

3752 S Sierra Vista Way | Provo, Utah 84606

# New Vista Building 3 Available **for Lease**

▶ [video](#) | ▶ [virtual tour](#)

## Now Complete!

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DEVELOPED BY

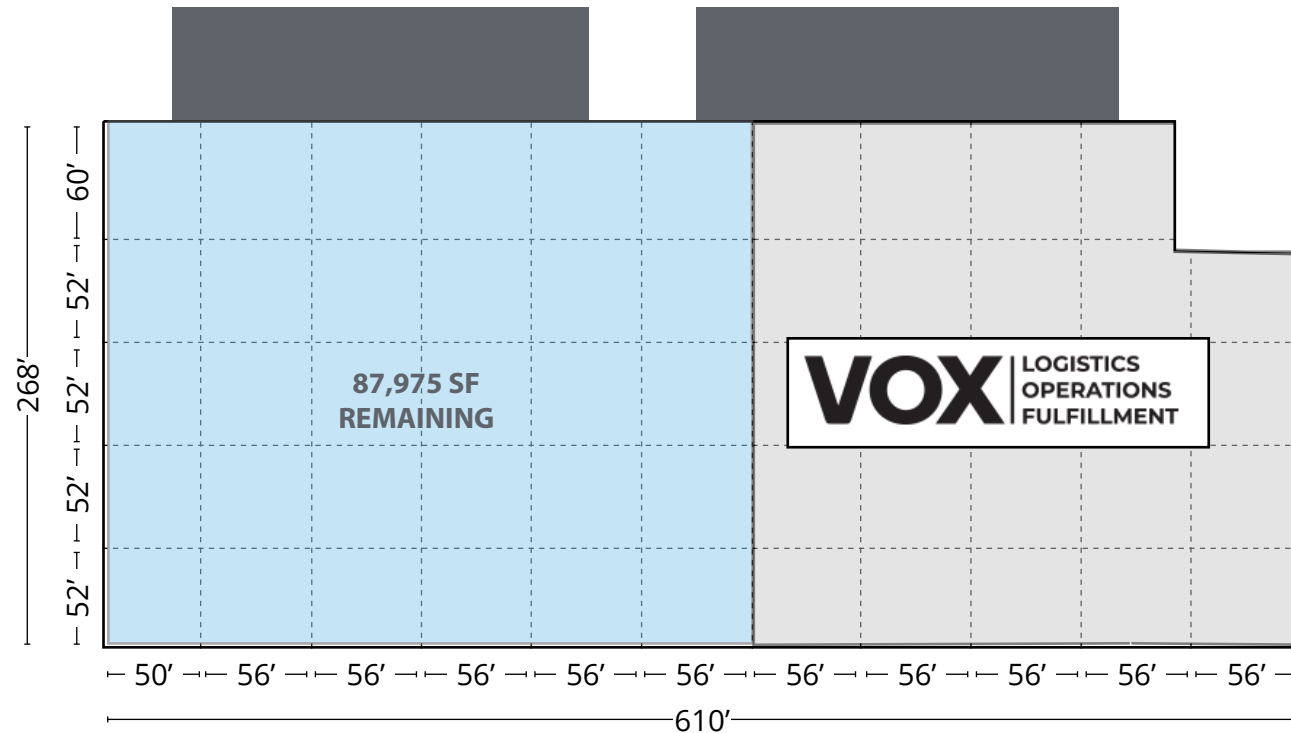


**SCANNELL**  
PROPERTIES

**Colliers**

Accelerating success.

# Property Highlights



## Multiple Configurations Available

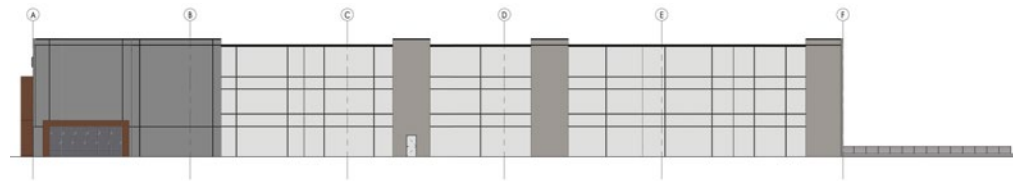
*Excellent access to I-15 via 1400 North (3 minutes) | 11,882 ADT*

<b>Delivery</b>	Now Complete!	<b>Grade-level Doors</b>	(2) 12' x 14' & (2) 12' x 14' knockouts
<b>Acres</b>	9.14	<b>Power Service</b>	3,000 amp 480/277 volt via Provo Power
<b>Square Footage</b>	158,756 SF	<b>Column Spacing</b>	56' x 52'
<b>Clear Height</b>	32'	<b>Building Depth</b>	268'
<b>Dock Doors</b>	27	<b>Parking Stalls</b>	141
<b>Minimum Divisibility</b>	30,016 SF	<b>Trailer Parking</b>	24

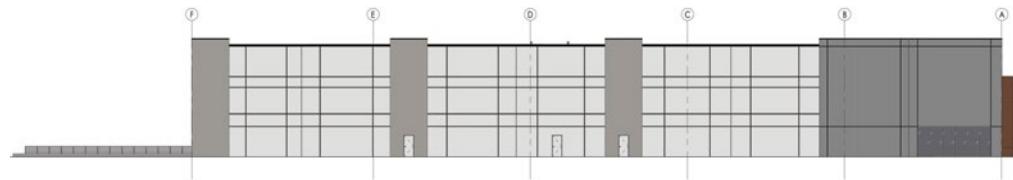
# Property Photos



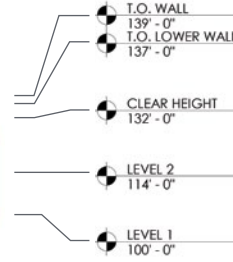
# Building 3 Elevations



East



West

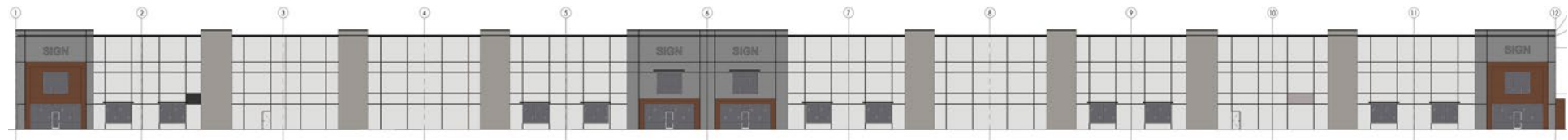


## LEGEND

-  PARAPET CAP
-  WOOD LOOK METAL - MAC OR EQUAL
-  ESSENTIAL GRAY - SW6002
-  DOVETAIL - SW7018
-  EXTRA WHITE - SW7006

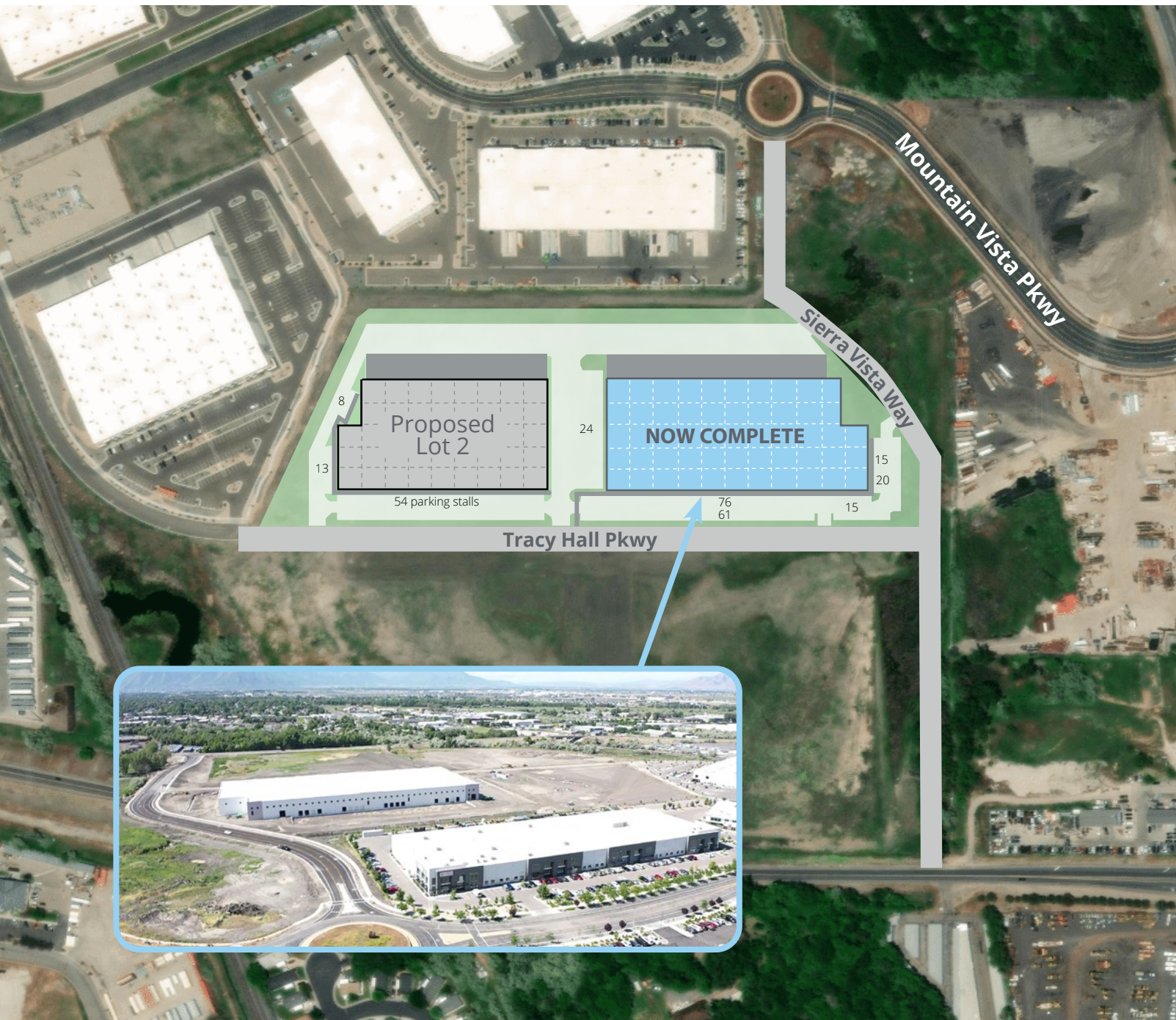


North



South

# Site Plan



**Proposed Lot 2**  
7.58 acres

**Proposed Building**  
126,119 SF

**Existing  
Lot 3**  
8.46 acres

**Building**  
157,989 SF

Freeway access

Great industrial  
location

Finish to suit

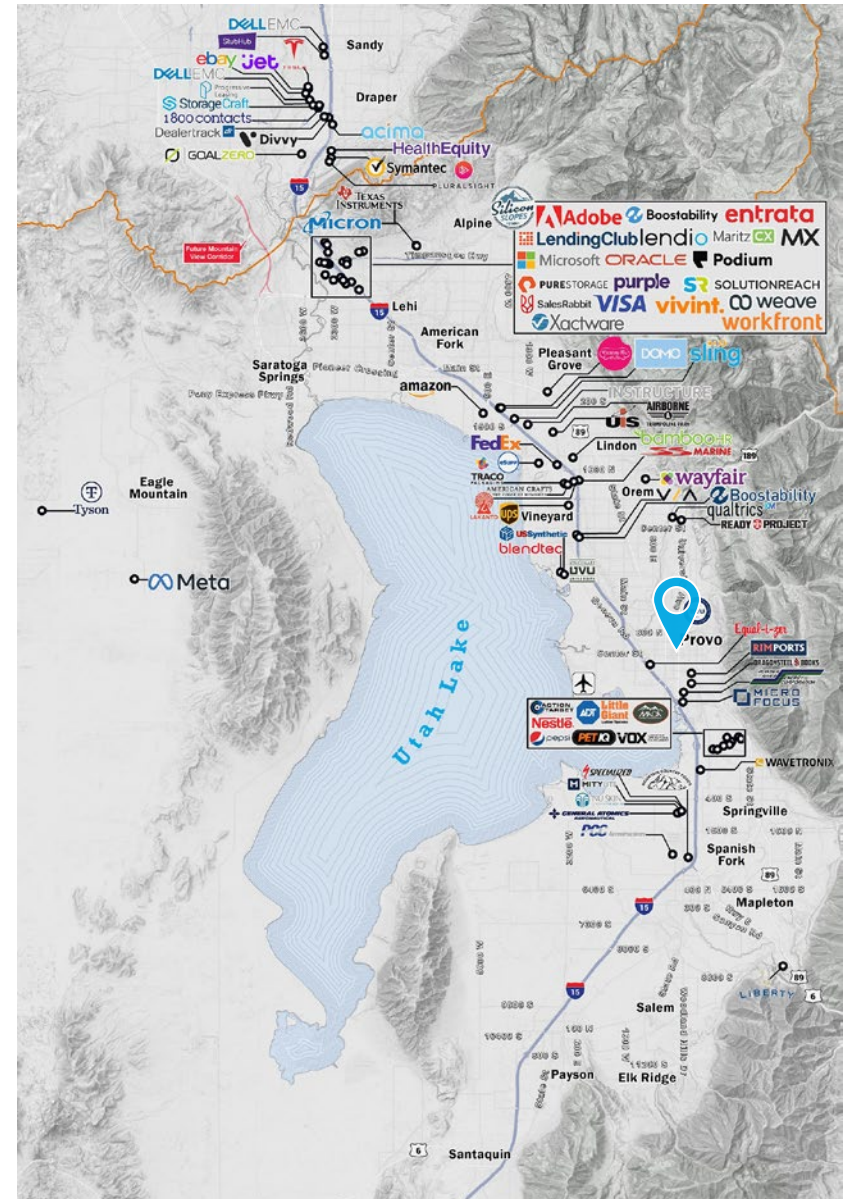
# Major Occupiers

## Crossroads of the West

At the epicenter of the Western United States, Utah's geographic position is ideal for a growing number of distribution, shipping and trucking companies. Utah offers easy access to Interstates 15, 70 and 80, as well as a number of other U.S. Highway and State Routes. American Fork in Utah County is less than 900 miles to every city in the Western United States.



City	Distance (Miles)	Drive Time (65 MPH)
Provo, UT	14.5 miles	0.22 hours
Salt Lake City, UT	32 miles	0.49 hours
Ogden, UT	68.1 miles	1.05 hours
Pocatello, ID	194 miles	2.98 hours
Idaho Falls, ID	243 miles	3.74 hours
Twin Falls, ID	252 miles	3.88 hours
Grand Junction, CO	253 miles	3.89 hours
Saint George, UT	271 miles	4.17 hours
Boise, ID	372 miles	5.72 hours
Las Vegas, NV	390 miles	6 hours
Casper, WY	430 miles	6.62 hours
Cheyenne, WY	463 miles	7.12 hours
Flagstaff, AZ	488 miles	7.51 hours
Denver, CO	494 miles	7.6 hours
Boulder, CO	506 miles	7.78 hours
Helena, MT	514 miles	7.91 hours
Reno, NV	544 miles	8.37 hours
Missoula, MT	554 miles	8.52 hours
Colorado Springs, CO	560 miles	8.62 hours
Albuquerque, NM	567 miles	8.72 hours
Billings, MT	578 miles	8.89 hours
Santa Fe, NM	595 miles	9.15 hours
Great Falls, MT	601 miles	9.25 hours
Pueblo, CO	603 miles	9.28 hours
Phoenix, AZ	632 miles	9.72 hours
Los Angeles, CA	658 miles	10.12 hours
Bakersfield, CA	673 miles	10.35 hours
Sacramento, CA	675 miles	10.38 hours
San Diego, CA	719 miles	11.06 hours
Yakima, WA	721 miles	11.09 hours
Tucson, AZ	744 miles	11.45 hours
Spokane, WA	751 miles	11.55 hours
San Francisco, CA	762 miles	11.72 hours
Medford, OR	764 miles	11.75 hours
Fresno, CA	782 miles	12.03 hours



# Location Provo, UT

The New Vista development is strategically located in **one of the fastest-growing cities** in the country. Provo City is ranked as the **second greatest place to live** in America by Outside Magazine, and, according to Forbes, Provo is #3 among the **best cities for business and careers**.



## Key Facts

Population  
116,293

Median Age  
23.9

Average Household Size  
3.03

## Employment

White Collar  
71%

Blue Collar  
15%

Services  
14%

Unemployment  
2.2%

## Business

Total Businesses  
3,237

Total Employees  
63,280

Daytime Population  
134,131



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