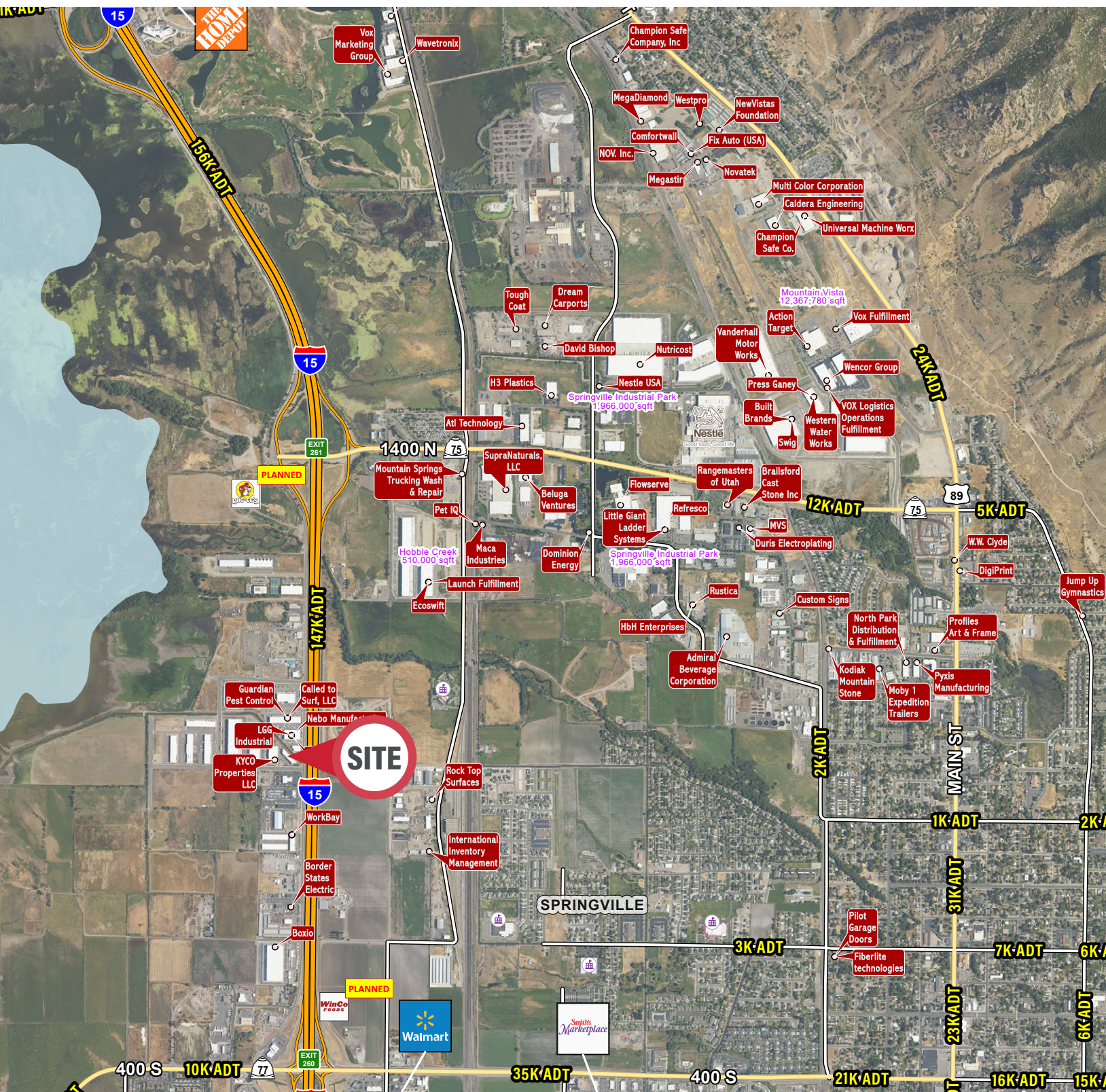


SPRING POINTE CONDOS

2052 West 500 North | Springville, UT 84663



SPRING POINTE CONDOS

2052 West 500 North | Springville, UT 84663



FOR LEASE

\$1.10 PSF Monthly NNN

FOR SALE

(Units A&B) \$230 PSF

Unit A

- SF: 5,102 SF
- Warehouse: SF: 2,966 SF
- Office SF: 1,068 SF
- Mezzanine SF: 1,068 SF

Unit B

- SF: 5,111 SF
- Warehouse: SF: 2,966 SF
- Office SF: 1,072 SF
- Mezzanine SF: 1,068 SF

Unit C

- SF: 5,111 SF
- Warehouse: SF: 2,967 SF
- Office SF: 1,072 SF
- Mezzanine SF: 1,072 SF

Unit D

- SF: 5,102 SF
- Warehouse: SF: 2,966 SF
- Office SF: 1,068 SF
- Mezzanine SF: 1,068 SF

Property Highlights

- Total SF: 20,426 SF
- Clear Height: 21'
- Loading: One (1) 12'X14' Automatic Grade Level Door Per Unit
- Power: 225 AMP 208/120 V 3 Phase Per Unit
- Gas Forced Heat Throughout Warehouse
- Fire Sprinkler System
- LED Lighting Throughout
- Shop Sink In Warehouse
- Ceiling Fans Throughout Warehouse
- Two (2) Restrooms Per Unit
- Two (2) Drinking Fountains Per Unit
- Year Built: 2020
- Zoning: HC (Highway Commercial)
- Great Freeway Visibility And Frontage Along I-15
- Convenient Access Off I-15 Frontage Road (2200 West)

Contact

SKYLER PETERSON, SIOR
Executive Vice President
m 801.656.7354
speterson@legendcommercial.com

TRE BOURDEAUX, SIOR
Vice President
m 801.824.0397
tbourdeaux@legendcommercial.com

PARKER TAGGART
Senior Associate
m 801.928.1815
ptaggart@legendcommercial.com



801.930.6750 | www.legendcommercial.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

Contact

SKYLER PETERSON, SIOR
Executive Vice President
m 801.656.7354
speterson@legendcommercial.com

TRE BOURDEAUX, SIOR
Vice President
m 801.824.0397
tbourdeaux@legendcommercial.com

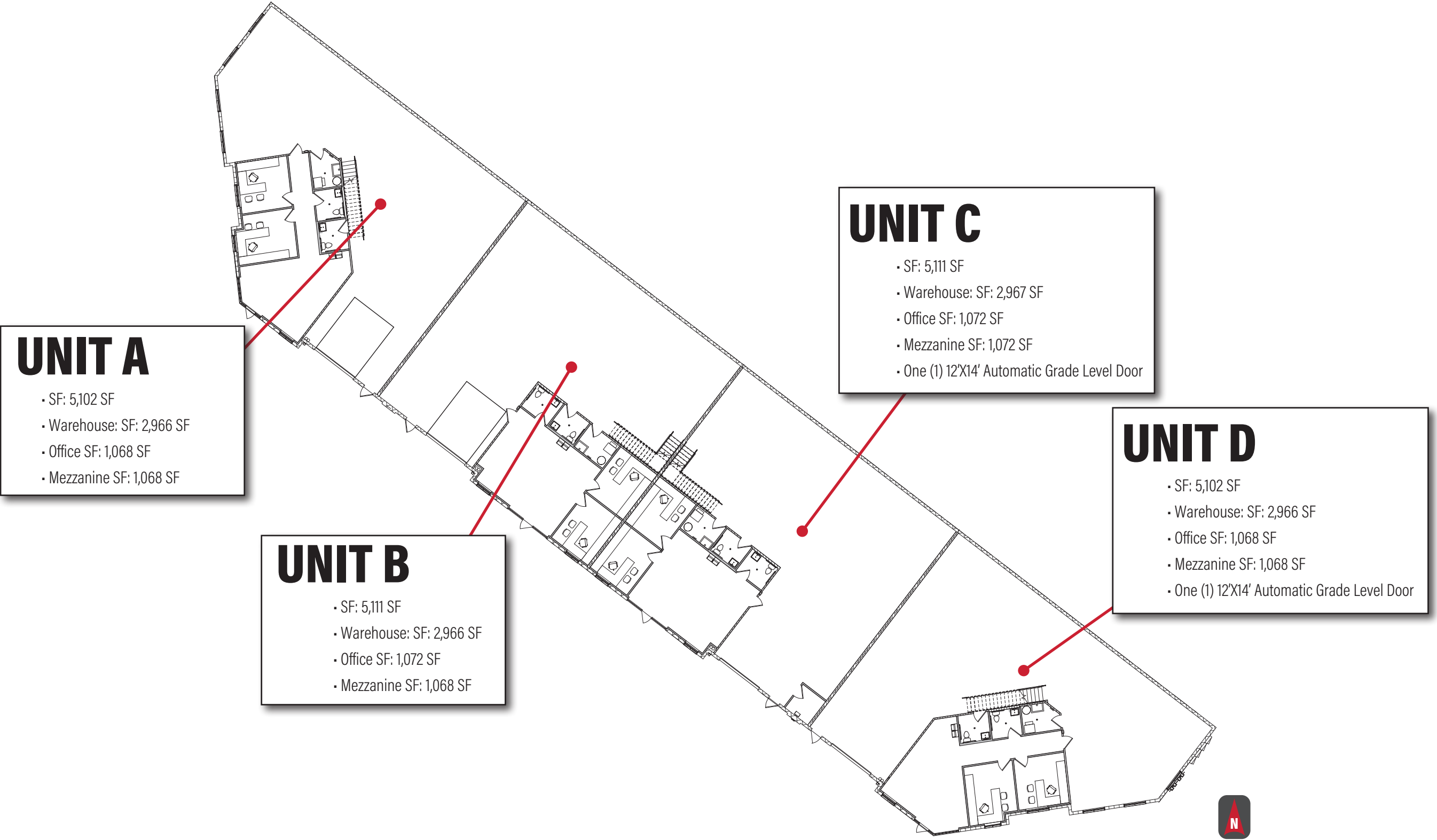
PARKER TAGGART
Senior Associate
m 801.928.1815
ptaggart@legendcommercial.com



801.930.6750 | www.legendcommercial.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

SPRING POINTE CONDOS

2052 West 500 North | Springville, UT 84663



Contact

SKYLER PETERSON, SIOR
Executive Vice President
m 801.656.7354
speterson@legendcommercial.com

TRE BOURDEAUX, SIOR
Vice President
m 801.824.0397
tbourdeaux@legendcommercial.com

PARKER TAGGART
Senior Associate
m 801.928.1815
ptaggart@legendcommercial.com



**LEGEND
COMMERCIAL**

801.930.6750 | www.legendcommercial.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

Contact

SKYLER PETERSON, SIOR
Executive Vice President
m 801.656.7354
speterson@legendcommercial.com

TRE BOURDEAUX, SIOR
Vice President
m 801.824.0397
tbourdeaux@legendcommercial.com

PARKER TAGGART
Senior Associate
m 801.928.1815
ptaggart@legendcommercial.com



**LEGEND
COMMERCIAL**

801.930.6750 | www.legendcommercial.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106