IRONCREEK INDUSTRIAL

2322 W 500 N | Springville, Utah

INDUSTRIAL FOR LEASE

$1.30 NNN

$0.12 psf Fenced Yard



IRONCREEK

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Colliers

PROPERTY
Overview







SUMMARY

IronCreek Industrial is a 6-building, 17-acre flex/R&D community located at the intersection of 550 N and 2250 W in Springville, Utah. Comprising almost 220,000 square feet of space, Iron Creek provides tenant options that range in size. The unified architecture of these buildings provides a camups-like business environment in a straight-forward, economical and high-utility space as well as a covenant-protected, well-maintained atmosphere. Each flex building features a 30-foot-wide spaces and 18-foot ceiling heights, offering maximum flexibility. Free, generous parking is available next to the buildings. Dock and drive-in loading is also available.

HIGHLIGHTS

- Fenced Yard Space
- 5 total buildings
- 18” clear height
- LEED designed
- Dock and drive-in loading
- Build-to-suit office space
- 4 parking spaces per 1,000 SF
- Gas heat
- 6 minutes from the Provo Municipal Airport
- 52 minutes to the SLC International Airport
- Easy access to Veterans Memorial Highway

PROPERTY

Site Plans

BUILDING A

Total:	42,091 SF
Available:	11,541 SF
Dock High Doors:	10
Ground Level Doors:	5
Min. Divisibility:	2,769 SF

BUILDING B

Total:	42,087 SF
Available:	0 SF
Dock High Doors:	10
Ground Level Doors:	5

BUILDING C

Total:	39,729 SF
Available:	14,226 SF
Dock High Doors:	7
Ground Level Doors:	6
Min. Divisibility:	2,563 SF

FENCED YARD

Rate:	0.12 psf
Min. Divisibility:	50' x 140'

BUILDING F

Total:	38,856 SF
Available:	21,064 SF
Dock High Doors:	7
Ground Level Doors:	8
Min. Divisibility:	2,323 SF

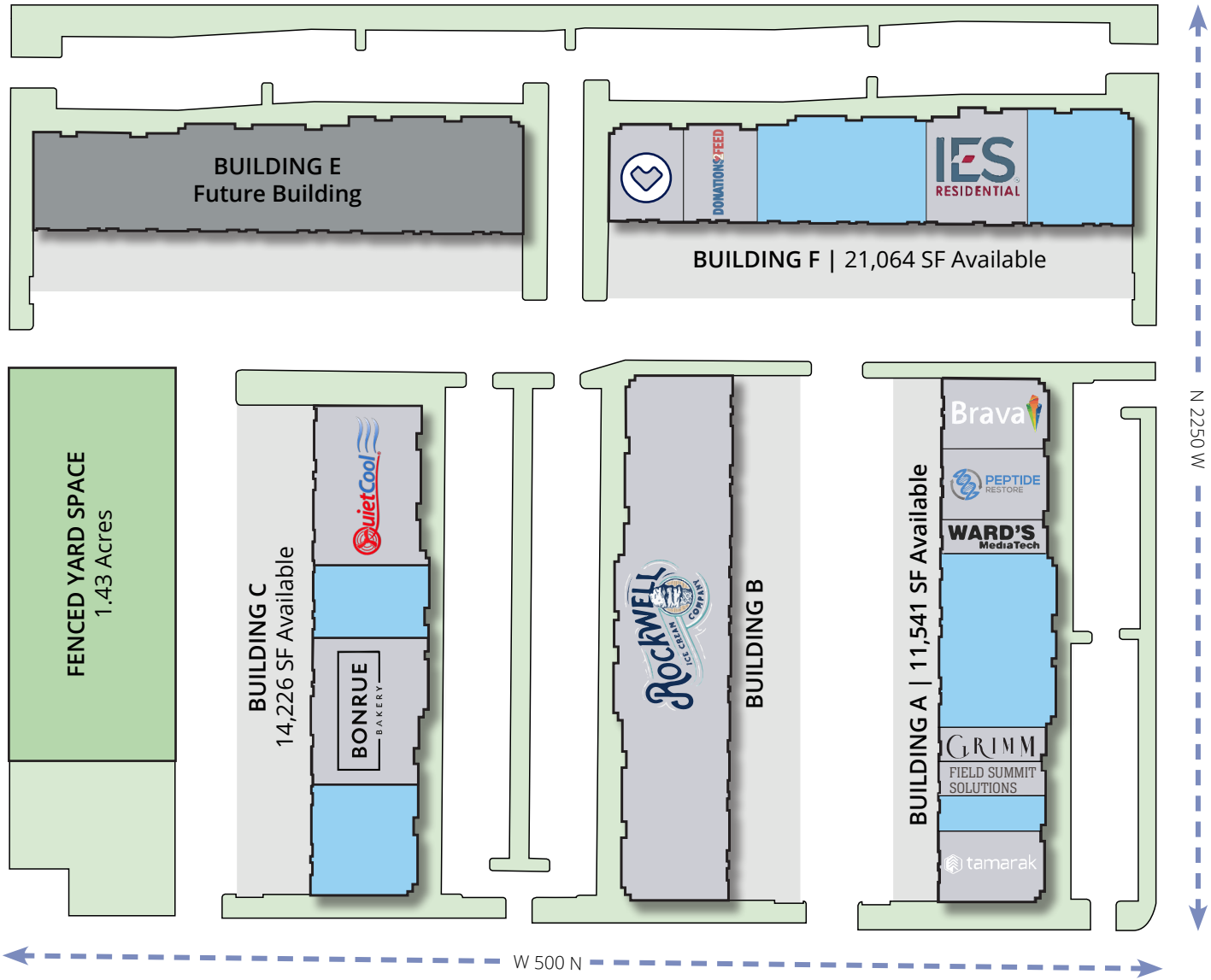
BUILDING E

Total:	38,880 F
Planned	2026

IRONCREEK TOTALS:

Existing:	162,763 SF
Planned:	38,880 SF
Available:	46,831 SF
Yard Space:	1.43 Acres

Planned Construction
Leased
Available

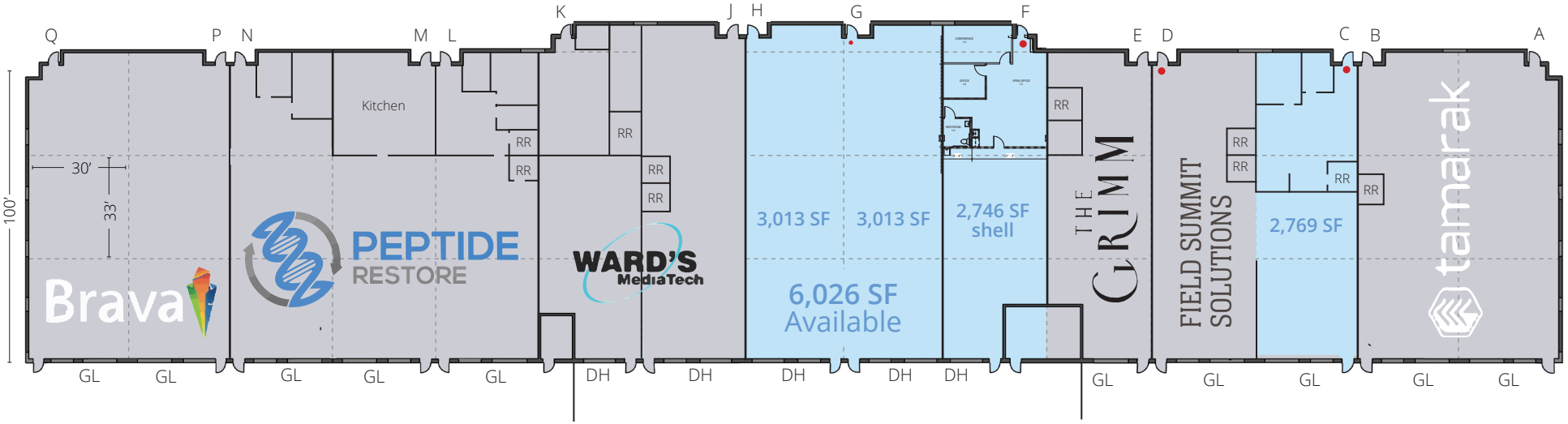


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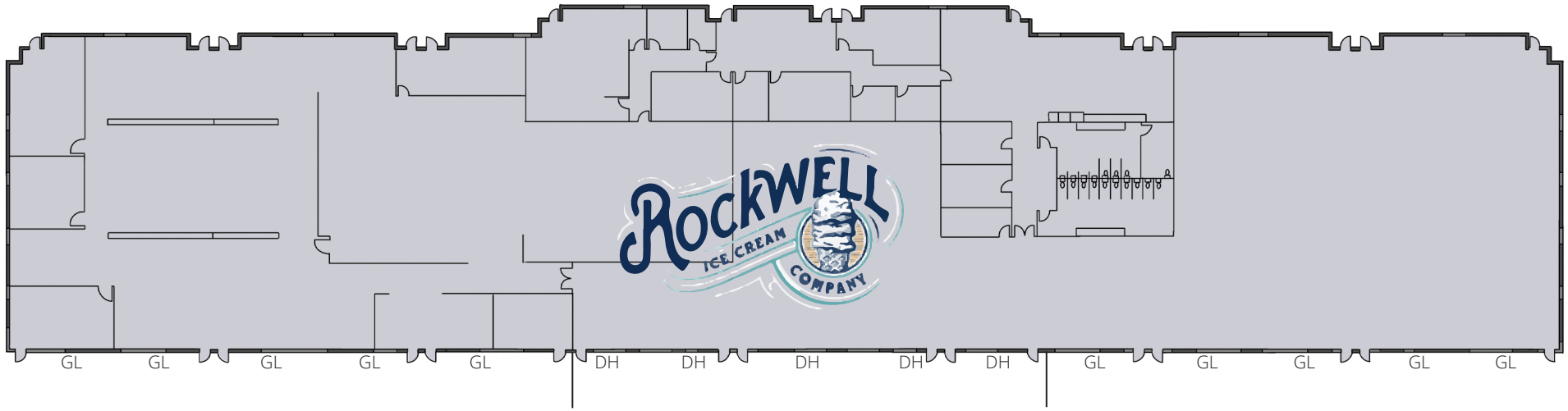
Floorplans

Lock Box
Leased
Available

BUILDING A - 2322 42,091 SF Total | 11,541 SF Available | 10 Ground Level | 5 Dock High



BUILDING B

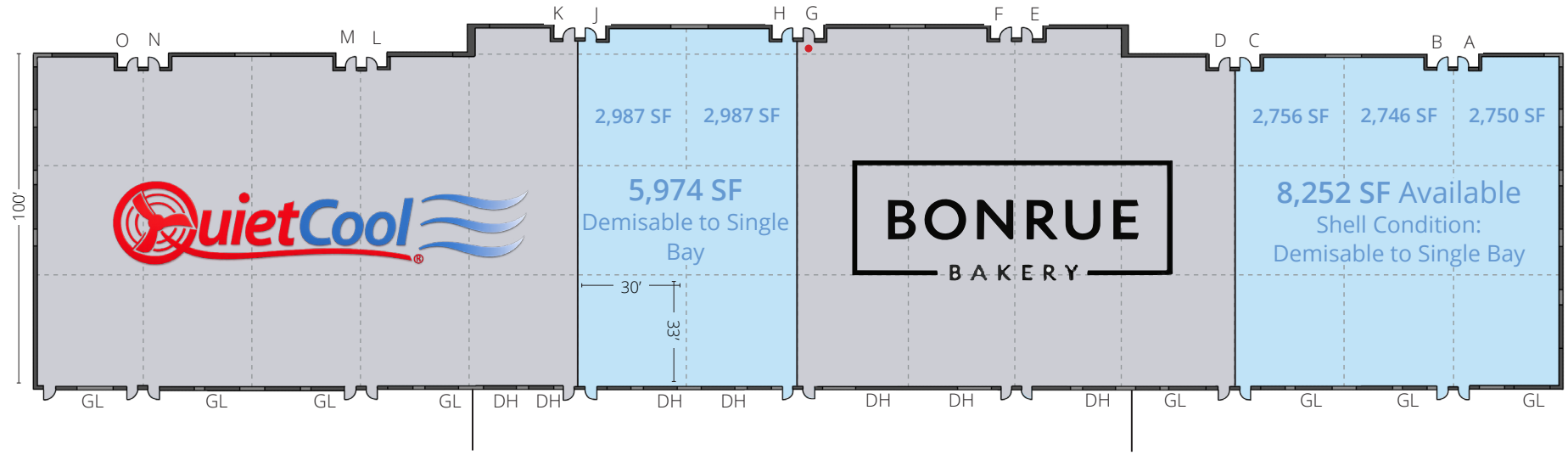


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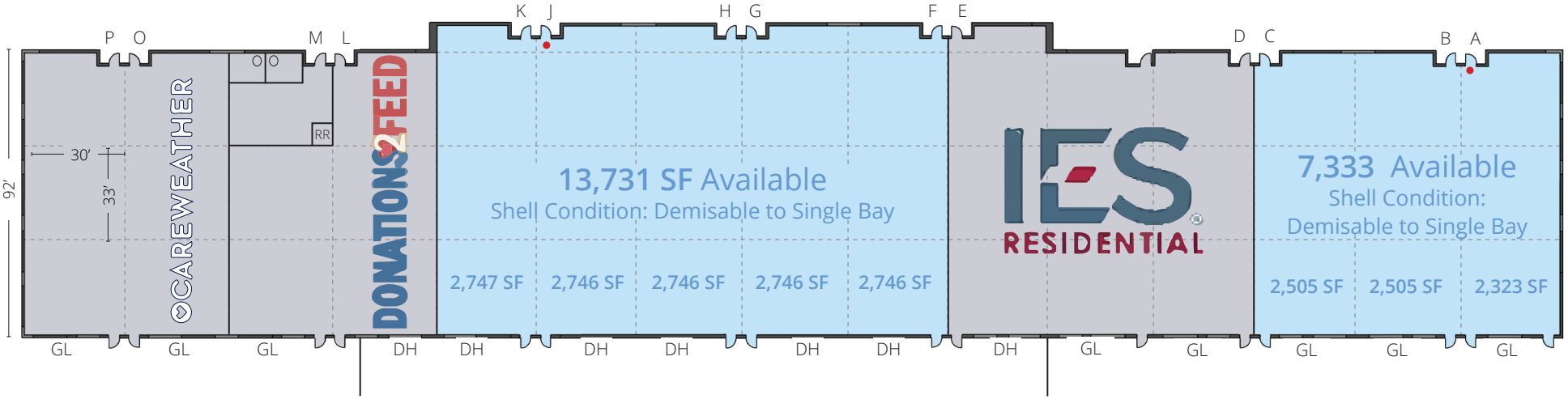
Floorplans

Lock Box
Leased
Available

BUILDING C - 2424 39,729 SF Total | 14,226 SF Available | 6 Ground Level | 7 Dock High



BUILDING F - 683 38,865 SF Total | 21,064 SF Available | 8 Ground Level | 7 Dock High



PROPERTY

Location



SPRINGVILLE DEMOGRAPHICS

5 mile radius



Key Facts

Population
135,241

Median Age
25.7

Average Household Size
3.09

Businesses

Total Businesses
3,523

Total Employees
49,761

Daytime Population
138,209

Income

Median Household Income
$78,298

Per Capita Income
$31,602

Median Net worth
$122,785

Education

No High School Diploma
6.6%

High School Graduate
16.8%

Some College
24.9%

College Degree
51.7%

Employment

White Collar
63.1%

Blue Collar
19.8%

Services
17.4%

Unemployment
3.7%











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