

INDUSTRIAL FLEX | FOR SALE OR LEASE



2052 West 500 North Springville | UT, 84663

PROPERTY INFORMATION

- 5,102 - 10,213 SF (Available May 1, 2026)
- Units may combined or leased separately
- UNIT A: 5,102 Total SF
Office: 1,068 SF
Mezzanine: 1,068 SF
Warehouse: 2,966 SF
- UNIT B: 5,111 Total SF
Office: 1,072 SF
Mezzanine: 1,068 SF
Warehouse: 2,966 SF
- 12' x 14' GL door
- Clear height: 22'
- 3 phase | 200 amp
- Convenient access to I-15 from frontage road (2000 West)

Accelerating success.

Asking Price:

\$2,350,000

Lease Rate:

\$1.10

PSF / NNN

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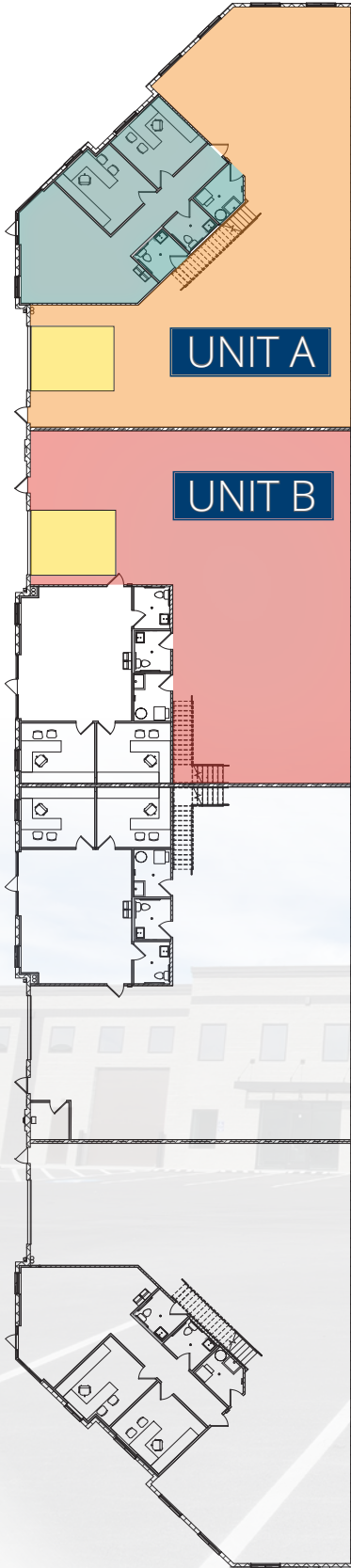
Colliers

Pleasant Grove Blvd. | Suite 200
Pleasant Grove, UT 84062
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FOR LEASE OR SALE

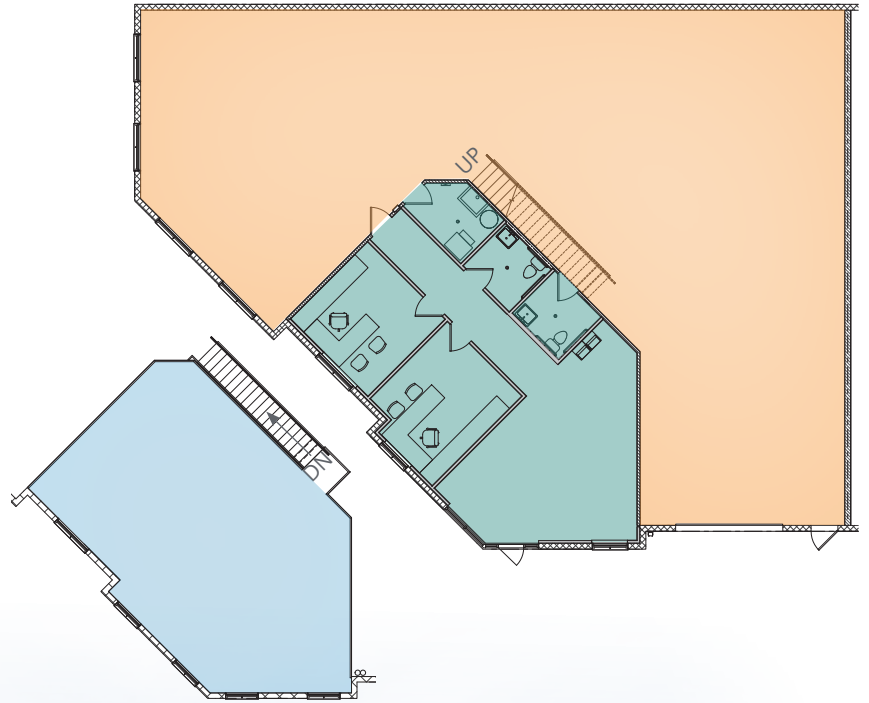
FLOORPLANS

2052 W 500 N | Springville, UT 84663



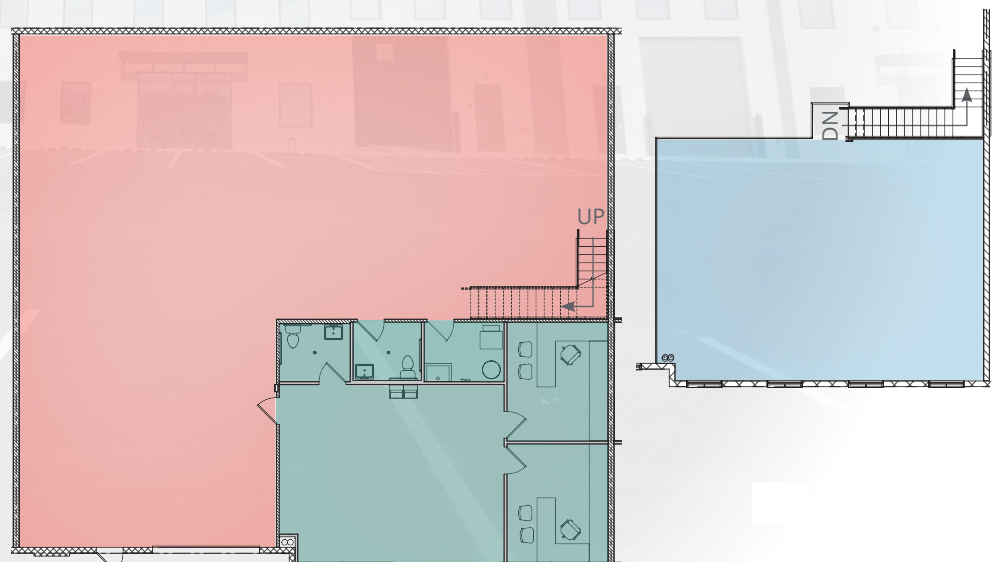
UNIT A LAYOUT | 5,102 Total SF

- WAREHOUSE | 2,966 SF
- OFFICE | 1,068 SF
- MEZZANINE | 1,068 SF
- GROUND LEVEL DOOR



UNIT B LAYOUT | 5,111 Total SF

- Warehouse | 2,967 SF
- Office | 1,072 SF
- Mezzanine | 1,072 SF
- Ground Level Door



FOR LEASE OR SALE

PROPERTY PHOTOS

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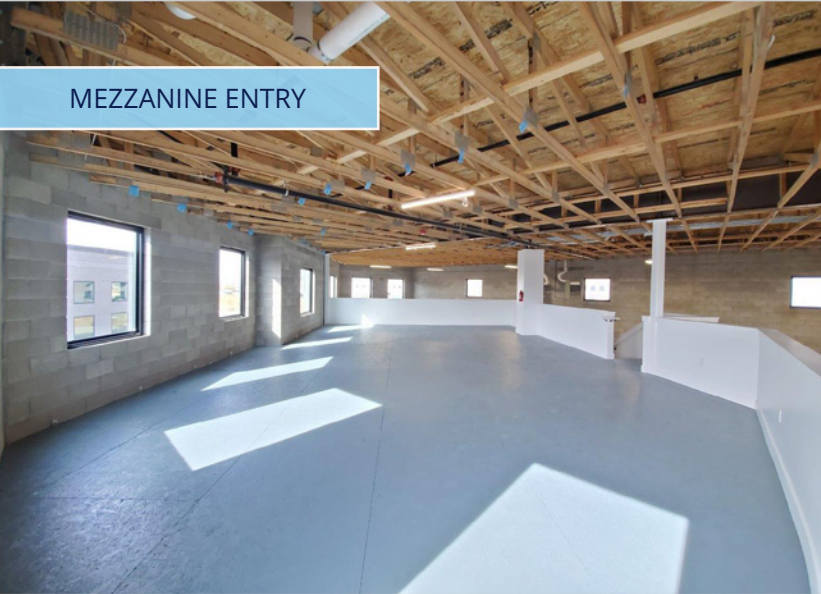
UNIT A | LOBBY



MEZZANINE ENTRY



MEZZANINE ENTRY



WAREHOUSE A



UNIT B | LOBBY



WAREHOUSE B



FOR LEASE OR SALE

AERIAL MAP

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