

# SPRINGVILLE FLEX WAREHOUSE



FOR SALE

## PROPERTY DETAILS

1530 North Mountain Springs Parkway, Springville, UT 84663

### SALE DETAILS:

- Sales Price: \$7,950,000.00 (\$173.42 PSF)
- Cap Rate with 5% Vacancy: 5.68%
- Total Square Feet: 45,843.7 SF
- Acreage: 7.8 acres (with effectively 5 acres of surplus land for future development)

### PROPERTY FEATURES:

- 22' Clear Height
- Loading dock with 2 grade level doors and 2 dock high doors equipped with levelers
- Tenant occupied with lease in place until 2030 including a renewal option at market value.

- The building features a 3-phase electrical system at 250V/208V, along with 480V service stepped down to single-phase 208/120V. This versatile setup is designed to support a wide range of demands, including commercial loads, machinery, and heavy-duty industrial equipment, suggesting the facility serves both office or light commercial functions as well as production or industrial operations.
- The building is also equipped with multiple chillers, a cooling tower, and two steam boilers that provide steam and chilled water service throughout. It also contains several heat exchangers distributed across the building.



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# FLOOR PLAN

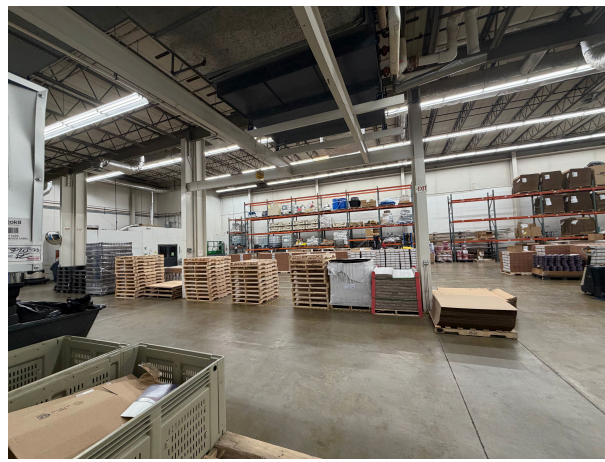
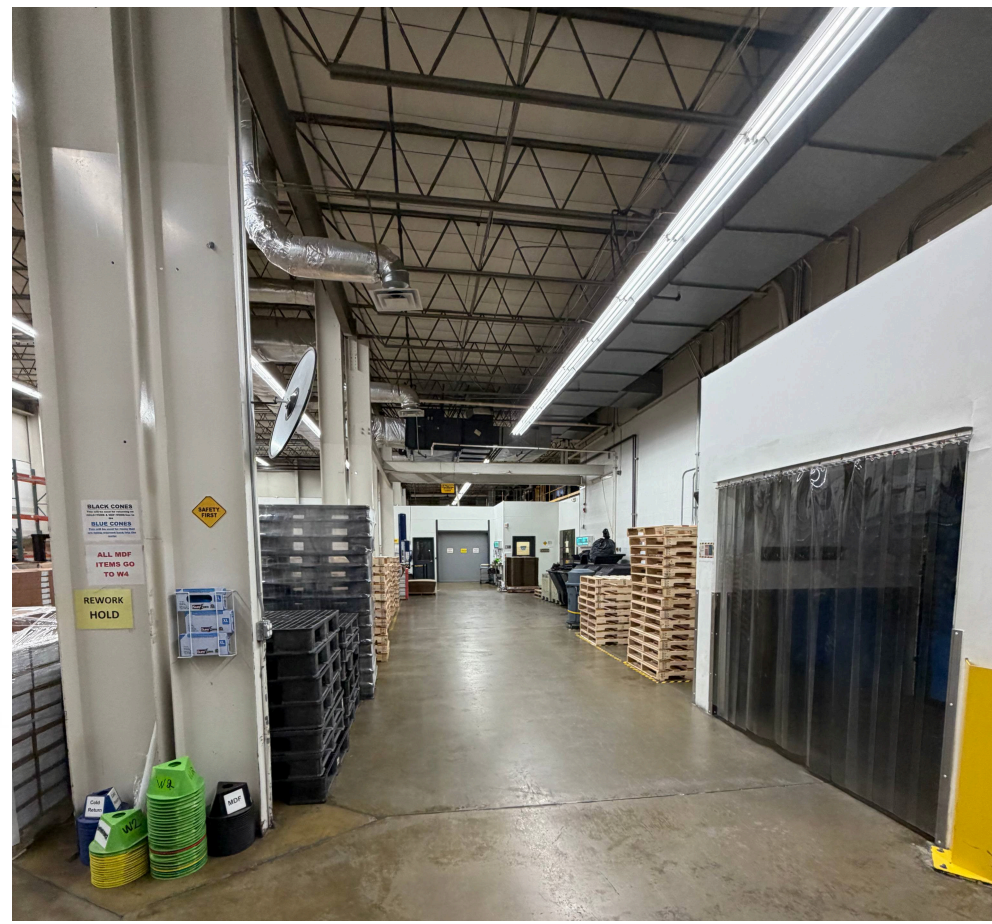
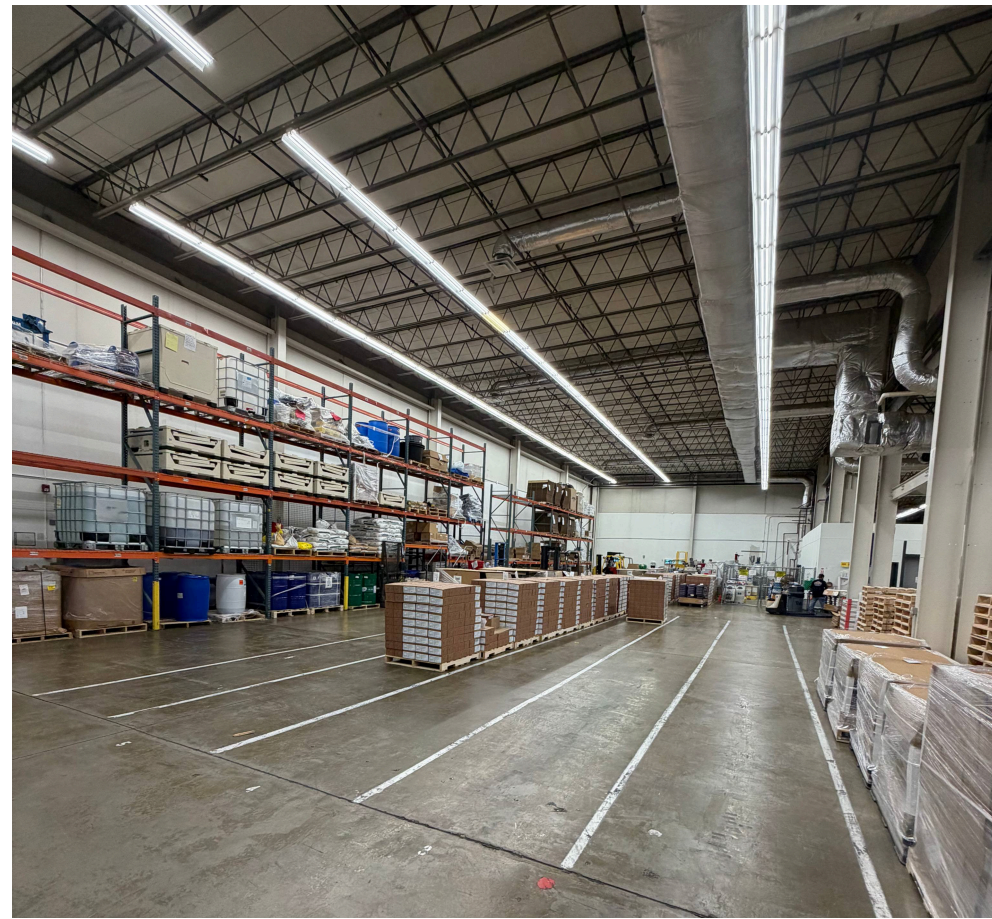


The floor plan is organized into two primary wings divided by a central corridor, creating a clear and efficient circulation path throughout the space. Within each wing, expansive open areas are designated for work and storage, allowing for flexibility and high-capacity use. At the midpoints of these wings, a series of enclosed spaces provide more specialized functions, including offices, clean rooms, workrooms, and conference areas. These are strategically positioned adjacent to essential support spaces such as reception, restrooms, electrical and IT rooms, as well as other utility and service areas, ensuring both convenience and operational efficiency.



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