

593 - 659 N Saratoga Rd
Saratoga Springs, Utah

4% Procuring Broker Fee



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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

2,521

18,673

43,530



Average Household Income

\$122,184

\$124,747

\$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

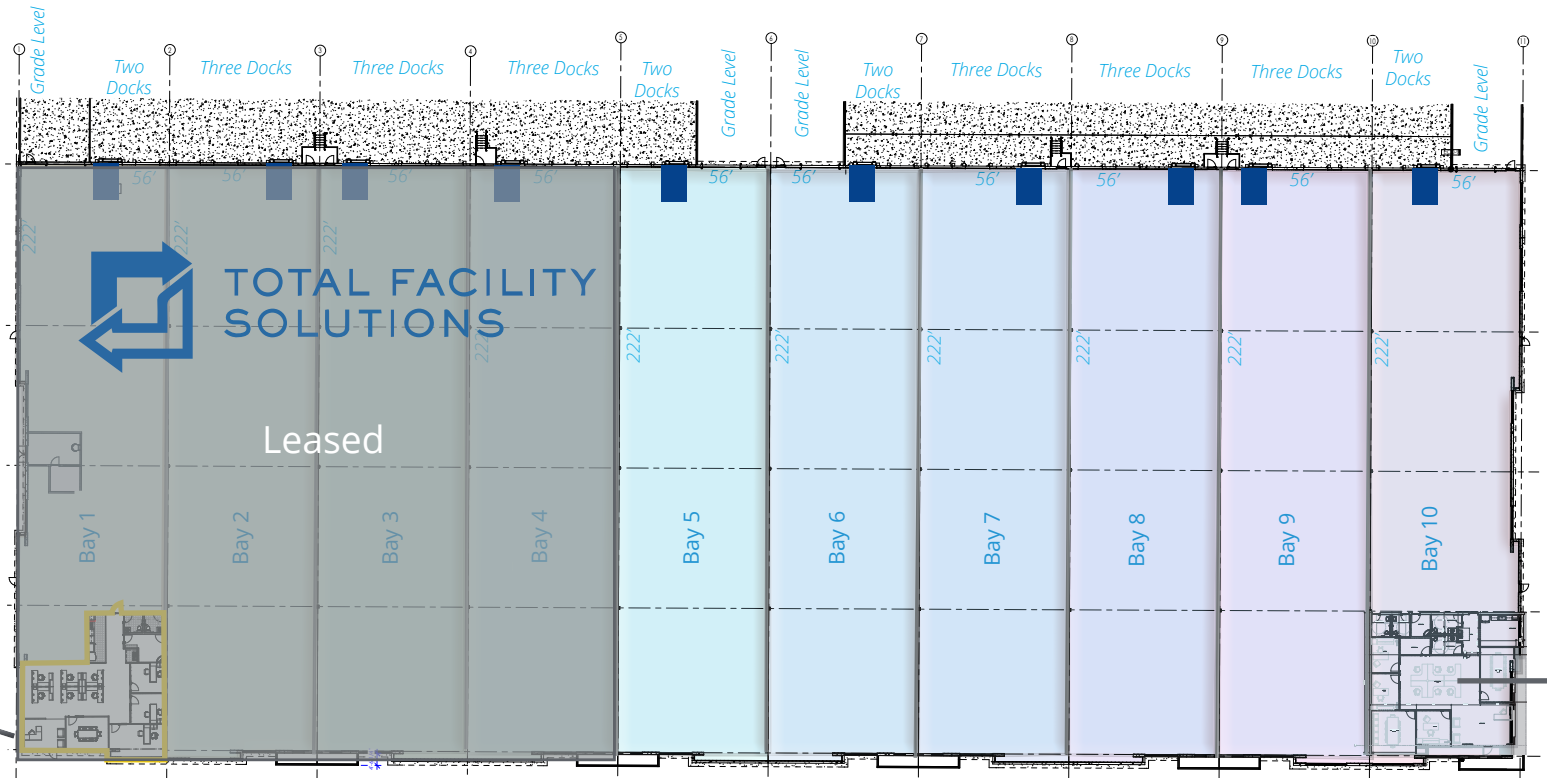
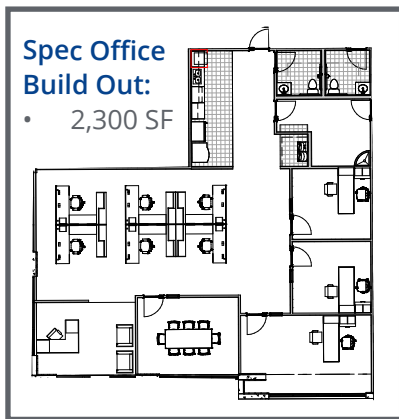
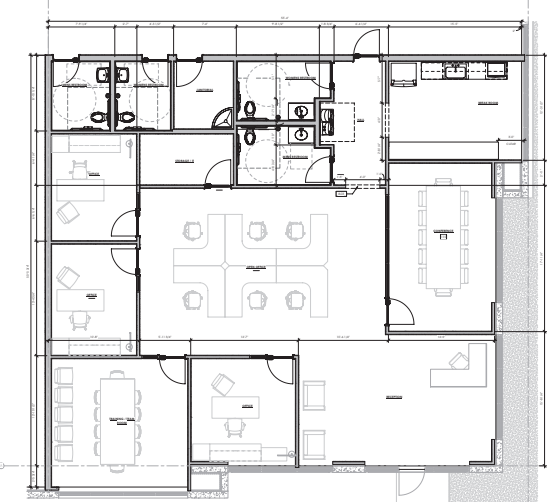
End-cap Units: 12,339 SF | Interior Units: 12,504 SF

Lease Requirements: 2 Bay Minimum

Building 1 - Design Features

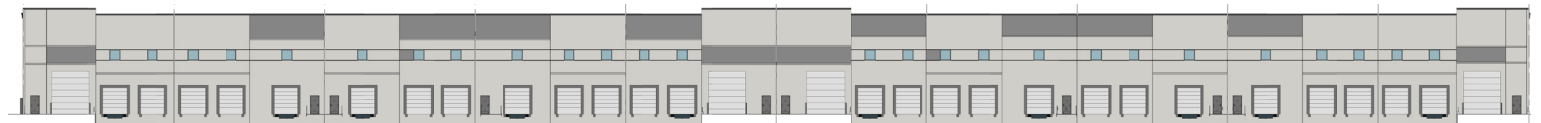
- 32' Clear Height
- Depth 222'
- 26 Dock High Doors
- 4 Grade Level Doors

Spec Office Build Out: April 2026 delivery



■ = Dock door with edge of dock leveler

Back of Buildings 1 & 2



Building 2 - Core and Shell Completed

Building 2 - 629 North Saratoga Rd

Building Size: 124,320 SF

2 Bays Available: 25,008 SF

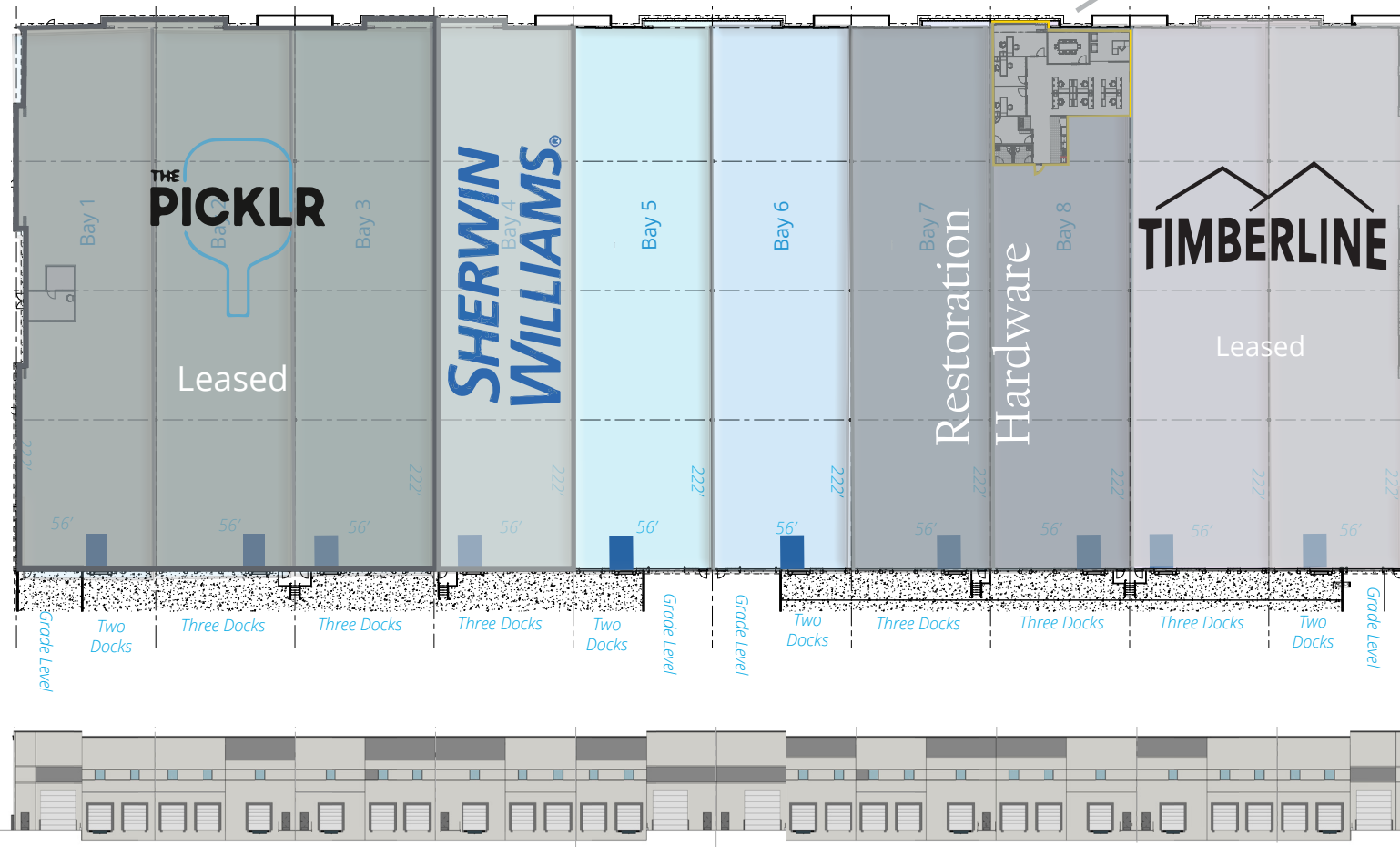
Interior Units: 12,504 SF

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

Lease Requirements: 2 Bay Minimum

Building 2 - Design Features

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

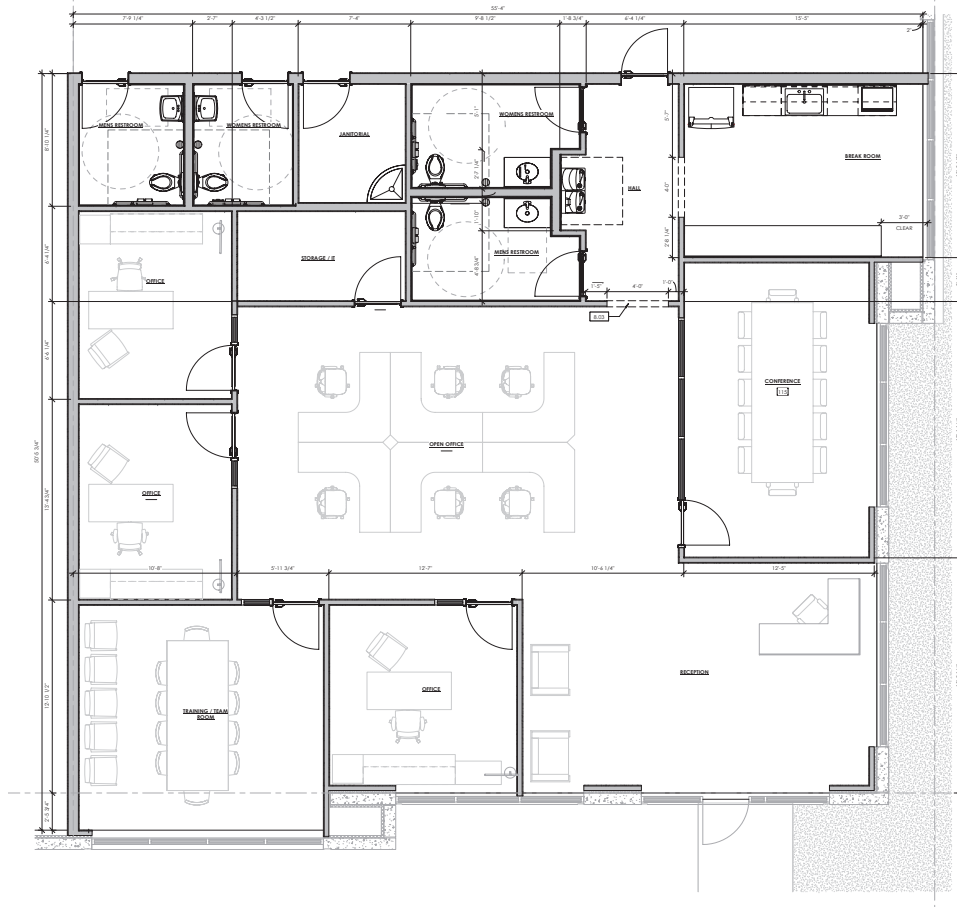


Back of Buildings 1 & 2

■ = Dock door with edge of dock leveler

Building 1 & 2 - *Office Build Out*

Building 1 Office: Estimated April 2026 delivery



Building 2 Office: Move-in ready



Building 3 - Core and Shell Completed

Building 3 - 659 North Saratoga Rd

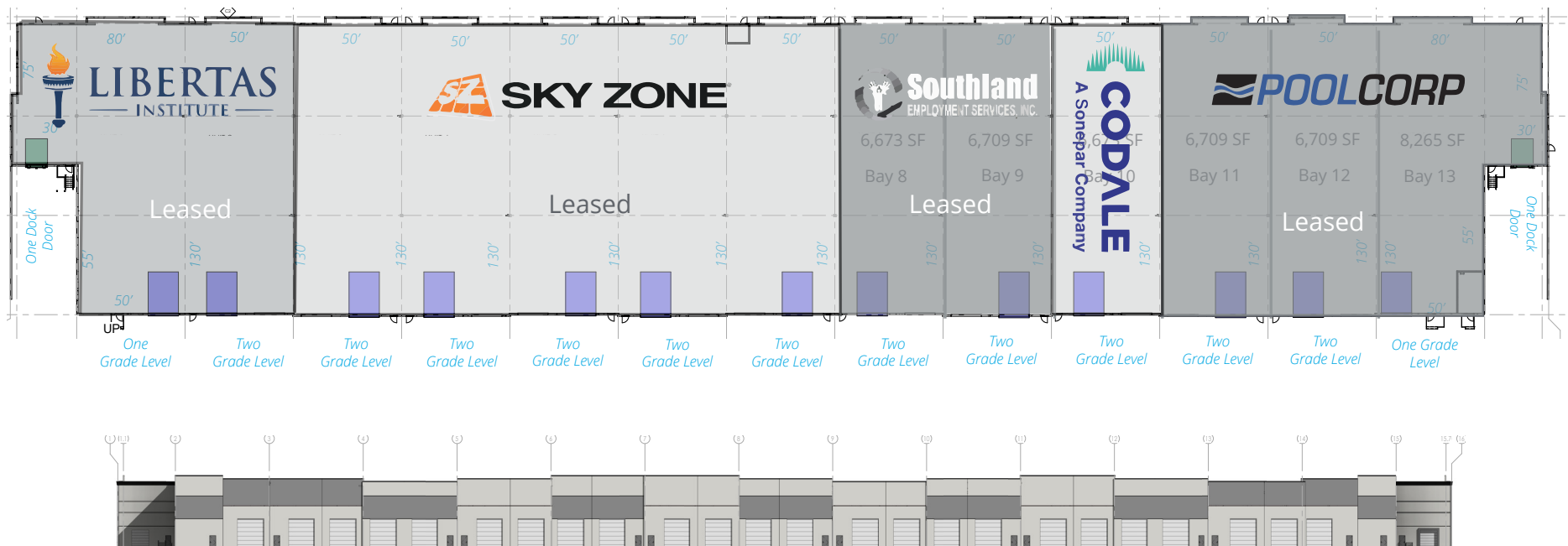
Building Size: 90,369 SF

Available: 0 SF

Lease Requirements: 2 Bay Minimum

Building 3 - Design Features

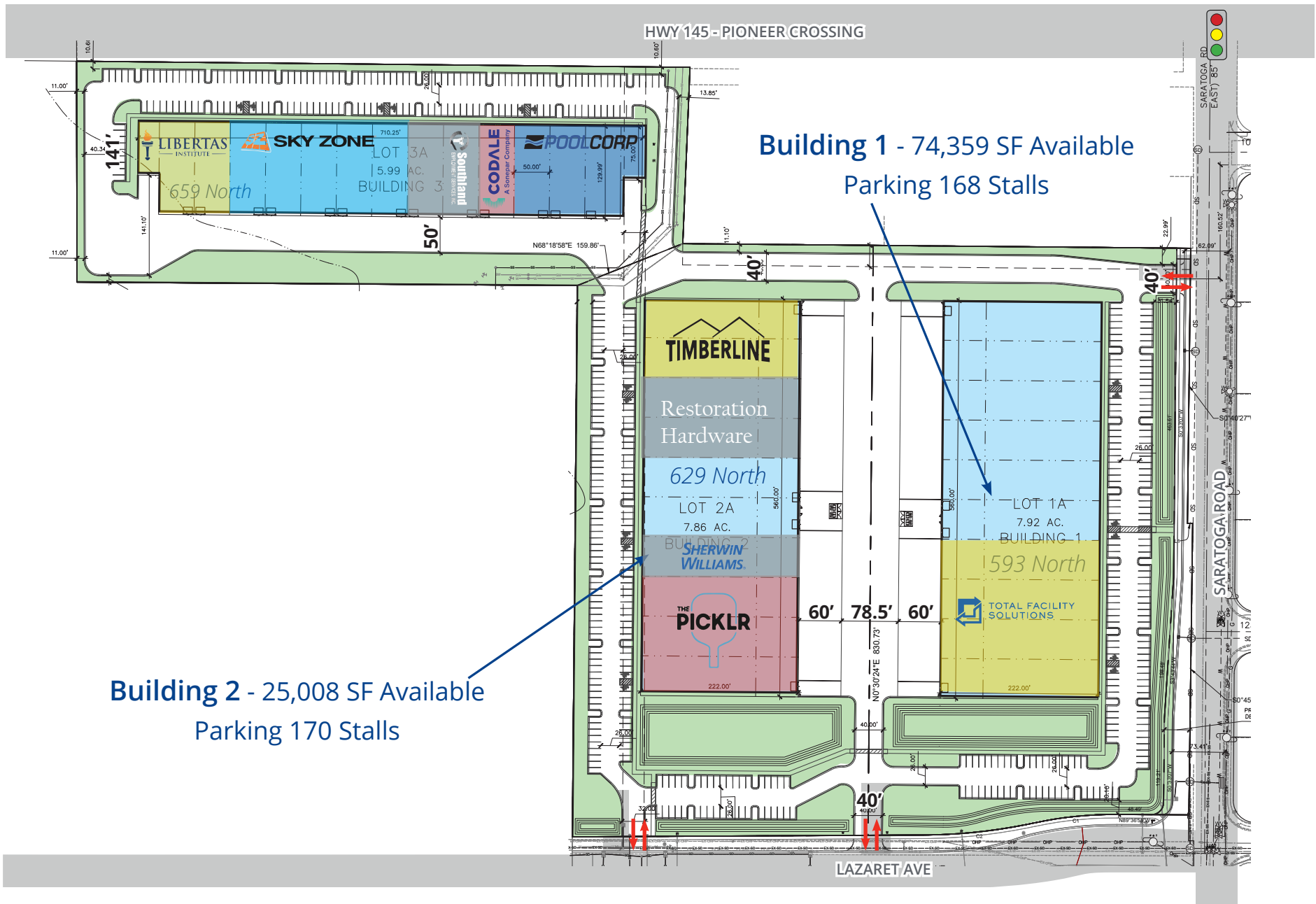
- 28' Clear Height
- Depth 130'
- 2 Dock High Doors
- 24 Grade Level Doors



Back of Buildings 3

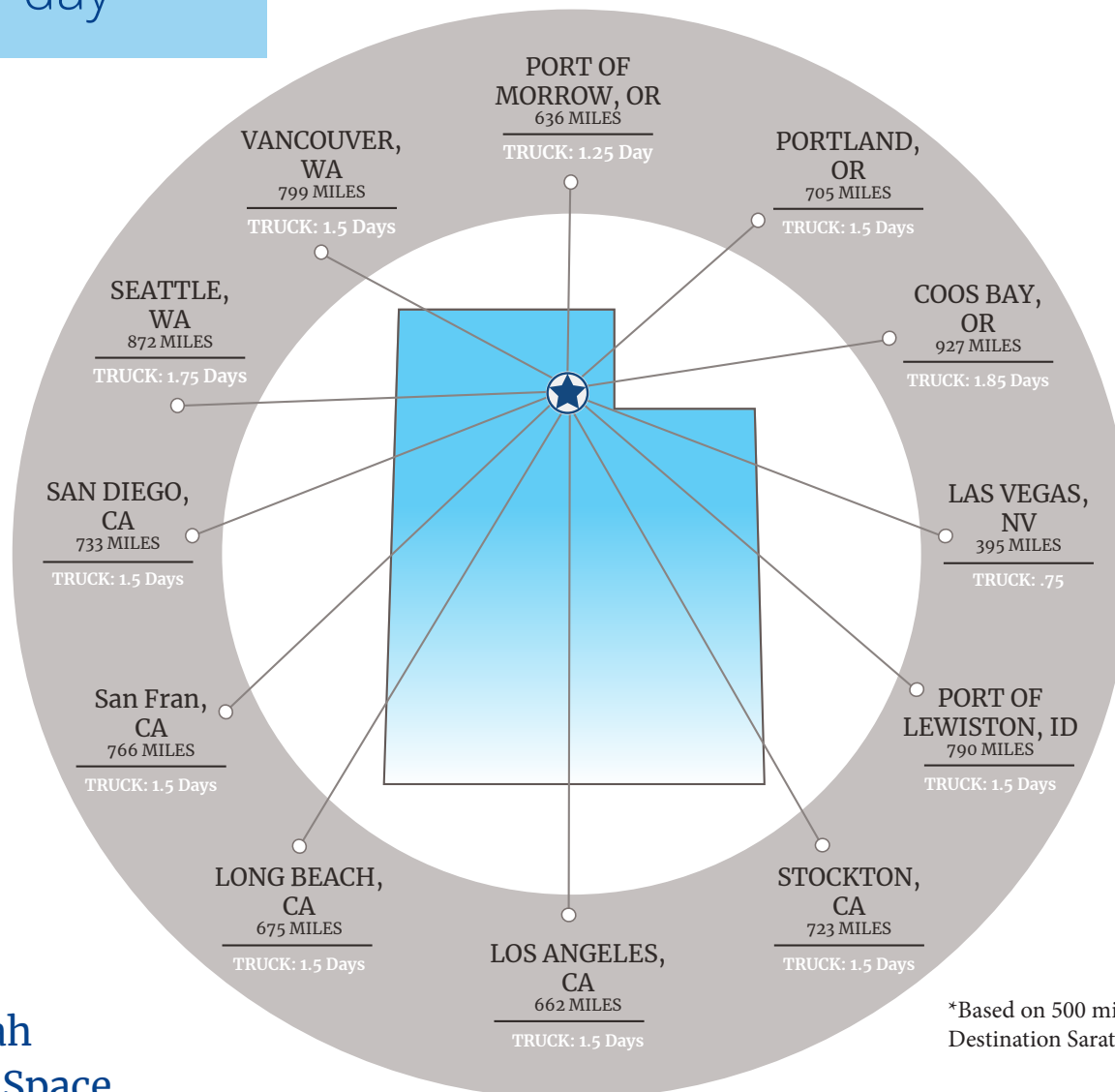
- = Grade level door with motorized opener
- = Dock door with edge of dock leveler

Site Plan



Destination Saratoga Springs, Utah

Graph is based on
500 miles per day



*Based on 500 mi. day
Destination Saratoga Springs, UT

Coveted North Utah
County Industrial Space

Major Tenant Map

