

FOR SALE

RECENT PRICE REDUCTION

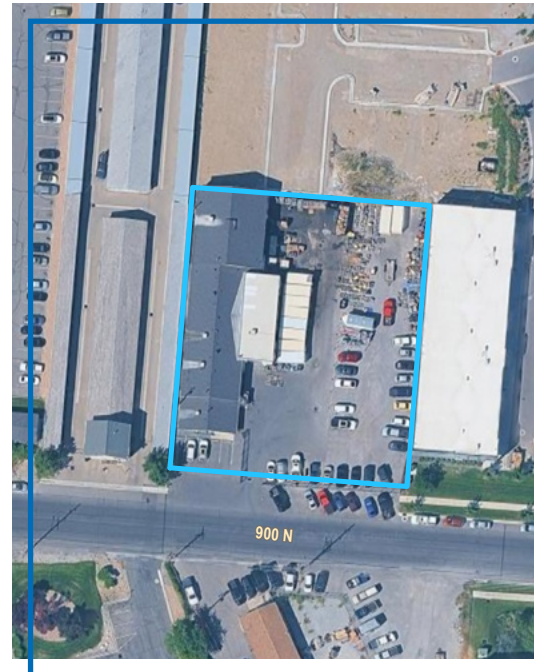
~~\$2,599,000~~ \$2,421,000 (\$219/SF)



PROPERTY DETAILS

180 W. 900 N., Springville, UT 84663

- Rare Owner-User Opportunity with Private, Secured Yard
- Ideal for Auto Sales, Services, Repair, and Similar Uses
- 11,058 Total SF
- Multiple Configurations:
 - » Suite A: 5,604 SF
 - » Suite B: 1,545 SF
 - » Suite C: 3,909 SF
- Plumbing Throughout for Easy Multi-Tenant Configuring
- 0.86-Acre Paved Yard Space
- Three (3) Ground Level Doors 10'x12'
- Power: 3-Phase, 480v
- Sealed Paint Room
- Mezzanine with Skylight
- Clear Height: 13-16'
- Several Recent Improvements
- Including:
 - » Fully Epoxied Warehouse
 - » Upgraded Roll-Up Doors
 - » Office/Break-Room Finishes
 - » Swamp Coolers



NEWMARK

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FULL SERVICE

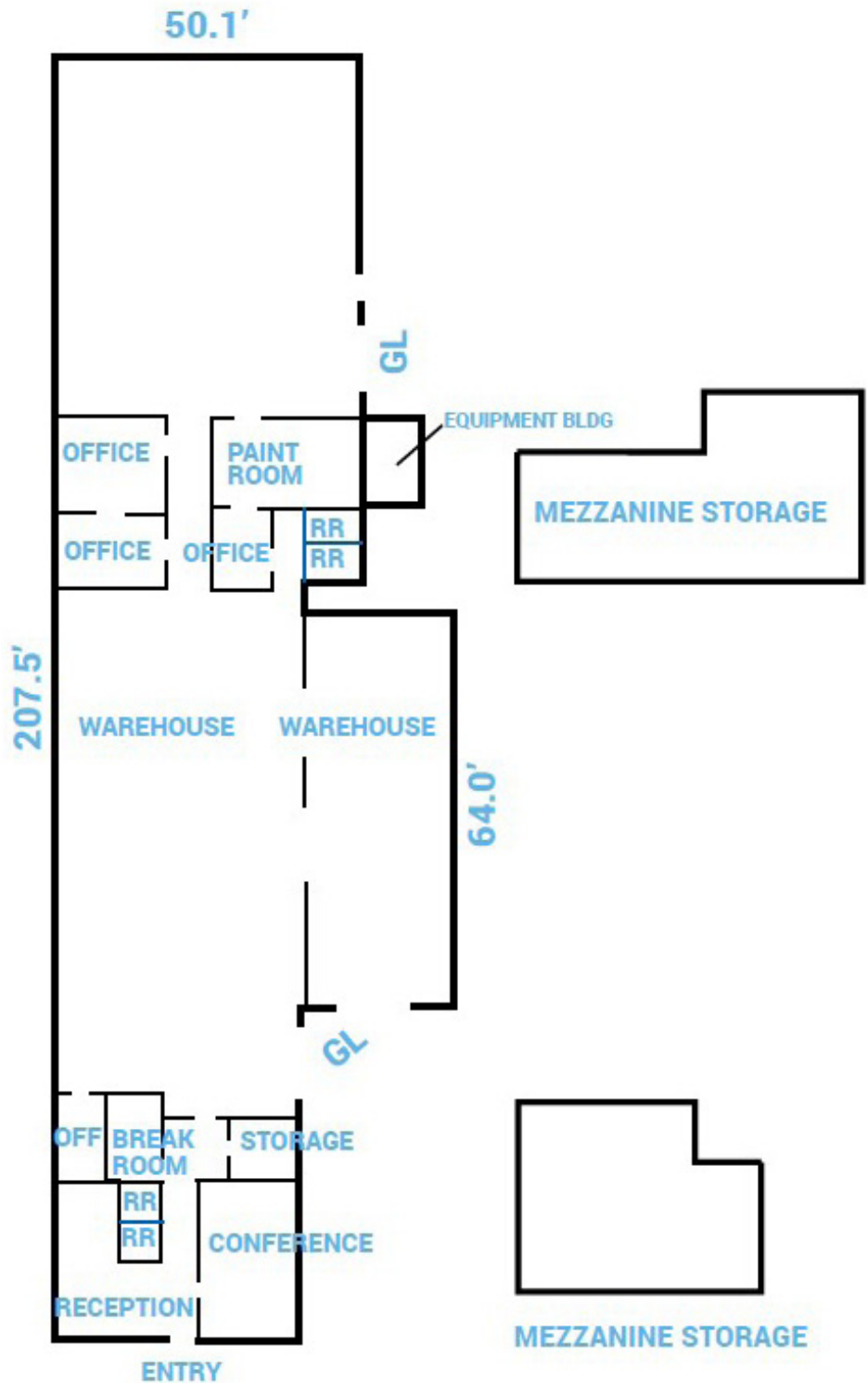
COMMERCIAL REAL ESTATE

2015 West Grove Parkway, Suite J

Pleasant Grove, UT 84062

Office 385.233.9140

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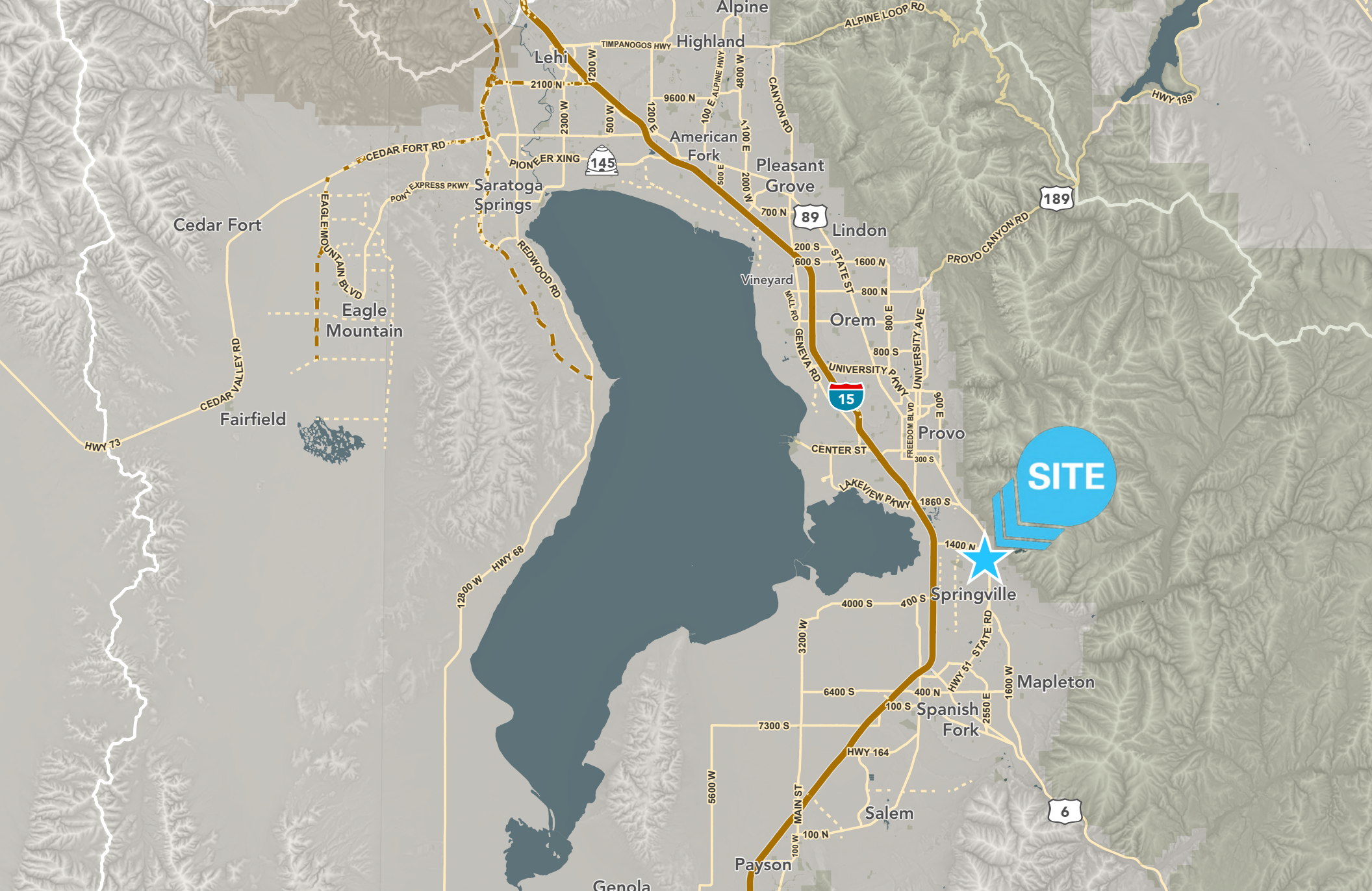
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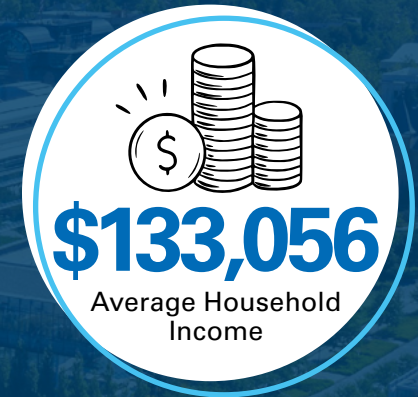
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COUNTY SNAPSHOT

UTAH COUNTY

Utah County, one of the fastest-growing counties in United States, is a vibrant hub of activity and development. With cities like Lehi, Eagle Mountain, Saratoga Springs, and Vineyard—the fastest-growing suburb in the country—leading the charge. The county is also home to Brigham Young University and Utah Valley University, which together serve around 75,000 students and employ over 2,000 full-time faculty members. Its economy thrives due to the nearby Silicon Slopes tech

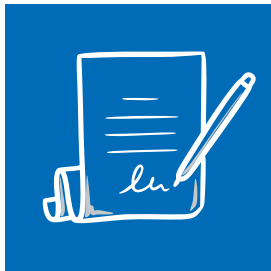
corridor, fostering innovation and job growth, while the area's stunning recreational opportunities and robust community spirit make it an attractive place to live and work. Utah County benefits by its location on the southern end of the Wasatch Front. It has excellent access to the amenities of Salt Lake County to the north, but is closer to the outdoor recreation of Southern Utah than the rest of the Wasatch Front.



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