

# Under Construction



**NAIExcel**

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

243 E. St. George Blvd. Suite 200  
St George, Utah 84770  
4235.628.1609 | [naiexcel.com](http://naiexcel.com)

2414 W 700 S | Springville, UT

**Jason Griffith, CCIM**

NAI Excel | LIC# 5478665-SA00  
435.627.5709  
[jasong@naiexcel.com](mailto:jasong@naiexcel.com)

**Trevor Sharp**

SOVEREIGN | LIC# 5967629-SA00  
801.787.4603  
[sovproperties@gmail.com](mailto:sovproperties@gmail.com)



**SOVEREIGN**  
PROPERTIES

533 West State Road Suite 102  
Pleasant Grove, Utah 84062

# Property Summary

---

OFFER PRICE **\$.70/SF/NNN**

---

OFFER PRICE **\$1.25/SF/NNN**

---

DESIRED LEASE TERM **3-5 YRS**

---

BUILDING SQFT **±40,653 SQFT**

---

YEAR BUILT **2021**

---

CLASS **A**

---

ZONING **Ind**

---

- New multi-tenant industrial building; completion Mar 2021
- Lease sizes can vary from 5,556 SF to 15,000 SF
  - suite 200 | 5,539 SF
  - suite 300 | 5,540 SF
  - suite 400 | 5,556 SF
- 3-Phase Power - 120/208v
- Natural Gas
- Grease Interceptor
- Clear Height 24'

FOR MORE INFORMATION



**CLICK HERE**

OR TEXT 20764 TO 39200



# Area Map



SPRINGVILLE

SITE

EXIT 260

SPANISH FORK AIRPORT

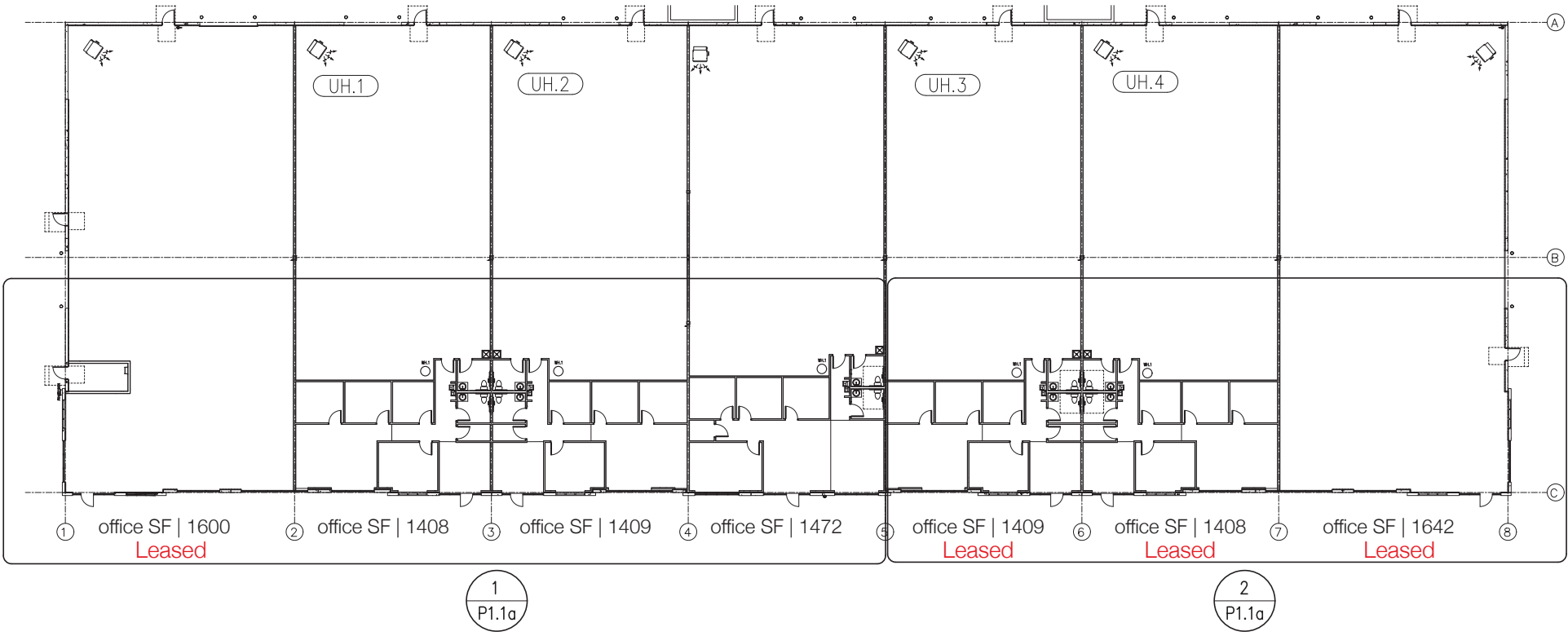
SPANISH FORK

# Area Map



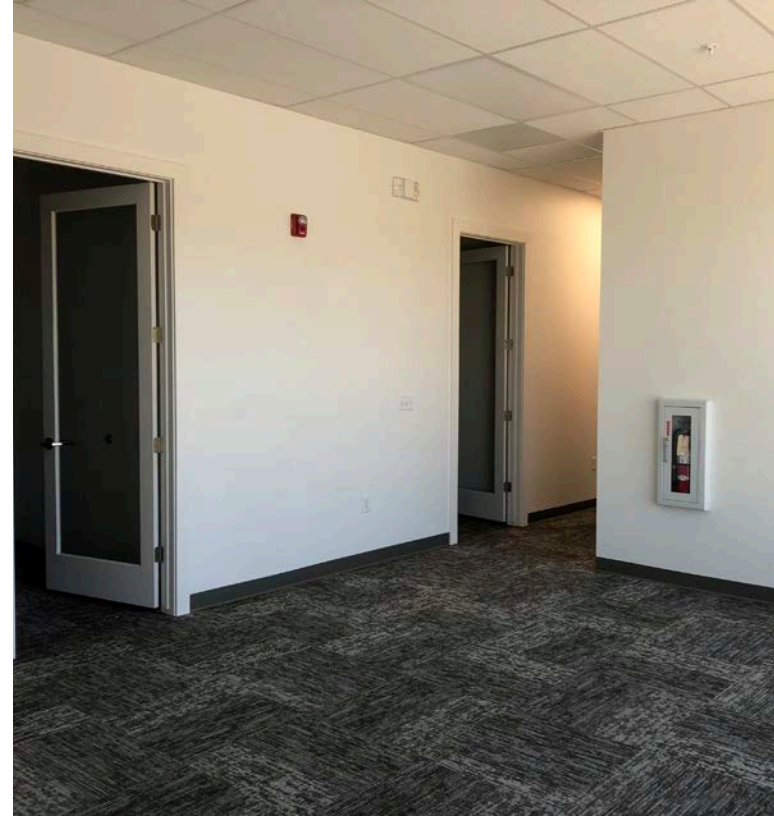


# Office Floor Plan



1 LEVEL ONE PLUMBING PLAN  
 SCALE: 1/16"=1'-0"  
 N





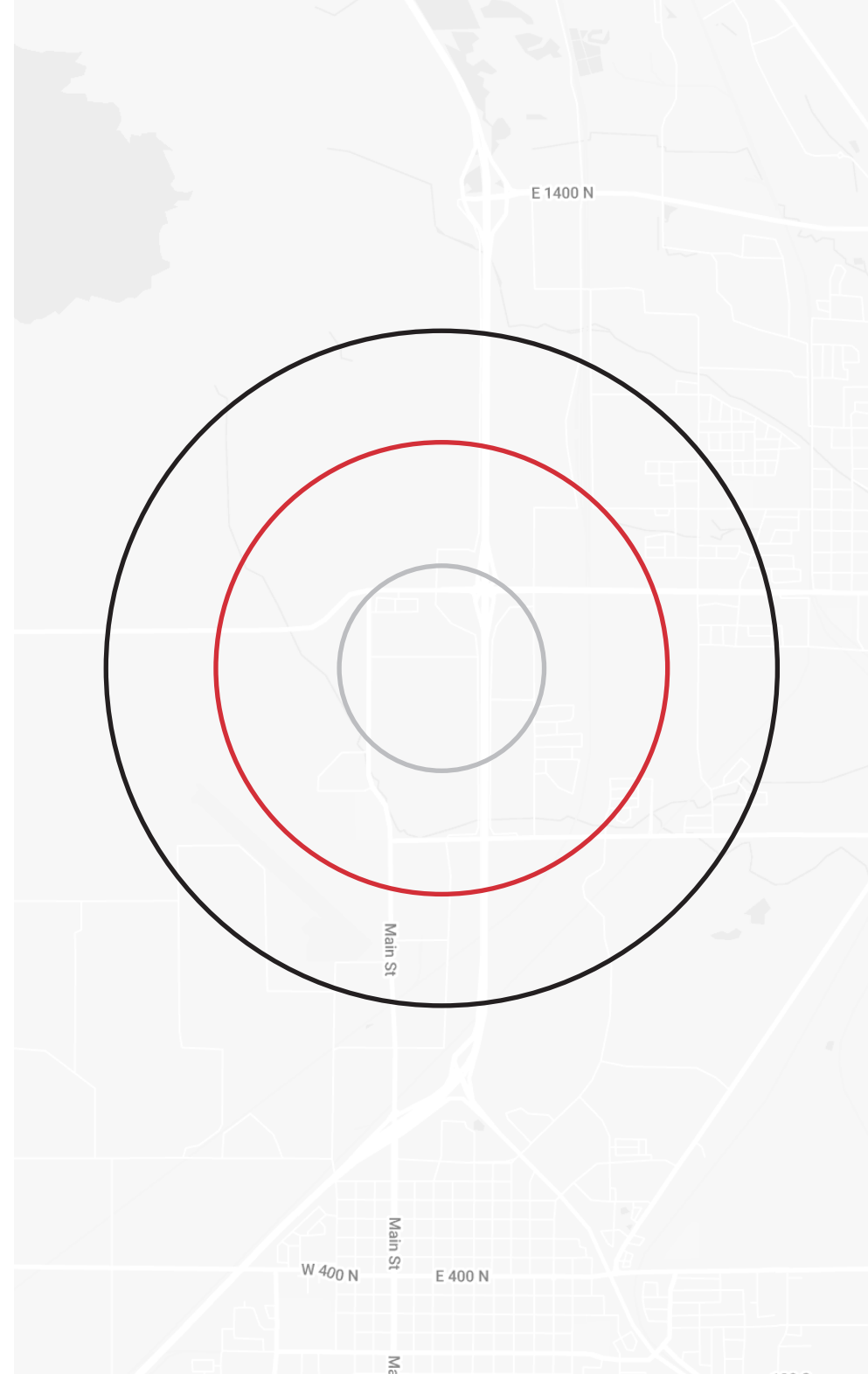


# Demographics

<b>POPULATION</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
2020 Population	3,508	32,376	107,623
<b>HOUSEHOLDS</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
2020 Households	971	9,522	30,095
<b>INCOME</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
2020 Average HH Income	\$81,262	\$74,784	\$87,965

## Traffic Counts

<b>STREET</b>	<b>AADT</b>
West 400 South	9,489
I- 15	124,047
North Main Street	6,597





## Distance to Major Cities

Salt Lake City, Utah	50 miles
Las Vegas, Nevada	372 miles
Los Angeles, California	639 miles
San Diego, California	701 miles
Denver, Colorado	477 miles
Phoenix, Arizona	614 miles

## Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel and NAI Vegas are known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

**CLICK HERE**



**VIEW MARKET STATISTICS  
FOR OFFICE, RETAIL,  
INDUSTRIAL & MULTIFAMILY**

<https://excelcres.com/market-research>



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

243 E. St. George Blvd. Suite 200  
St George, Utah 84770  
435.628.1609 | [naixel.com](http://naixel.com)

**Jason Griffith, CCIM**

NAI Excel | LIC# 5478665-SA00  
435.627.5709  
[jasong@naixel.com](mailto:jasong@naixel.com)

**Trevor Sharp**

SOVEREIGN | LIC# 5967629-SA00  
801.860.2005  
[sovproperties@gmail.com](mailto:sovproperties@gmail.com)



**SOVEREIGN  
PROPERTIES**

533 West State Road Suite 102  
Pleasant Grove, Utah 84062