NORTHSHORE COMMERCE CENTER

Industrial | For Lease

593 - 659 N Saratoga Rd
Saratoga Springs, Utah



Josh Martin
Executive Vice President
+1 801 830 2004
josh.martin@colliers.com

Jarrod Hunt
Vice Chair
+1 801 787 8940
jarrod.hunt@colliers.com

Brandon Huntsman
Executive Vice President
+1 801 830 9232
brandon.huntsman@colliers.com

Colliers
2100 Pleasant Grove Blvd. | Suite 200
Pleasant Grove, UT 84062
Main: +1 801 610 1300
colliers.com

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

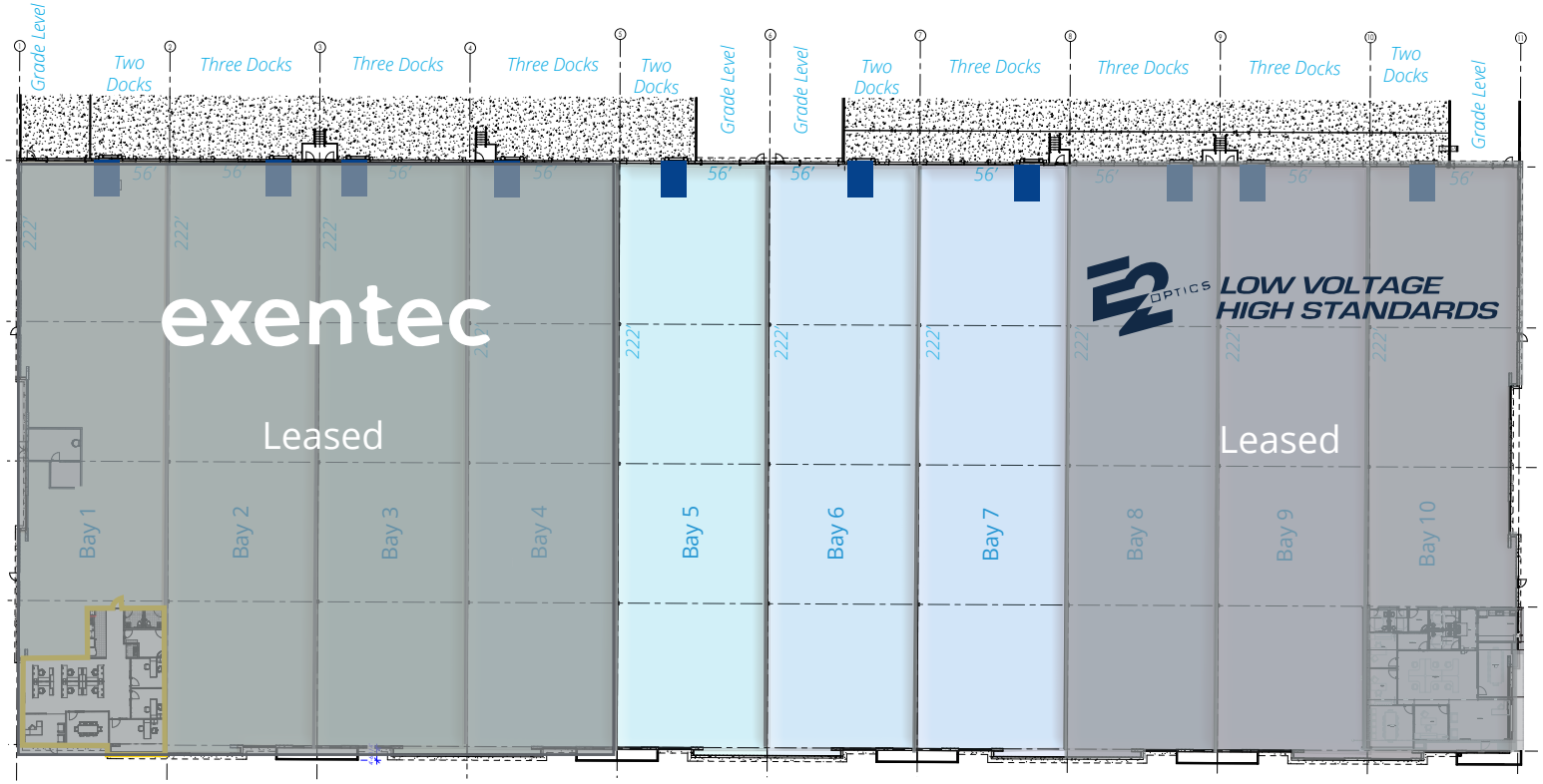
3 Bays Available: 37,512 SF

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*

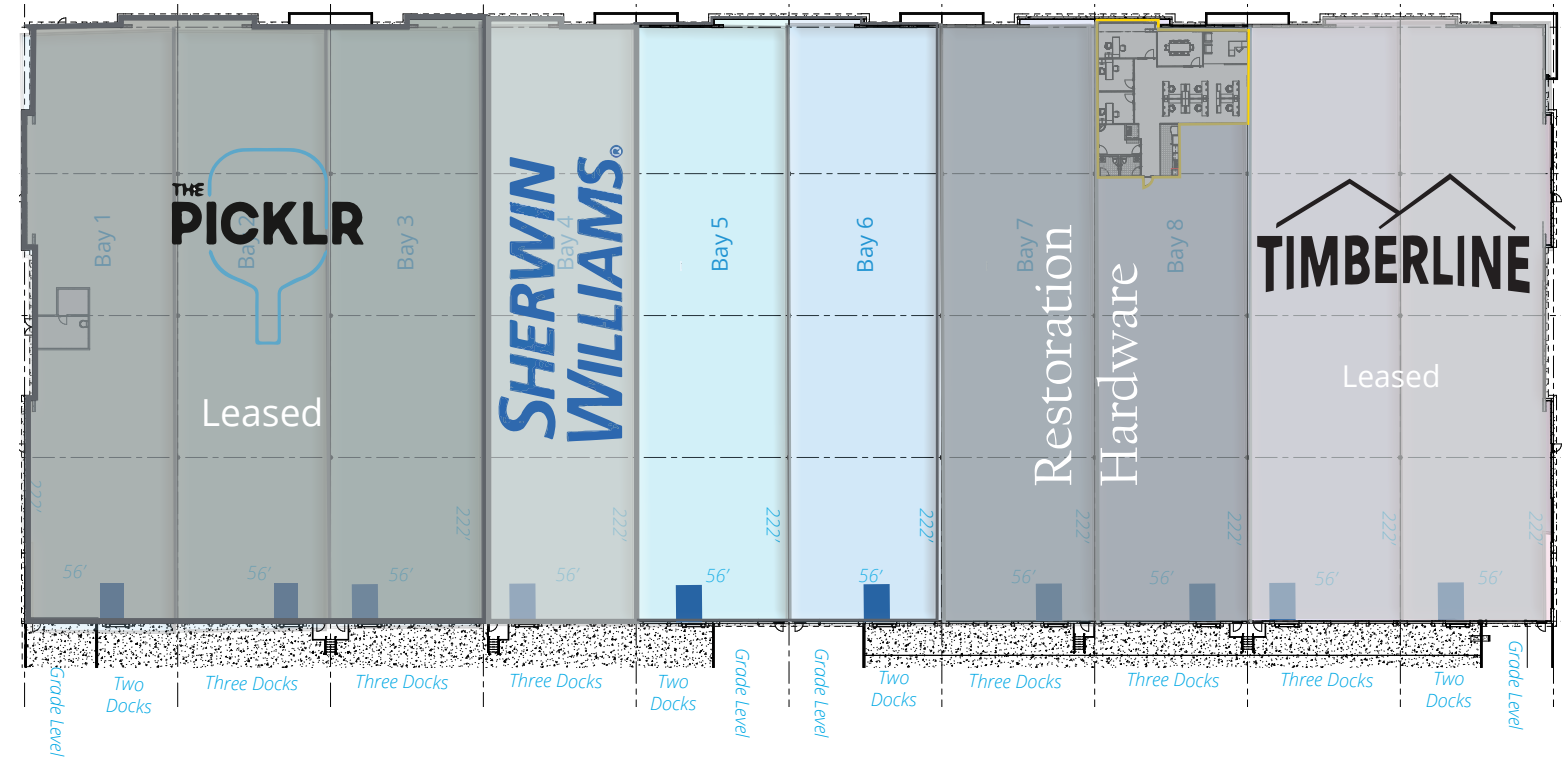
Building 2 - *629 North Saratoga Rd*

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*



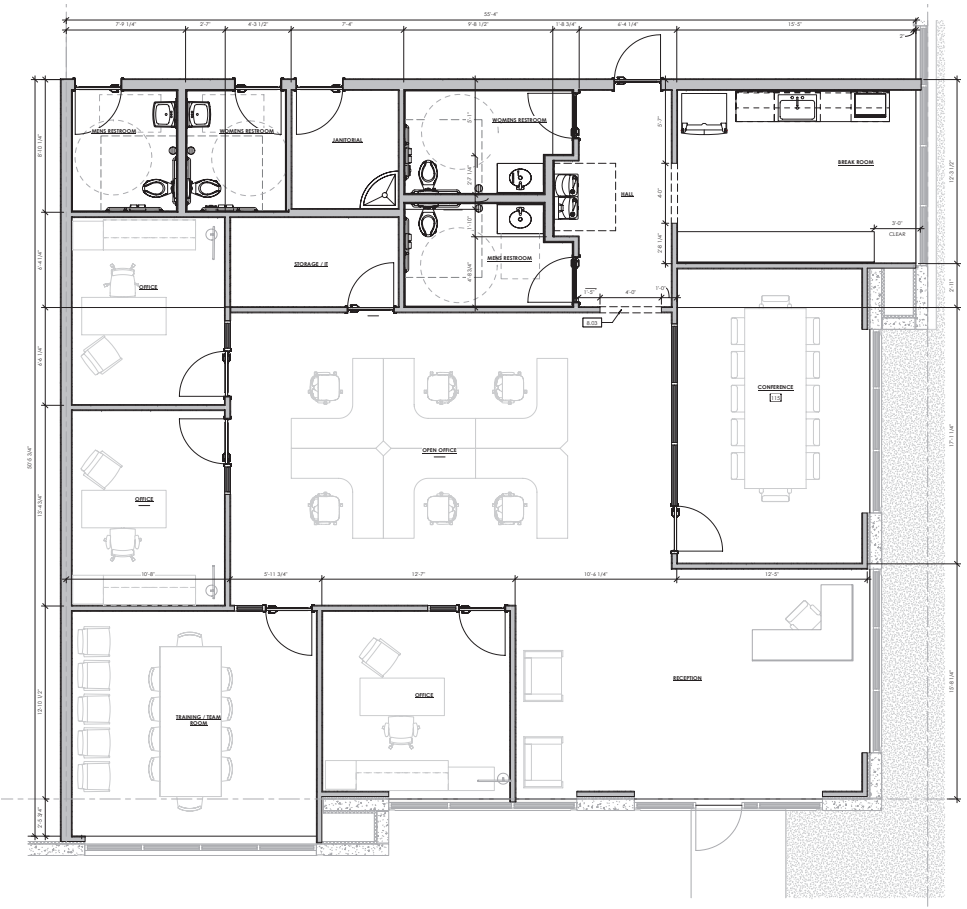


Back of Buildings 1 & 2

= 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*

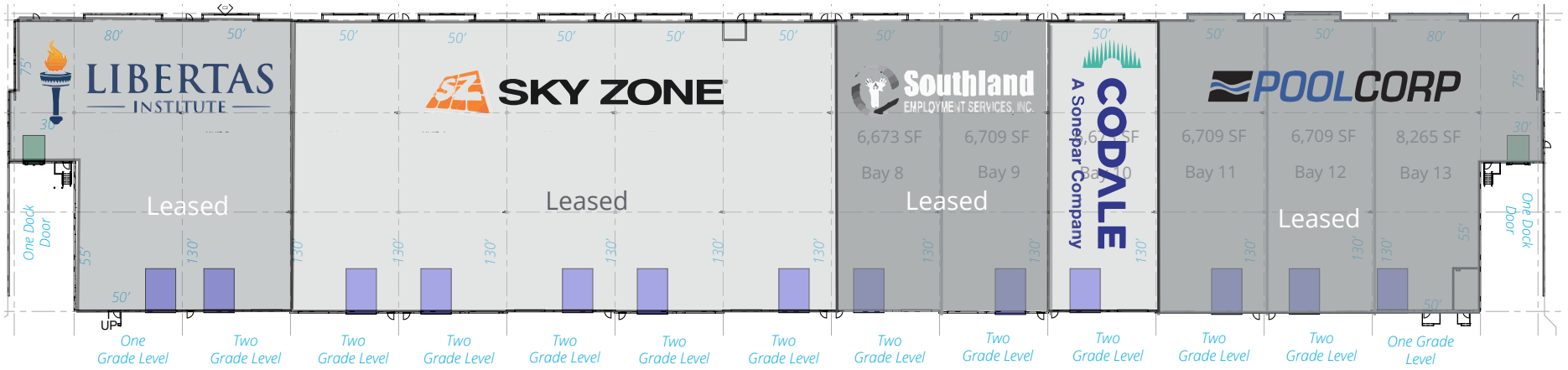
Building Size: 90,369 SF

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*



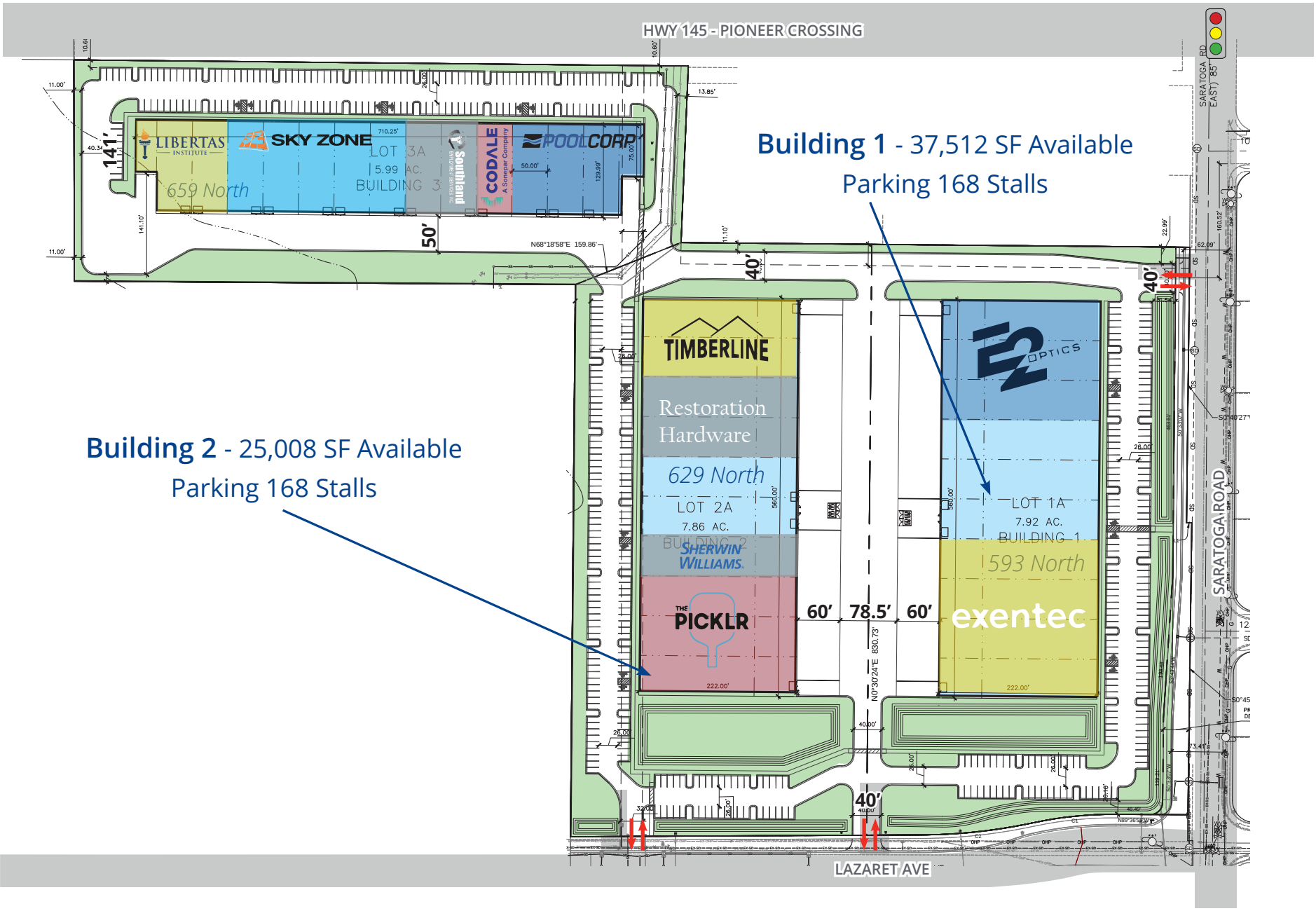


Back of Buildings 3

= Grade level door with motorized opener

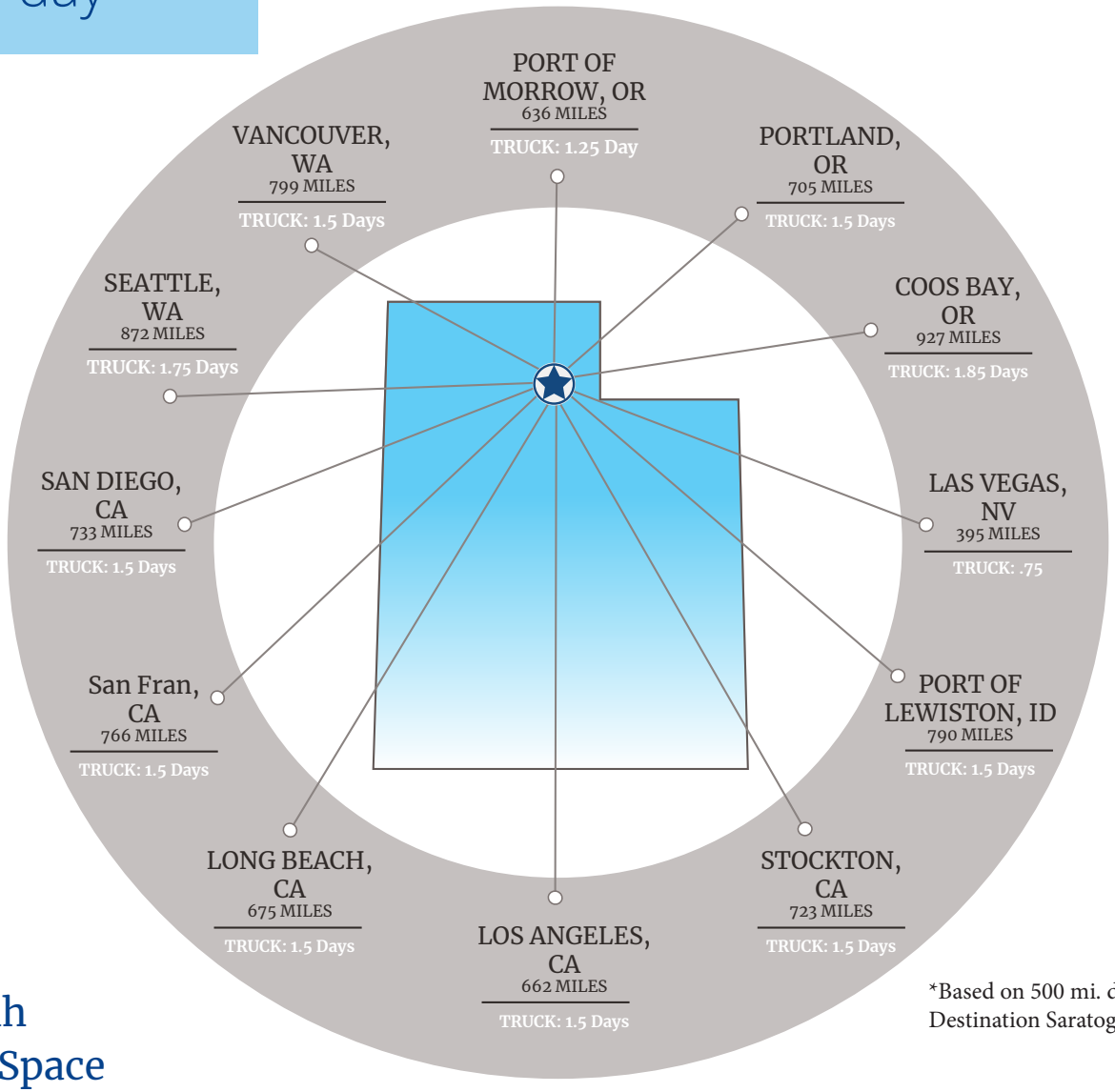
= Dock door with edge of dock leveler

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'
560.00'
40'
60'
78.5'
60'
N0°30'24"E 830.73'
E2 OPTICS
LOT 1A
7.92 AC.
BUILDING 1
593 North
exentec
SARATOGA ROAD
SARATOGA RD
EAST) 85'
LAZARET AVE

Destination Saratoga Springs, Utah

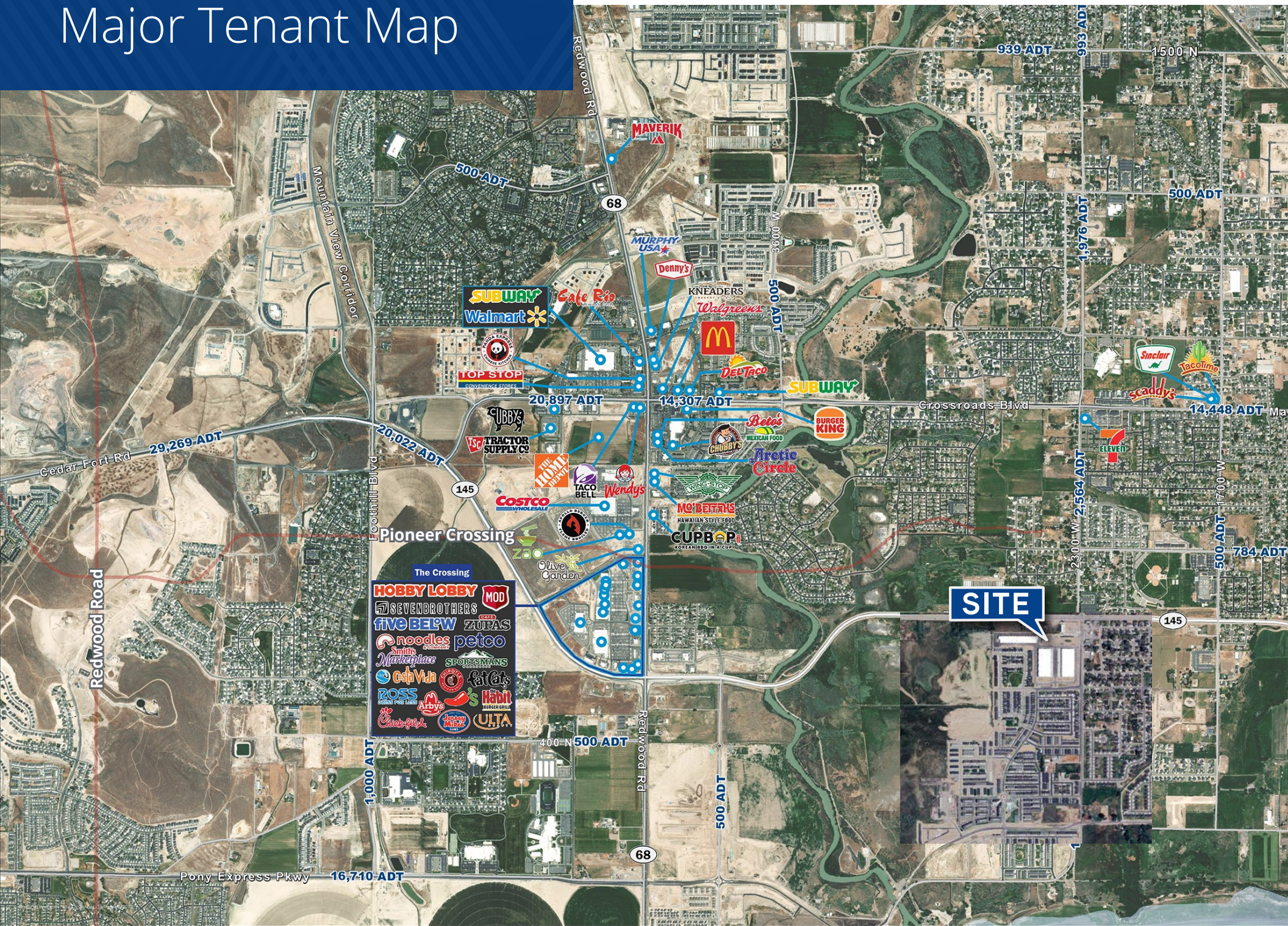
Graph is based on 500 miles per day



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

Coveted North Utah County Industrial Space

Major Tenant Map



593 - 659 N Saratoga Rd | For Lease

NORTHSHORE COMMERCE CENTER

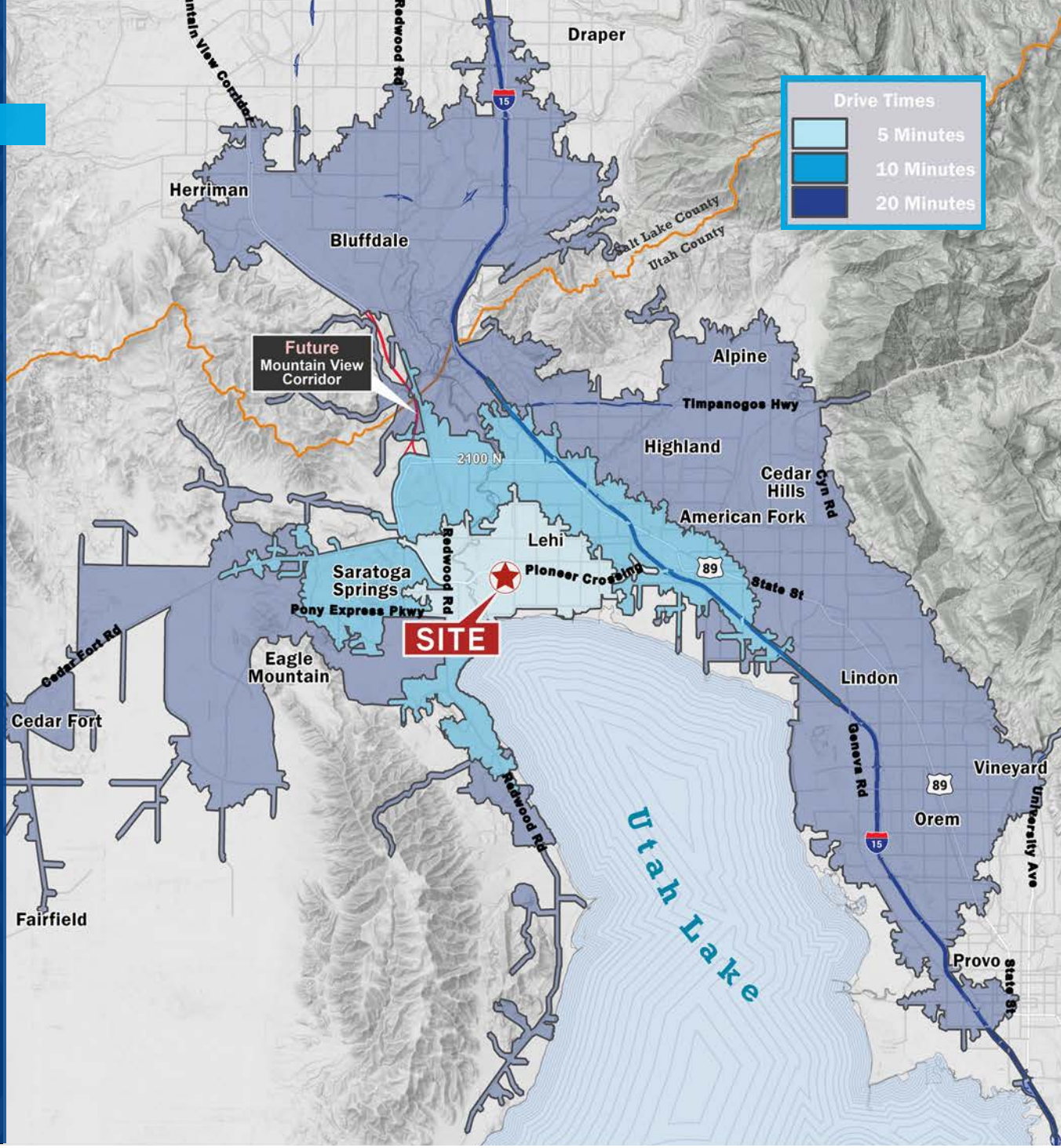
Industrial | For Lease

Josh Martin
Executive Vice President
+1 801 830 2004
josh.martin@colliers.com

Jarrod Hunt
Vice Chair
+1 801 787 8940
jarrod.hunt@colliers.com

Brandon Huntsman
Executive Vice President
+1 801 830 9232
brandon.huntsman@colliers.com

Colliers
2100 Pleasant Grove Blvd., Suite 200
Pleasant Grove, UT 84062
Main: +1 801 947 8300
colliers.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2023. All rights reserved.