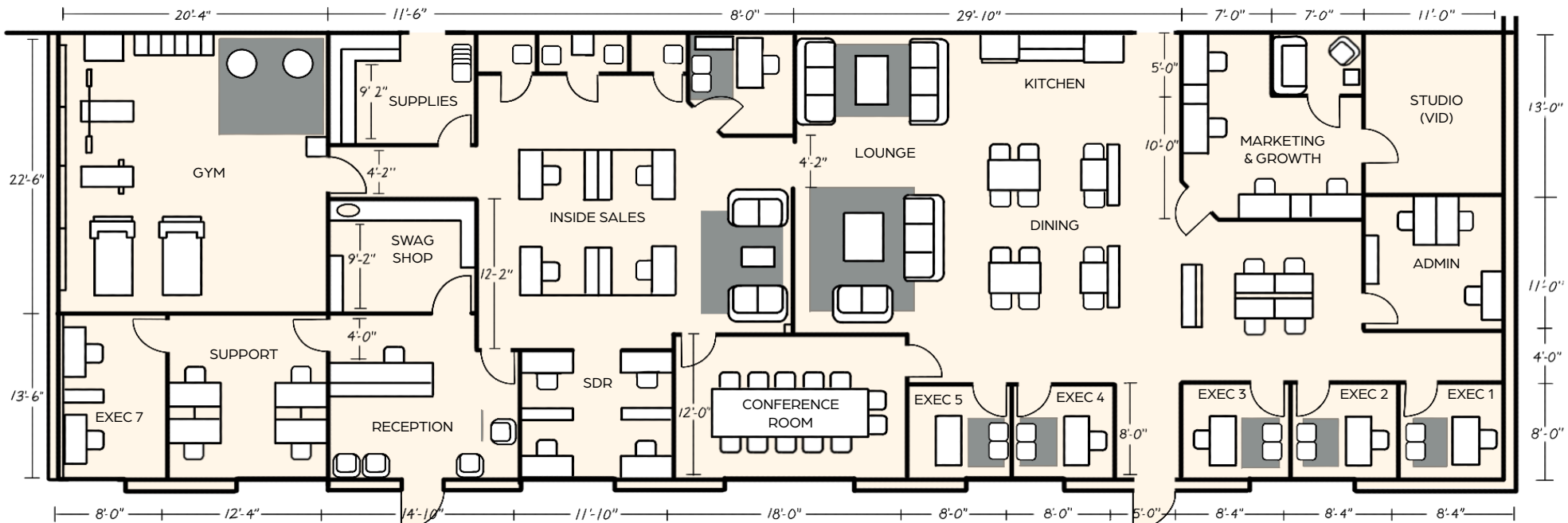
Total Building Size	177,072 SF
Total Office/Mezz Area	25,088 SF
Available SF	132,683 SF
Minimal Divisibility	44,268 SF
Building Dimensions	448' x 336'
Property Size	9.83 Acres

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'



SPACE 4 OFFICE FLOOR 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

10



## 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

### STRATIGIC LOGISTICAL HUB

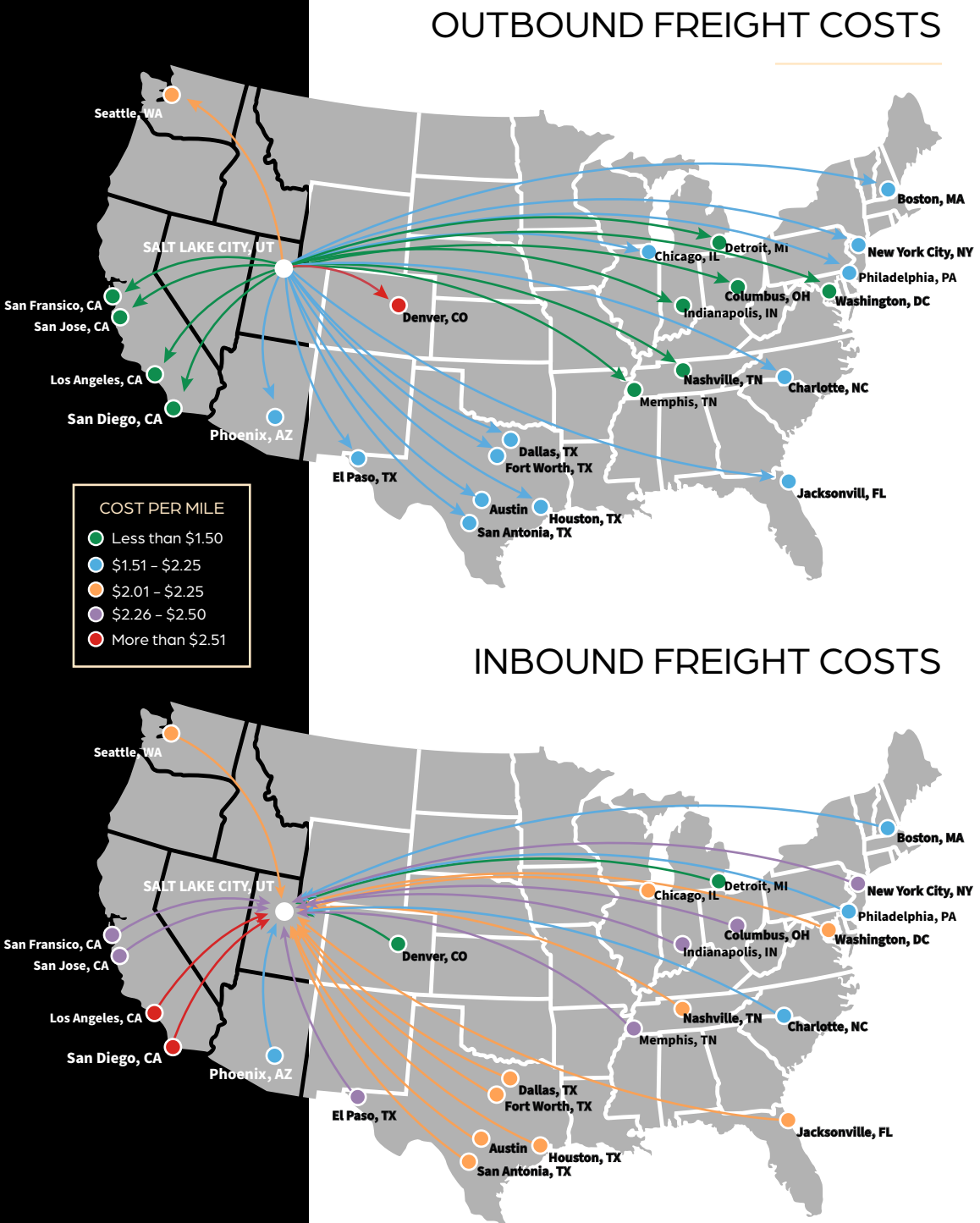
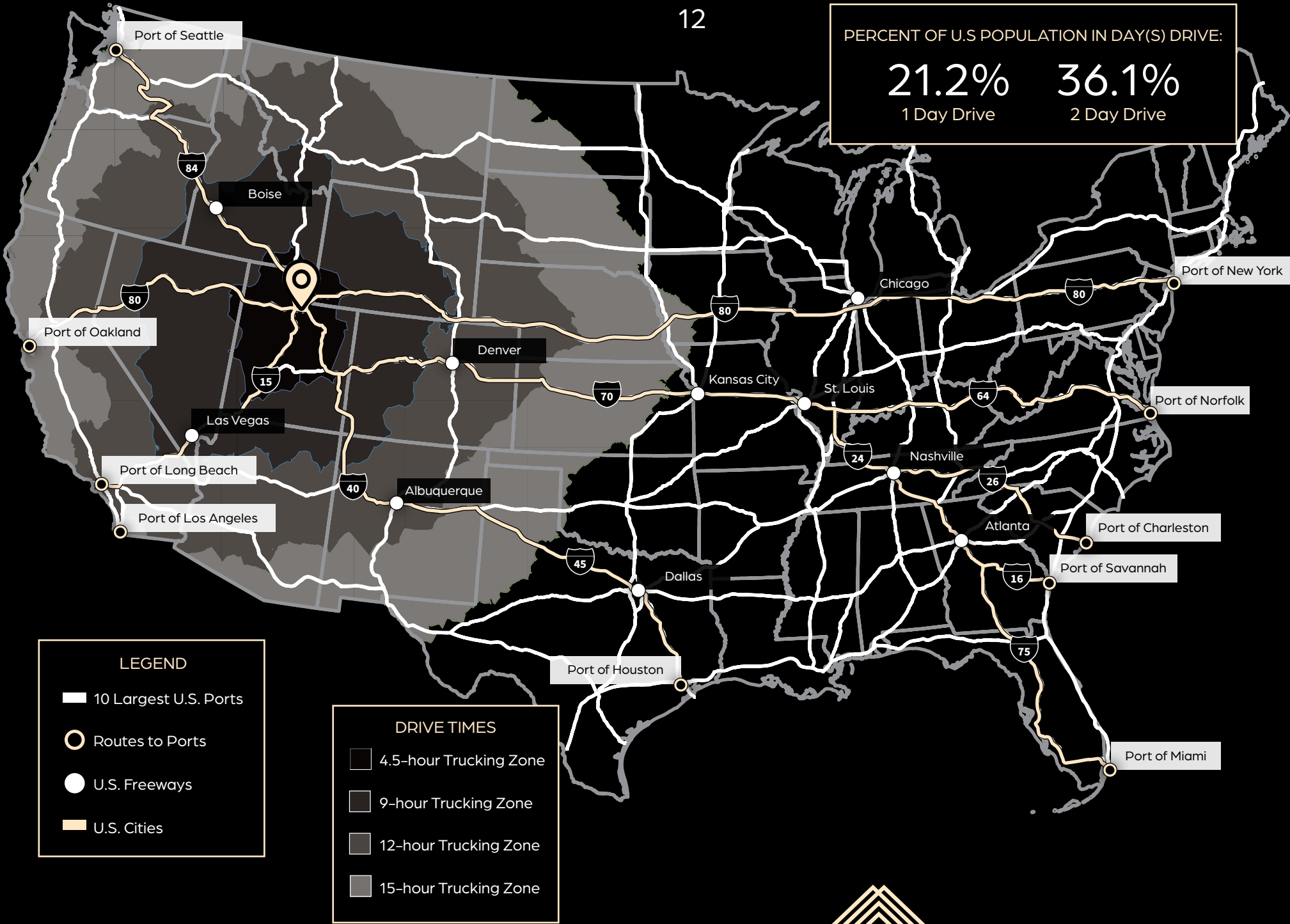
Aptly nicknamed “The Crossroads of the West,” Utah is strategically located in the center of the Western United States, with major interstate, rail, and airport connections. Utah is connected to and serves as a key logistics relief valve for Western U.S. ports, as evidenced by the recently-announced 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.





# OPERATING & EMPLOYMENT COST COMPARISONS

The greater Salt Lake City Area is competitive in all the cost metrics that impact businesses, including lower energy, tax, and wage rate than its peer markets.

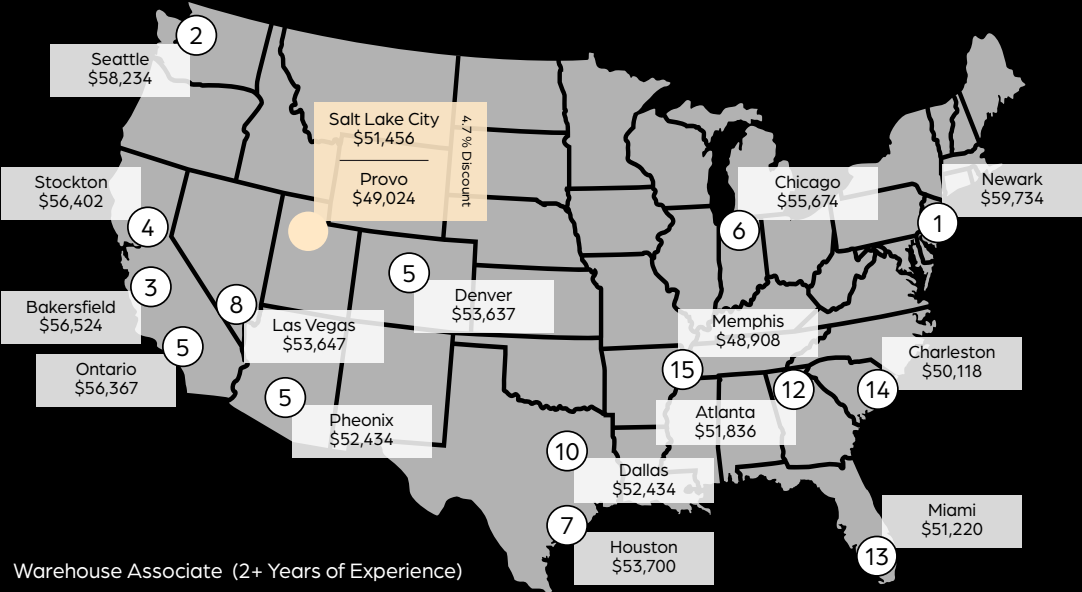
Utah's Existing and Growing Manufacturing Base Leverages its Central Location, Pro-Business Environment, and Abundant Employment Base

RSMeans, CoStar, US Energy Information Administration, Tax Foundation, JobsEQ, BLS

OPERATING COST	SALT LAKE CITY	AUSTIN	DENVER	RENO	SAN FRANCISCO	SEATTLE
Office Construction (\$/SF)	\$165.85	\$154.39	\$166.64	\$180.97	\$214.58	\$188.90
Industrial Construction (\$/SF)	\$139.21	\$129.58	\$139.86	\$151.89	\$180.10	\$158.55
Office Lease (\$/SF/Year)	\$25.60	\$43.99	\$29.12	\$24.18	\$57.08	\$38.03
Industrial Lease (\$/SF/Year)	\$10.87	\$14.24	\$11.97	\$9.06	\$27.34	\$14.32
Commercial Electricity (cents/kWh)	8.3	8.9	11.18	11.54	21.62	10.1
Industrial Electricity (cents/kWh)	6.93	6.4	8.36	9.59	16.84	6.29
Commercial Natural Gas (\$/MCF)	11.9	9.36	9.69	12.29	13.51	12.06
Industrial Natural Gas (\$/MCF)	\$9.78	\$2.08	\$7.21	\$10.39	\$11.51	\$11.54
Corporate Income Tax Rate	4.85%	GRT*	4.40%	GRT*	8.84%	GRT*
Average State & Local Sales Tax Rate	7.19%	8.20%	7.78%	8.23%	8.82%	8.86%
Property Tax (Collections per Capita)	\$1,209	\$2,216	\$1,995	\$1,153	\$1,955	\$1,727
Cost of Living Index	108.3	98.1	108.4	1.054	158.5	143.7
Healthcare Innovations Average Annual Wage	\$73,216	\$80,897	\$72,023	\$51,959	\$171,662	\$156,129
Manufacturing Average Annual Wage	\$74,571	\$121,332	\$86,415	\$79,370	\$136,292	\$102,106

# MEDIAN SALARY RATES

(With 28% Benefits)

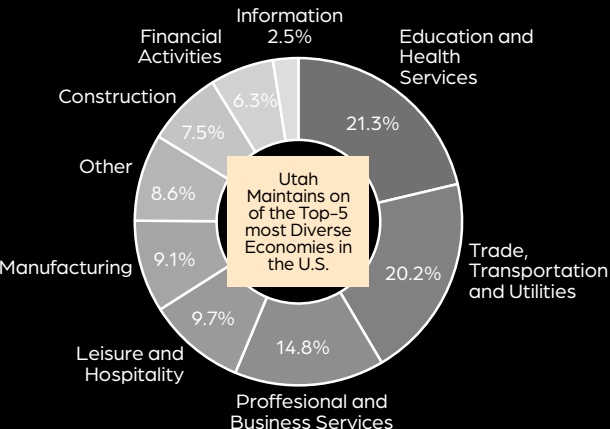


Warehouse Associate (2+ Years of Experience)

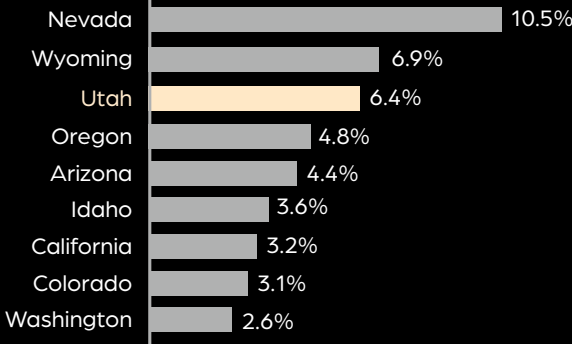
Salary.com

# SUPPLY CHAIN DIVERSIFICATION

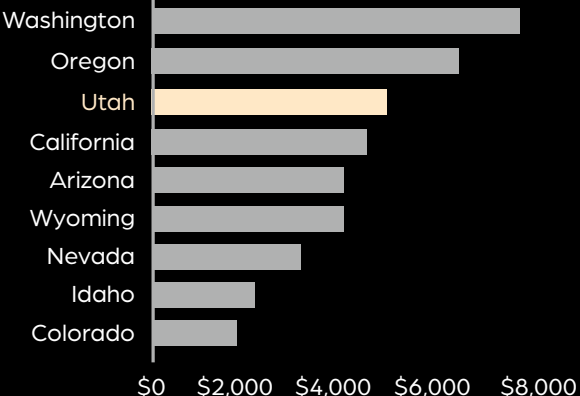
The recent onshoring shift to domestic manufacturing positions Utah as both a manufacturing base and intermodal hub for goods moving to and from the West Coast. Manufacturing is Utah's 5th largest industry, representing \$44 billion in GDP(), and has grown by 6.4% per year since 2001(2), nearly twice the national average. (1) Kem C. Gardner Policy Institute (2022), (2) US Census Bureau (2023); Kem C. Gardner Policy Institute (2022)



SHARE OF STATE GDP BY SECTOR  
U.S. Bureau of Labor Statistics, 2021

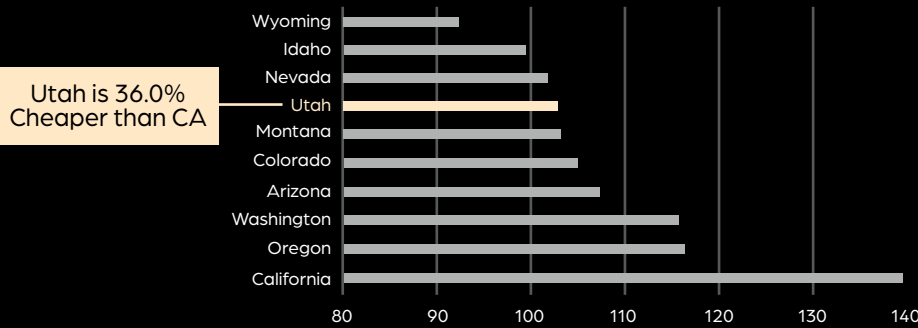


MANUFACTURING GDP GROWTH  
WESTERN STATES (2001-2023)  
US Census Bureau (2023); Kem C. Gardner Policy Institute (2022)

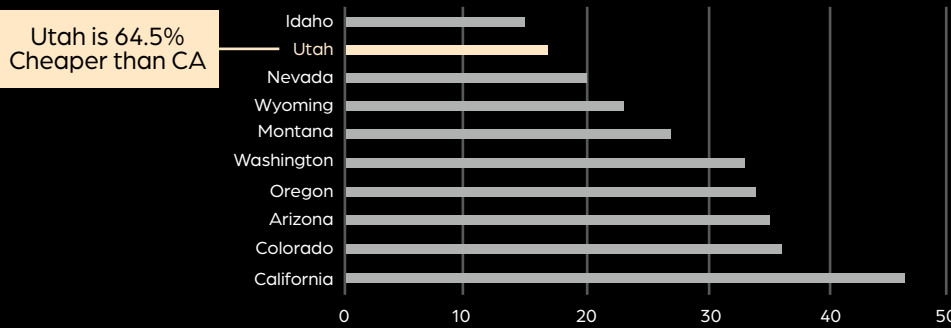


MANUFACTURING GDP PER CAPITA  
WESTERN STATES (2023)  
Kem C. Gardner Policy Institute (2022)

# AFFORDABILITY



COST OF LIVING INDEX (Q2 2023)  
CNBC, 2023



COST OF BUSINESS INDEX (Q2 2023)  
CNBC, 2023





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— BUILDING 1 —

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