



Colliers

Accelerating Success

2.4 Miles From
New I-15 Interchange

26-056-0029
Mapleton

Back Parcel: 8.11 acres

26-056-0019
Springville

Front Parcel: 2.63 acres

Land For Lease Springville | Mapleton Industrial Land

2095 South State Street
Springville, UT 84663

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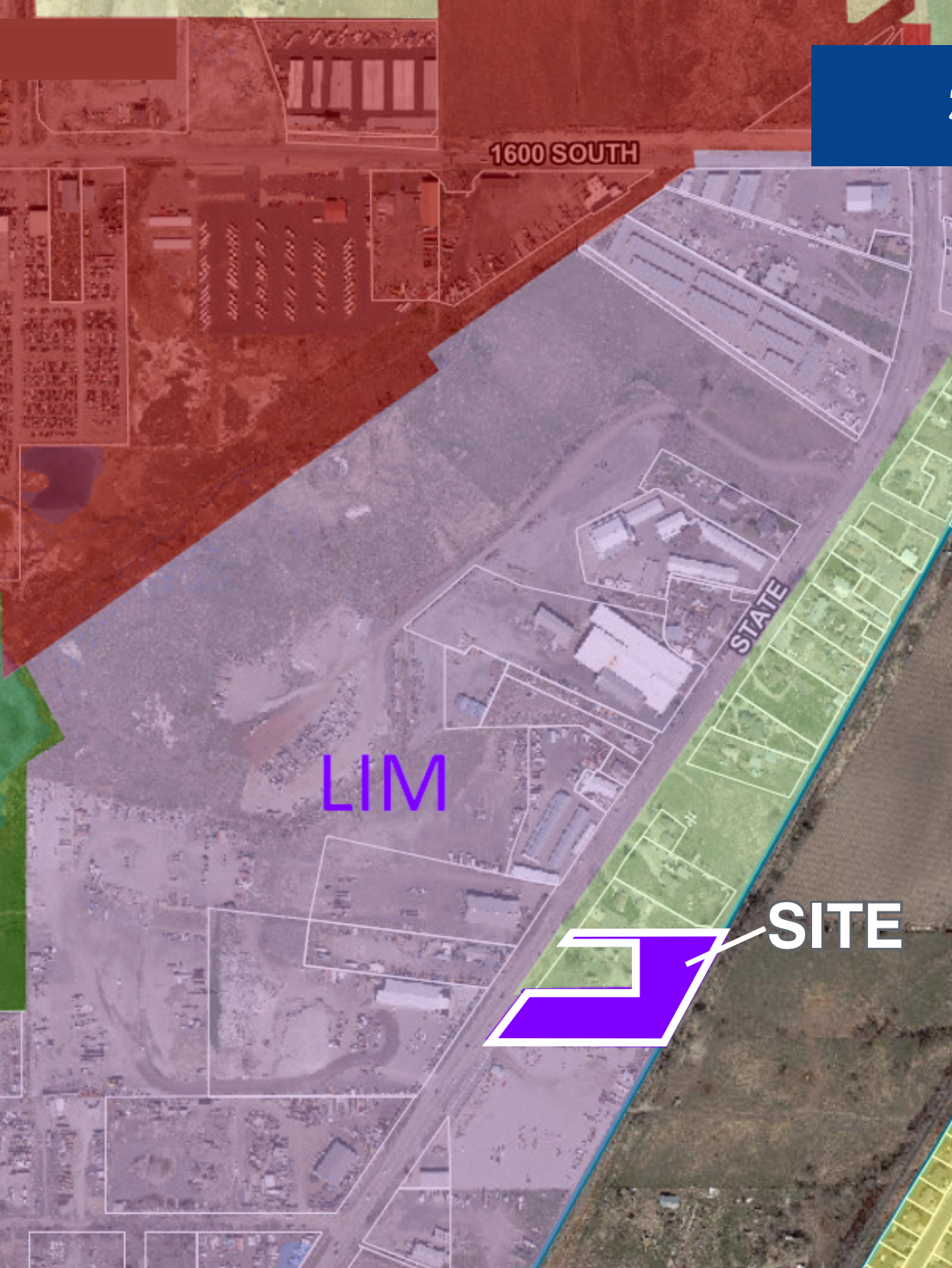
Colliers

2100 Pleasant Grove Blvd. | Suite 200

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Zoning: Light Industrial Manufacturing

The LIM zoning district is intended to provide locations for manufacturing and industrial development of less intensive uses. The largest portion of these types of uses shall be contained inside of structures. These districts should be located near major arterial streets and be located so as to provide easy access to the Interstate Highway system. Because of the highly visible location of these uses, special attention shall be paid to visual aesthetics.

Permitted Uses:

Auto Parts Sales,	Reception Center,
Auto Repair Major,	Storage Units,
Car Wash,	Contractor Yard,
Heavy Equipment Sales,	Light Industrial
Paint and Body Shop,	Manufacturing,
Church,	Outdoor Storage with
School,	restrictions,
Indoor Auto /Boat Storage,	Warehousing and
Towing Services,	Distribution,
Vehicle Sales,	Recreational Facility,
Vet, Kennels,	Recycling Drop off
Office,	Containers



For Lease: *All or Part*

- Front Parcel: 2.63 Acres
\$4,000 per month
- Back Parcel: 8.11 Acres
\$1,000 per acre per month
- Both Parcels: 10.74 Acres
\$12,110 per month



Property Information

- Front Parcel # 26-056-0019:
2.63 acres in Springville
- Back Parcel # 26-056-0029:
8.11 acres in Mapleton
- Front Easement Parcel # 26-057-0022:
0.10 acres in Springville
- Zoned: M-1 Industrial & Manufacturing
- Water rights available under
separate purchase



400 South

Walmart

Smith's Marketplace



Future 1600 South Interchange

1600 South

4 min drive time (2.4 miles)

Intermountain Healthcare

CINEMARK
The Best Seat in Town

LOWE'S
Home Improvement Warehouse

Walmart

target



State Street

SITE

Land For Lease

Springville | Mapleton

Industrial Land

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