

IRONCREEK INDUSTRIAL

2322 W 500 N | Springville, Utah

INDUSTRIAL FOR LEASE

\$1.30 NNN

\$0.12 psf Fenced Yard



IRONCREEK

Jarrold Hunt

Vice Chair

+1 801 787 8940

jarrod.hunt@colliers.com

Andy Blunt

Vice President

+1 801 870 9648

andy.blunt@colliers.com

Josh Martin

Executive Vice President

+1 801 830 2004

josh.martin@colliers.com

Brandon Huntsman

Executive Vice President

+1 801 830 9232

brandon.huntsman@colliers.com

Colliers

PROPERTY Overview

SUMMARY

IronCreek Industrial is a 6-building, 17-acre flex/R&D community located at the intersection of 550 N and 2250 W in Springville, Utah. Comprising almost 220,000 square feet of space, Iron Creek provides tenant options that range in size. The unified architecture of these buildings provides a camups-like business environment in a straight-forward, economical and high-utility space as well as a covenant-protected, well-maintained atmosphere. Each flex building features a 30-foot-wide spaces and 18-foot ceiling heights, offering maximum flexibility. Free, generous parking is available next to the buildings. Dock and drive-in loading is also available.

HIGHLIGHTS

- Fenced Yard Space
- 5 total buildings
- 18" clear height
- LEED designed
- Dock and drive-in loading
- Build-to-suit office space
- 4 parking spaces per 1,000 SF
- Gas heat
- 6 minutes from the Provo Municipal Airport
- 52 minutes to the SLC International Airport
- Easy access to Veterans Memorial Highway



PROPERTY Site Plans

BUILDING A

Total: 42,091 SF
Available: 19,848 SF
Dock High Doors: 10
Ground Level Doors: 5
Min. Divisibility: 2,769 SF

BUILDING B

Total: 42,087 SF
Available: 0 SF
Dock High Doors: 10
Ground Level Doors: 5

BUILDING C

Total: 39,729 SF
Available: 14,226 SF
Dock High Doors: 7
Ground Level Doors: 6
Min. Divisibility: 2,563 SF

FENCED YARD

Rate: 0.12 psf
Min. Divisibility: 50' x 140'

BUILDING F

Total: 38,856 SF
Available: 21,064 SF
Dock High Doors: 7
Ground Level Doors: 8
Min. Divisibility: 2,323 SF

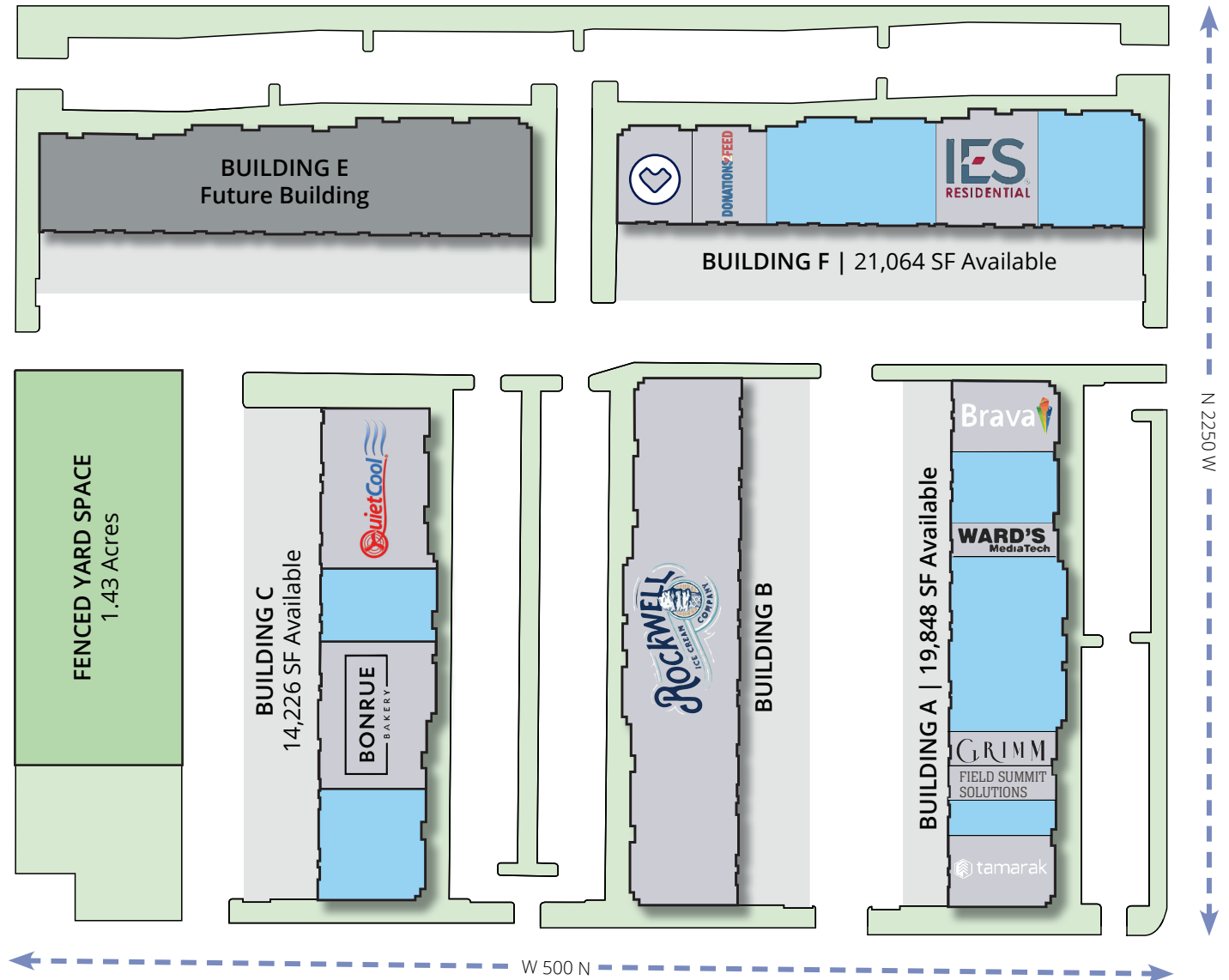
BUILDING E

Total: 38,880 F
Planned 2026

IRONCREEK TOTALS:

Existing: 162,763 SF
Planned: 38,880 SF
Available: 55,138 SF
Yard Space: 1.43 Acres

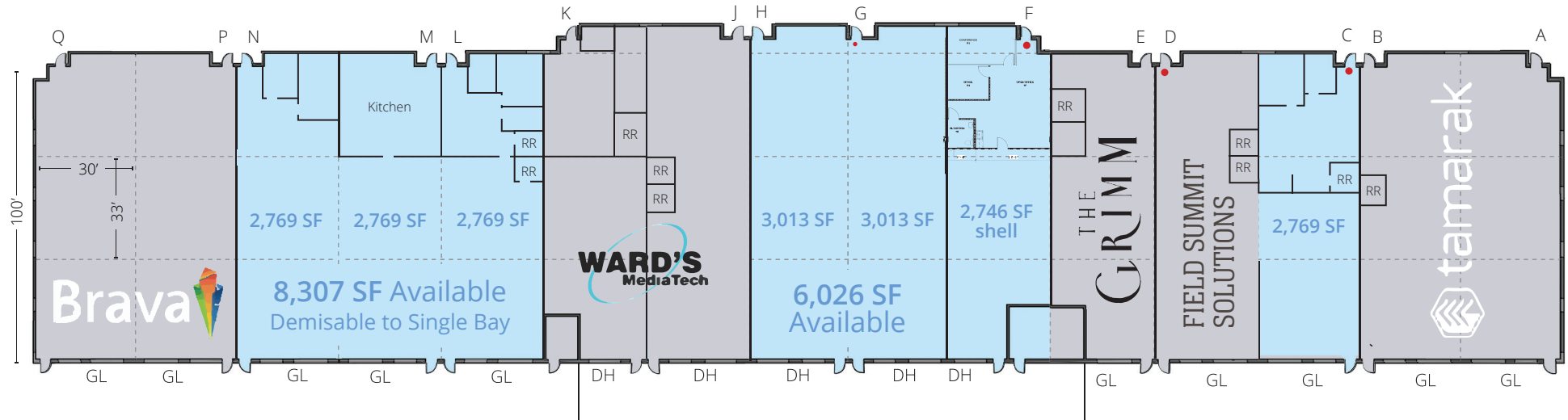
Planned Construction
Leased
Available



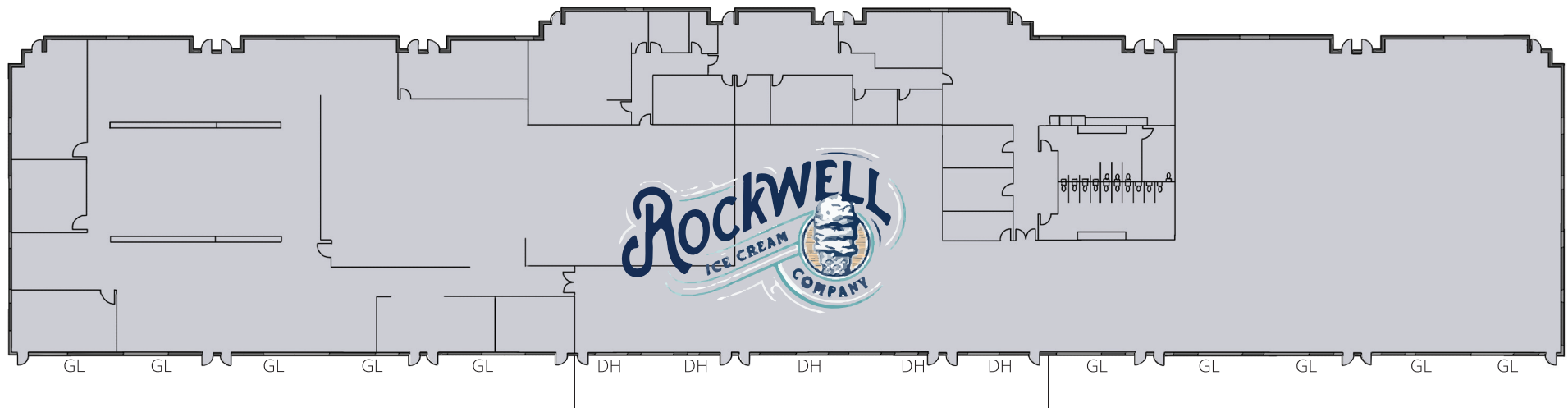
PROPERTY Floorplans

- Lock Box
- Leased
- Available

BUILDING A - 2322 42,091 SF Total | **19,848 SF Available** | 10 Ground Level | 5 Dock High



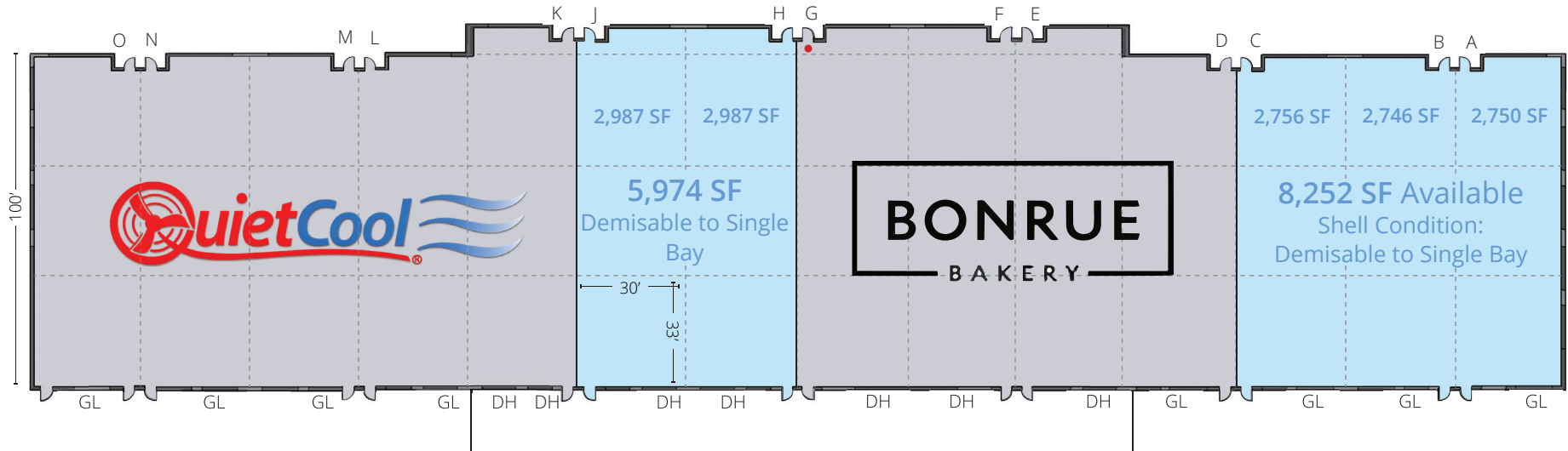
BUILDING B



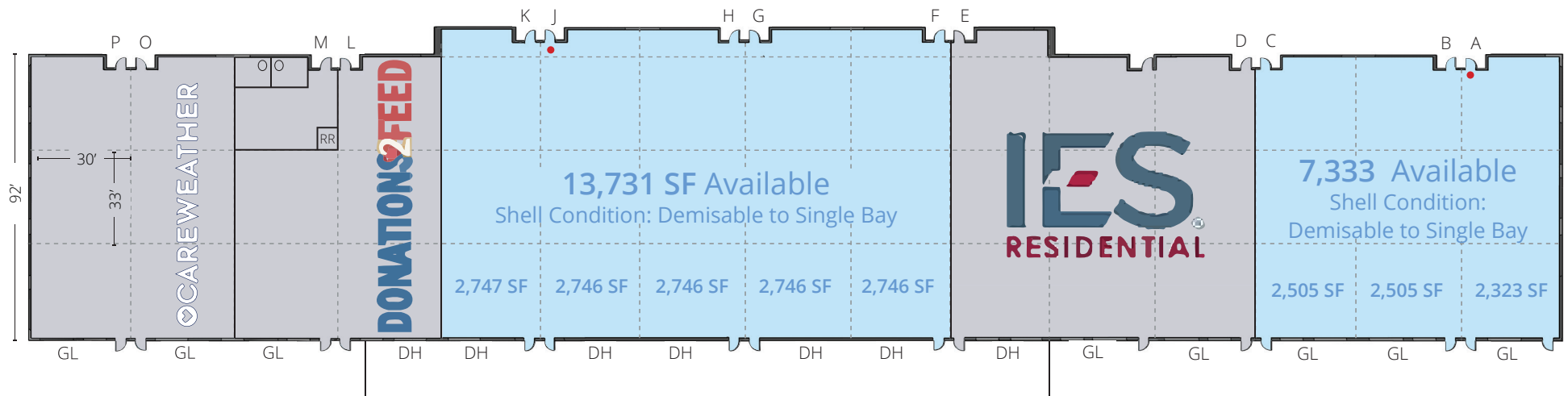
PROPERTY Floorplans

- Lock Box
- Leased
- Available

BUILDING C - 2424 39,729 SF Total | **14,226 SF Available** | 6 Ground Level | 7 Dock High



BUILDING F - 683 38,865 SF Total | **21,064 SF Available** | 8 Ground Level | 7 Dock High



PROPERTY Location



IRON CREEK

Key Facts

Population

135,241

Median Age

25.7

Average Household Size

3.09

Businesses

Total Businesses

3,523

Total Employees

49,761

Daytime Population

138,209

Income

Median Household Income

\$78,298

Per Capita Income

\$31,602

Median Net worth

\$122,785

SPRINGVILLE DEMOGRAPHICS

5 mile radius



Education

No High School Diploma

6.6%

High School Graduate

16.8%

Some College

24.9%

College Degree

51.7%

Employment

White Collar

63.1%

Blue Collar

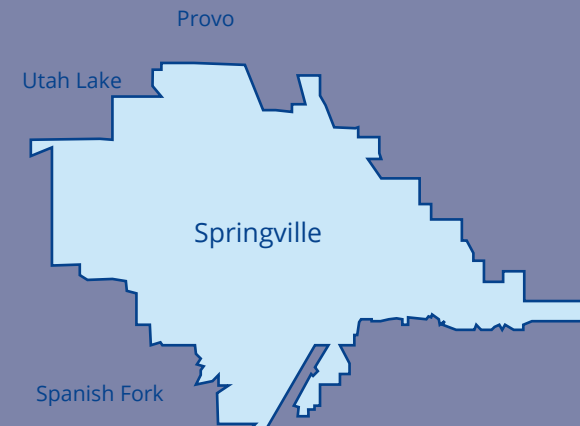
19.8%

Services

17.4%

Unemployment

3.7%





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Colliers
2100 Pleasant Grove Blvd., Suite 200
Pleasant Grove, UT 84062
colliers.com



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