

# IRONCREEK INDUSTRIAL

2322 W 500 N | Springville, Utah

INDUSTRIAL FOR LEASE

\$1.30 NNN

\$0.12 psf Fenced Yard



**IRONCREEK**

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# PROPERTY Overview

## SUMMARY

Iron Creek 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 from 2,323 to 39,729 square feet. The unified architecture of these six 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
- 2,323 - 39,729 SF suites
- 18" clear height
- LEED designed
- Dock and drive-in loading
- Build-to-suit office space
- 5 total buildings
- 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: **14,310 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: **28,011 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**

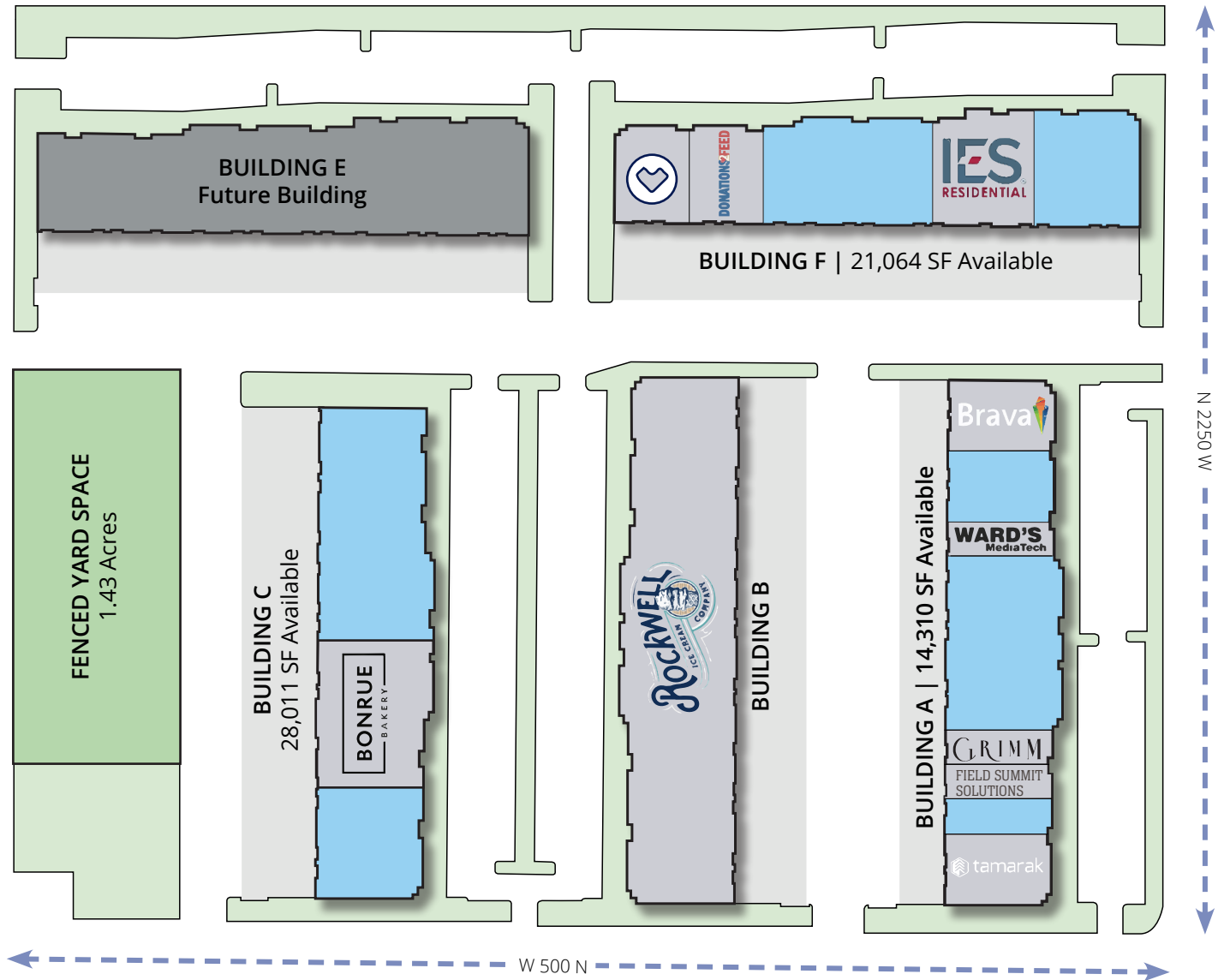
## BUILDING E

Total: **38,880 SF**  
 Planned **2026**

## IRONCREEK TOTALS:

Existing: **162,763 SF**  
 Planned: **38,880 SF**  
 Available: **63,385 SF**  
 Yard Space: **1.43 Acres**

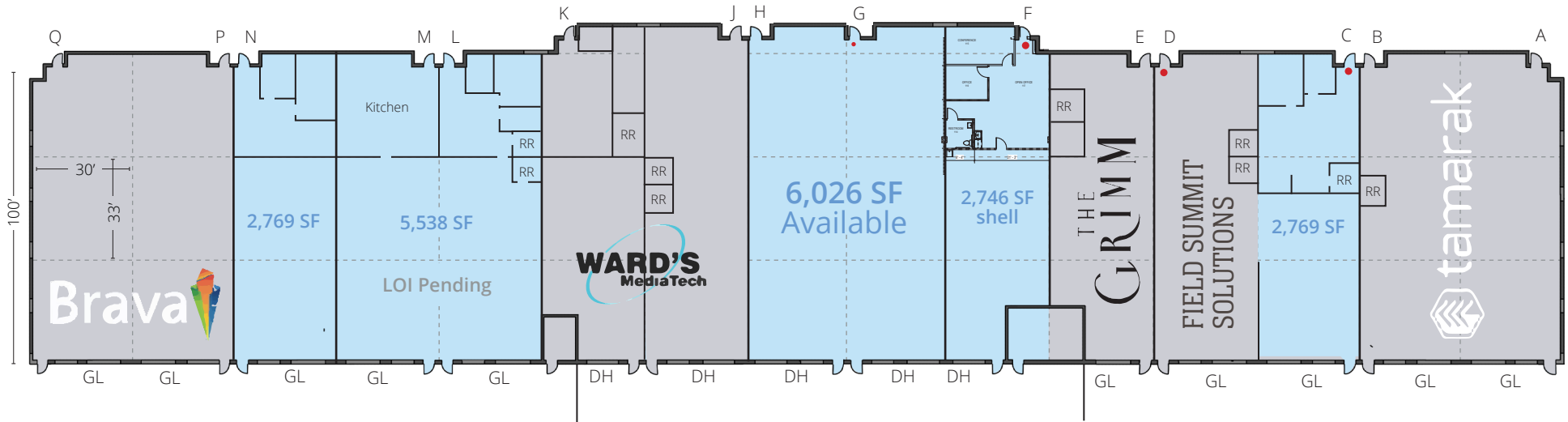
- Planned Construction
- Leased
- Available



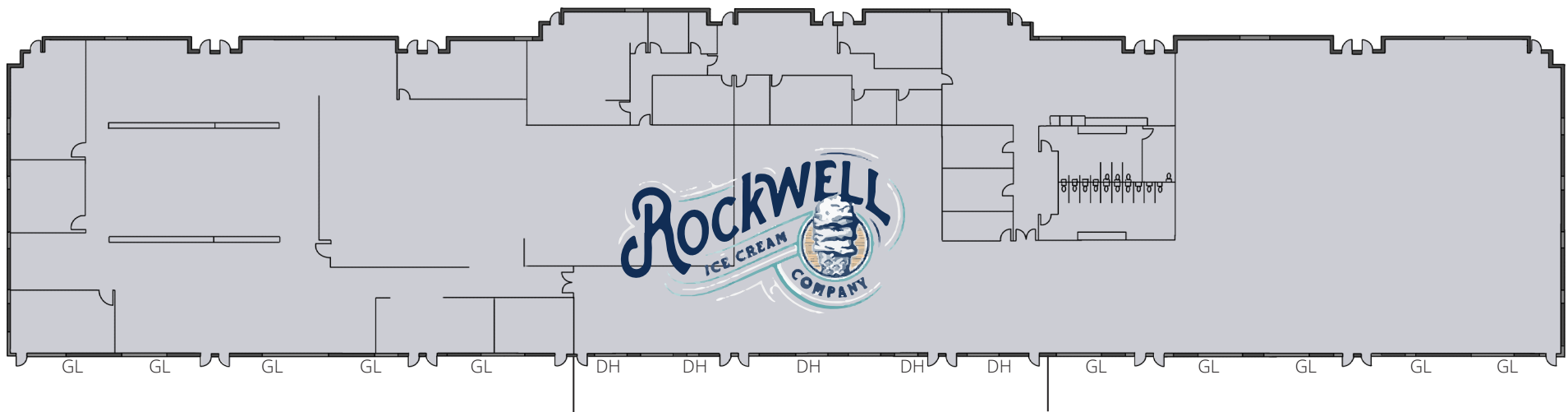
# PROPERTY Floorplans

- Lock Box
- Leased
- Available

**BUILDING A - 2322** 42,091 SF Total | **14,310 SF Available** | 10 Ground Level | 5 Dock High



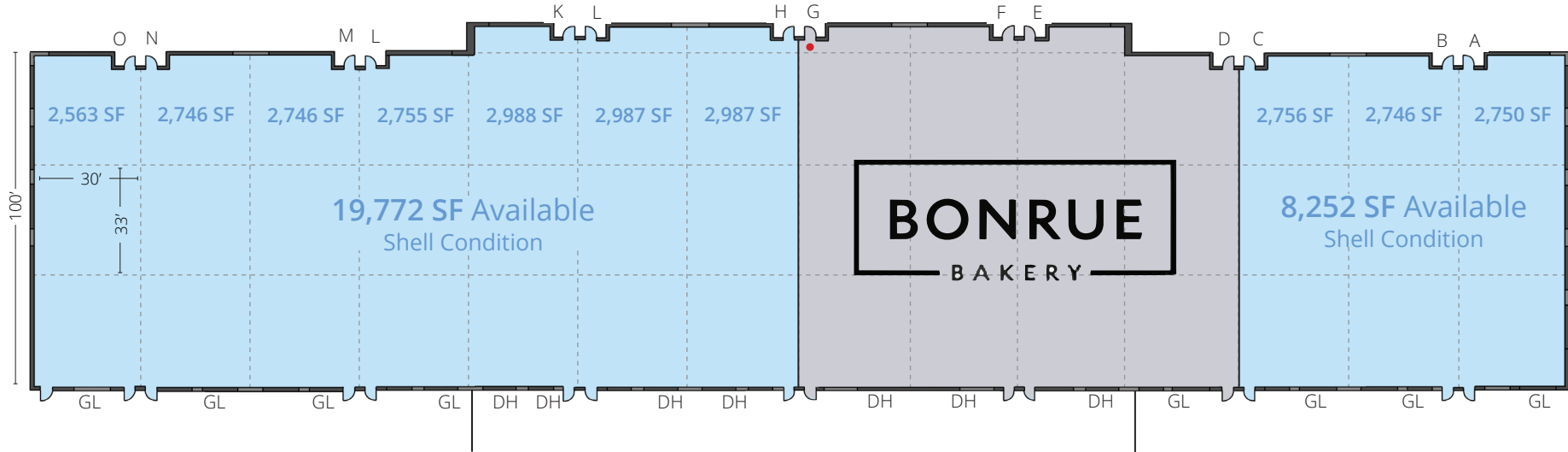
## BUILDING B



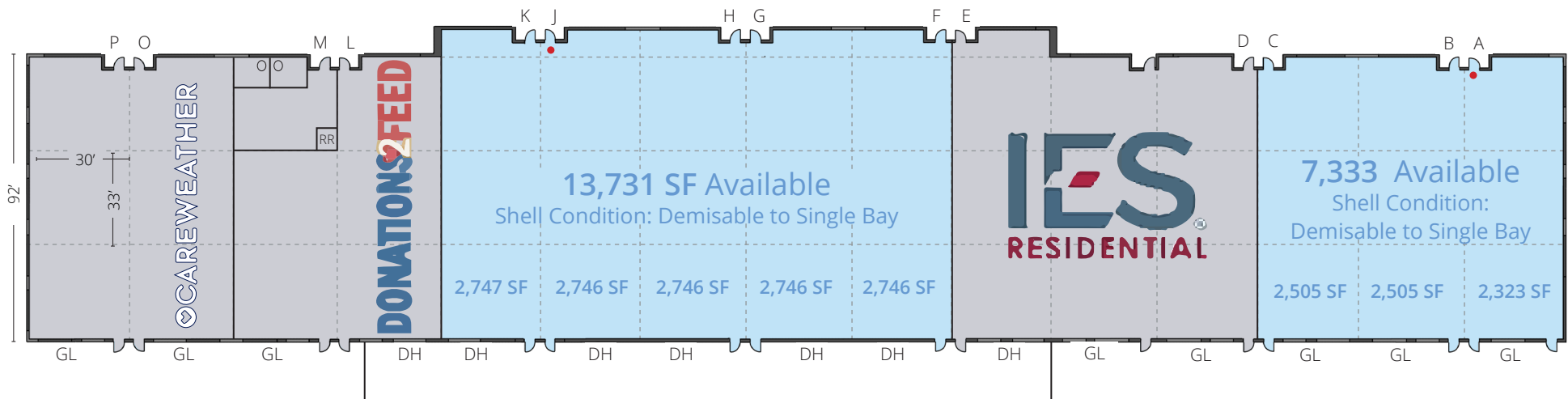
# PROPERTY Floorplans

- Lock Box
- Leased
- Available

**BUILDING C - 2424** 39,729 SF Total | **28,011 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





# SPRINGVILLE DEMOGRAPHICS

5 mile radius



## 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**

## 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

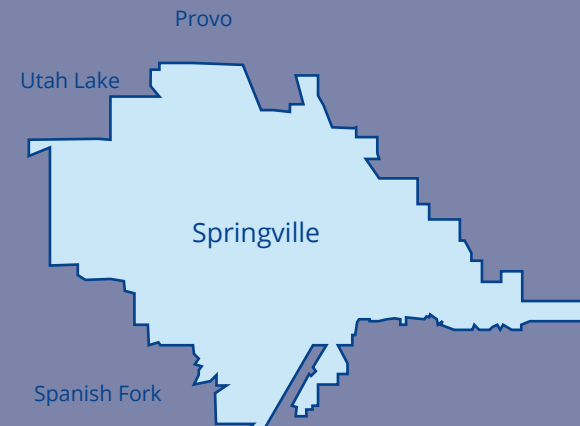
**19.8%**

Services

**17.4%**

Unemployment

**3.7%**





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