NORTHSHORE COMMERCE CENTER

Industrial | For Lease

593 - 659 N Saratoga Rd
Saratoga Springs, Utah



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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	2022 Households	Average Household Income
1 Mile	10,264	2,521	$122,184
3 Miles	69,938	18,673	$124,747
5 Miles	165,019	43,530	$125,861

7 Minutes to I-15

Over 250 Restaurants within a 5 Mile Radius

5 Minutes to Grocery Stores

Northshore Photos

Core and Shell Completed









Northshore Photos

Core and Shell Completed









Building 1 - *Core and Shell Completed*

Building 1 - *593 North Saratoga Rd*

Building Size: 124,320 SF

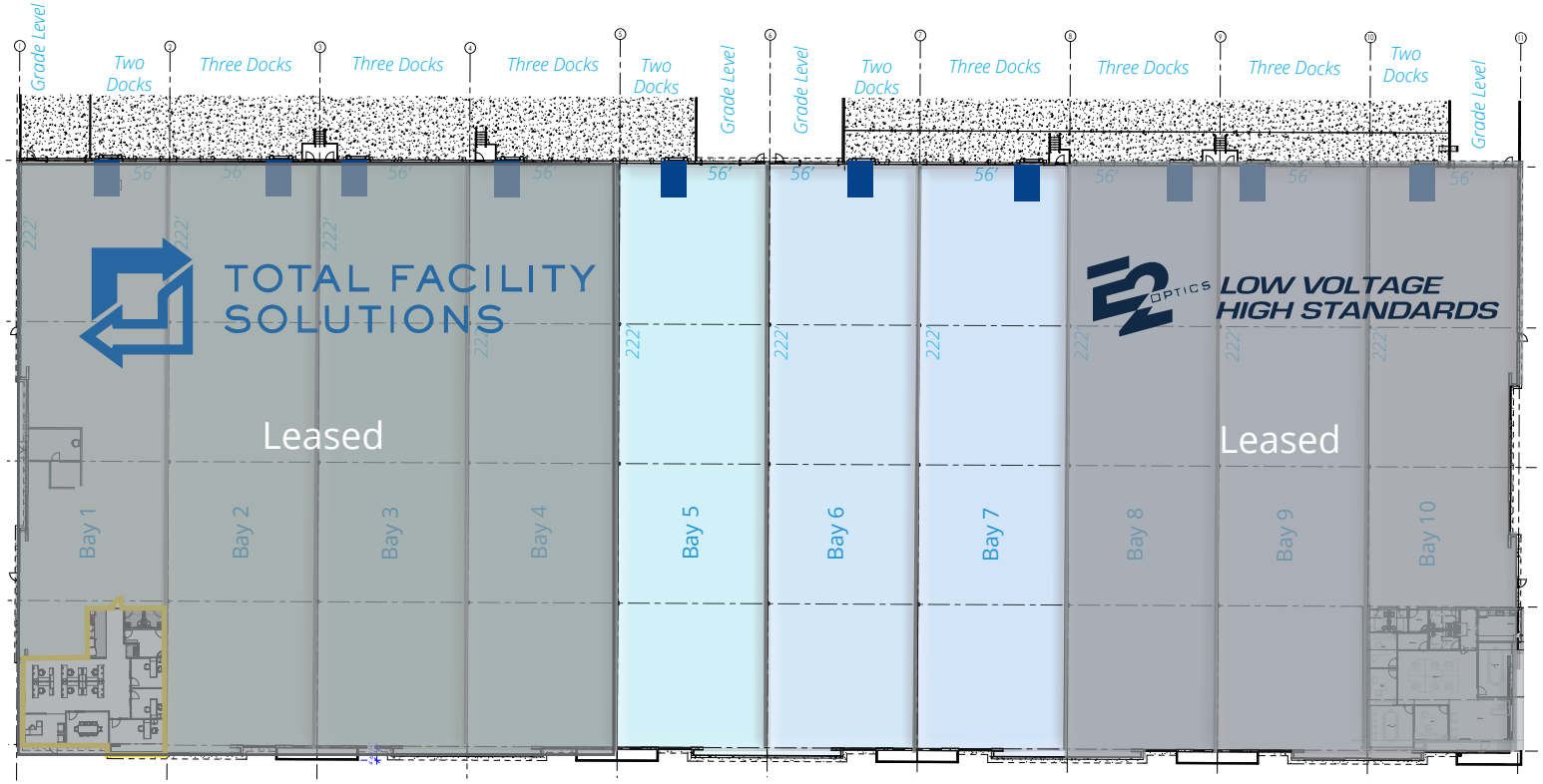
3 Bays Available: 37,512 SF

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*



■ = Dock door with edge of dock leveler

Back of Buildings 1 & 2



Building 2 - *Core and Shell Completed*

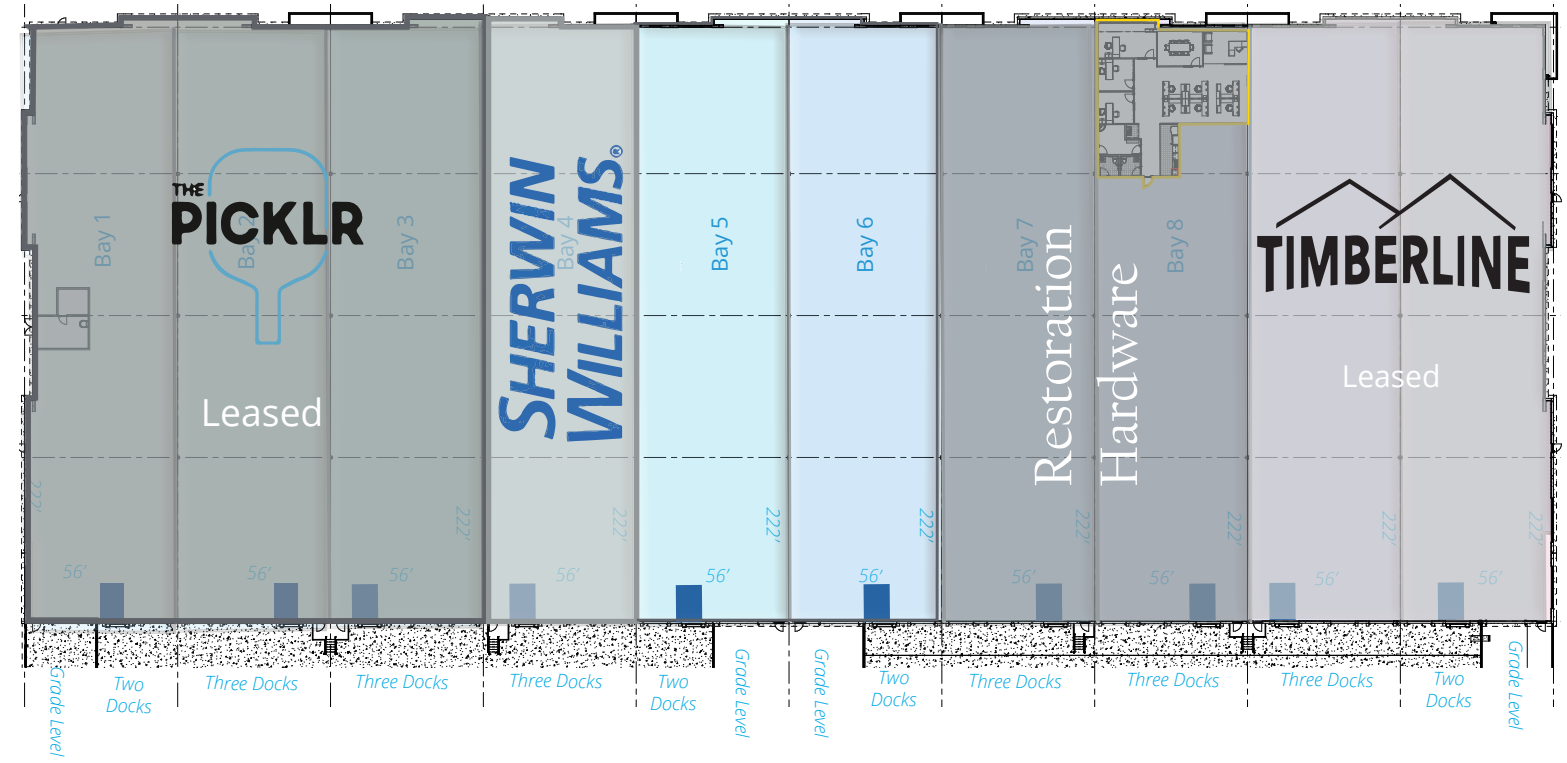
Building 2 - *629 North Saratoga Rd*

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*



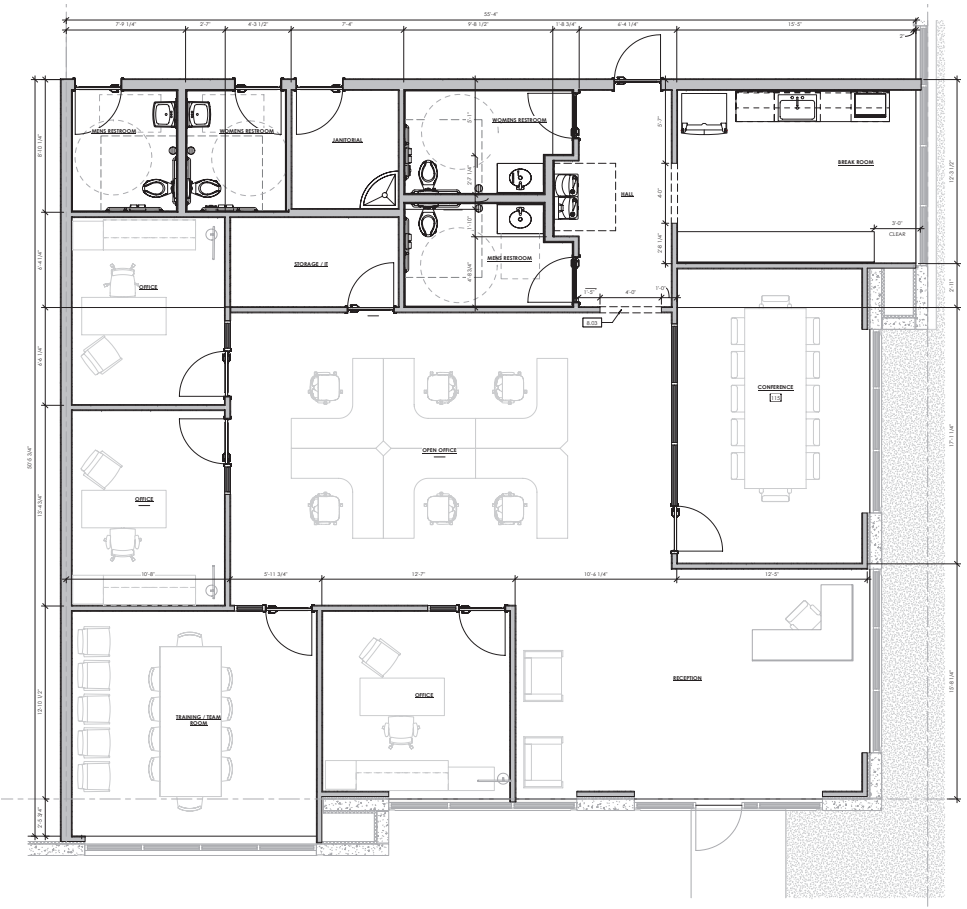


Back of Buildings 1 & 2

= Dock door with edge of dock leveler

Building 1 & 2 - *Office Build Out*

Building 1 Office:



Building 2 Office:









Building 3 - *Core and Shell Completed*

Building 3 - *659 North Saratoga Rd*

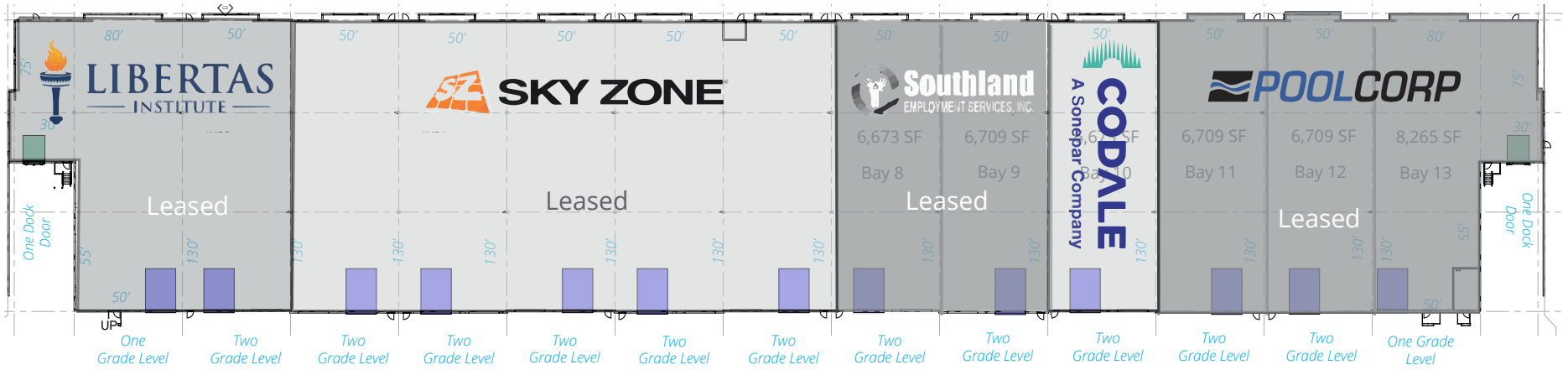
Building Size: 90,369 SF

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*



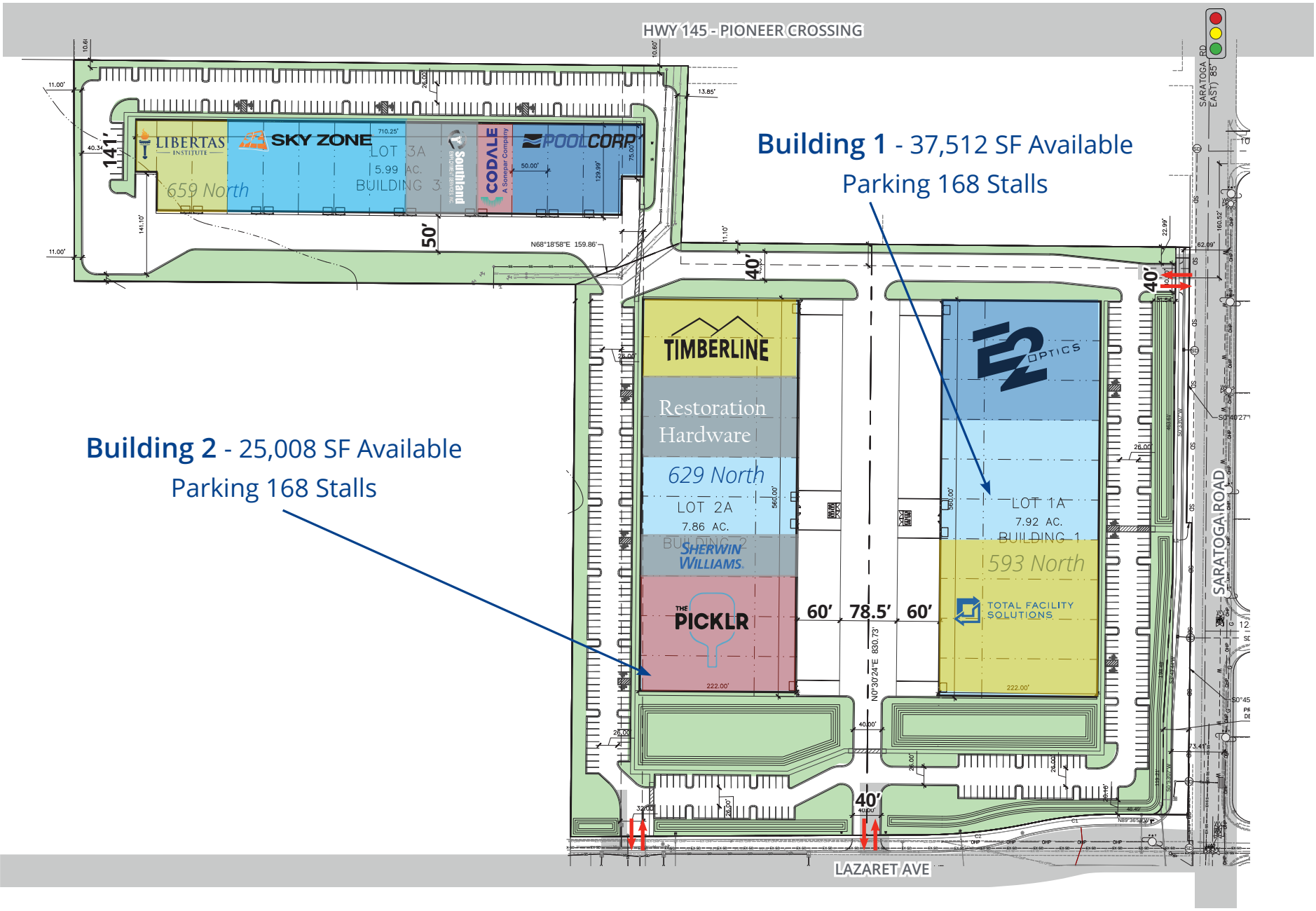


Back of Buildings 3

= Grade level door with motorized opener

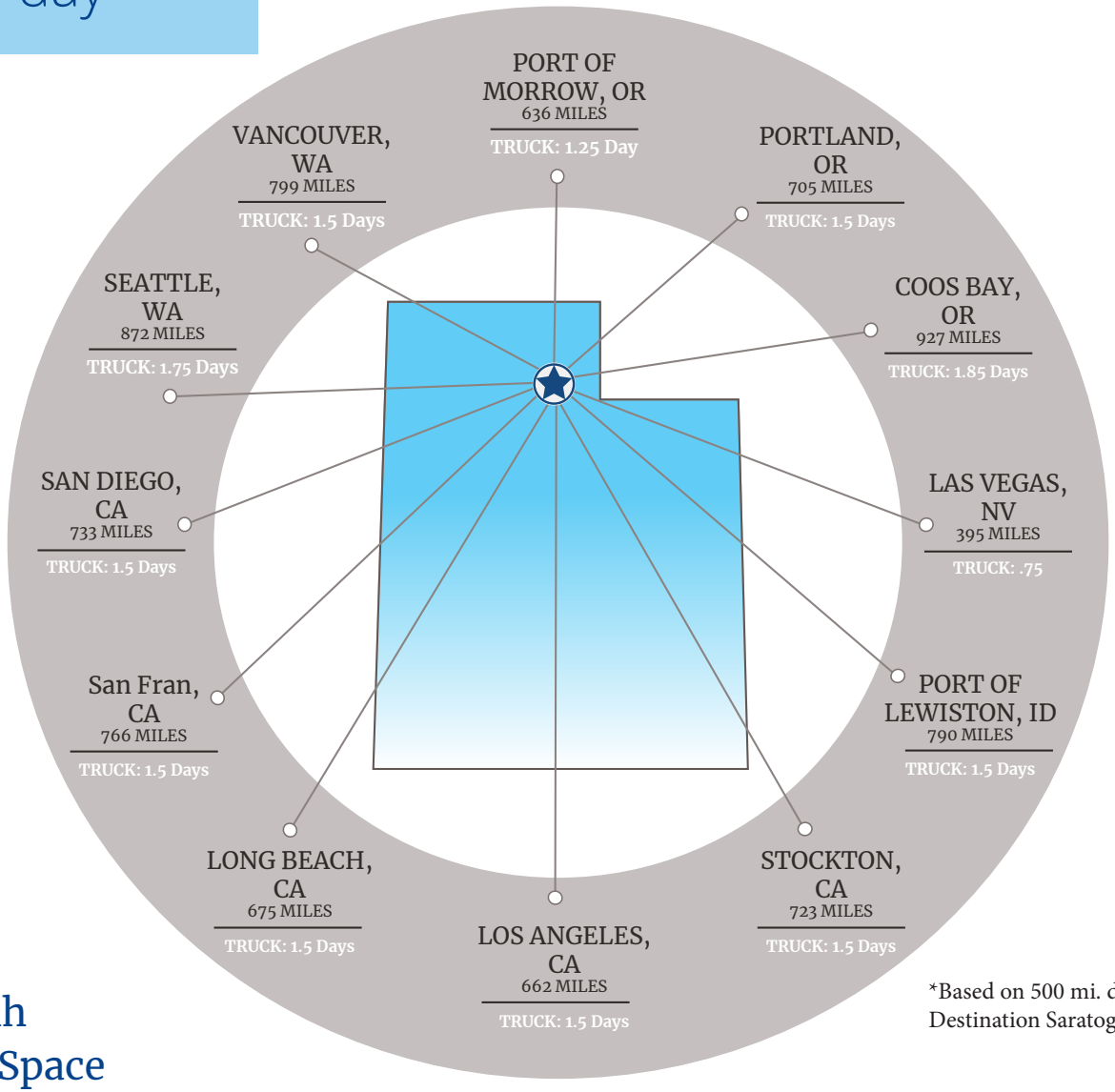
= Dock door with edge of dock leveler

Site Plan


HWY 145 - PIONEER CROSSING
LIBERTAS INSTITUTE
SKY ZONE
659 North
LOT 3A
5.99 AC.
BUILDING 3
Southland
CODALE
A Sonoco Company
POOLCORP
141'
50'
N68°18'58"E 159.86'
Building 1 - 37,512 SF Available
Parking 168 Stalls
Building 2 - 25,008 SF Available
Parking 168 Stalls
TIMBERLINE
Restoration Hardware
629 North
LOT 2A
7.86 AC.
BUILDING 2
SHERWIN WILLIAMS
THE PICKLR
222.00'
60'
78.5'
60'
N0°30'24"E 830.73'
E2 OPTICS
LOT 1A
7.92 AC.
BUILDING 1
593 North
TOTAL FACILITY SOLUTIONS
40'
SARATOGA ROAD
SARATOGA RD
EAST) 85'
LAZARET AVE

Destination Saratoga Springs, Utah

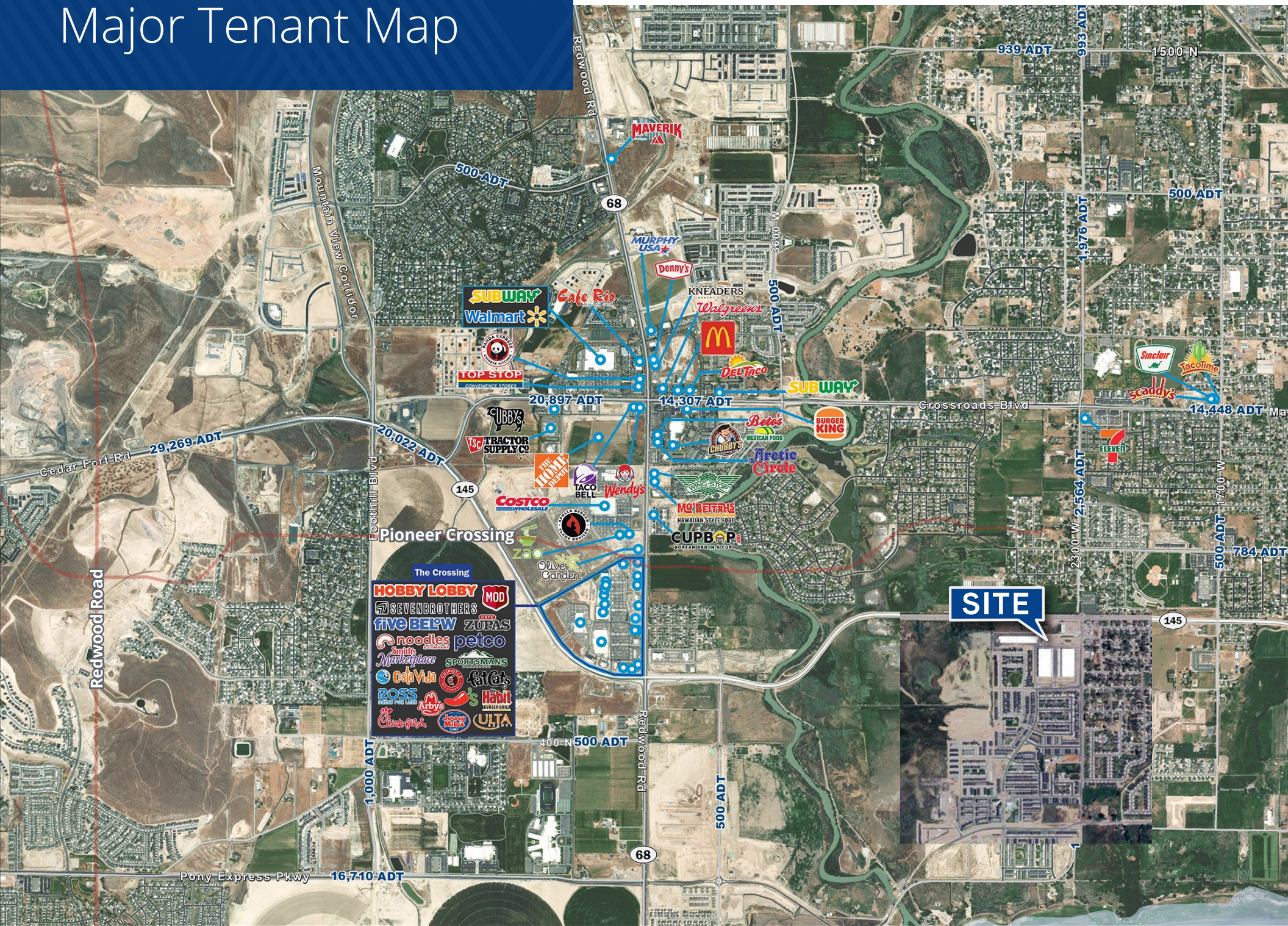
Graph is based on 500 miles per day



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

Coveted North Utah County Industrial Space

Major Tenant Map



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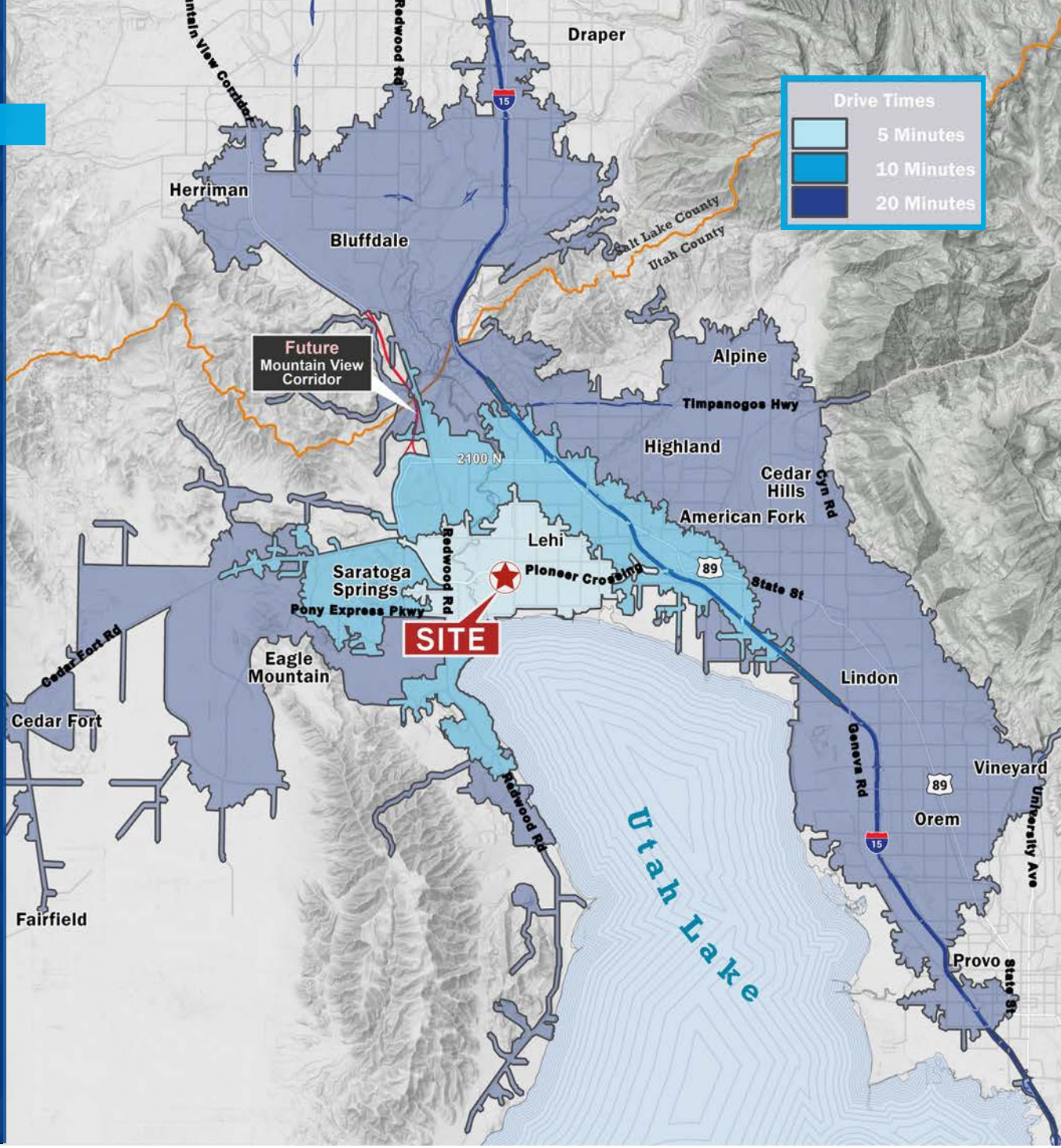
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