



Spring Heights

Redwood Road at Hardman Way
Saratoga Springs, UT 84045



SJPI.COM/UTAH | 801.899.7991

About Spring Heights

Spring Heights is a 17-acre mixed-use business community located at the intersection of Redwood Road (UT 68) and Hardman Way (1990 N) in Saratoga Springs, Utah.

Upon completion, Spring Heights will be comprised of more than 149,000 square feet of flex/R&D and retail space, providing a campus-like business environment. Tenant sizes from 2,760 square feet up to 53,640 square feet of space offer businesses straight-forward, economical and high-utility space in a covenant-protected, well-maintained atmosphere.

For more information on Spring Heights, visit: sjpi.com/springheights



Flex/R&D Buildings

2433 N Redwood Road	50,774 SF
2559 N Redwood Road	53,361 SF

Flex/R&D Specifications

Suite Sizes	2,520 SF up to 53,361 SF
Ceiling Height	18 ft. clear minimum
Loading	Dock and drive-in
Office	Build to suit
Parking	4 spaces per 1,000 SF
Heat	Gas

Retail Buildings

2409 N Redwood Road	12,703 SF
2467 N Redwood Road	12,703 SF
Retail C	9,750 SF
Retail D	9,750 SF

Pad Site

Pad	1.655 AC
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Demographics

	1 Mile	3 Miles	5 Miles
Population	11,143	53,299	148,582
Avg. Household Income	\$142,835	\$130,556	\$127,249

Traffic Counts

Redwood Road (UT 68): 24,000+ vehicles/day
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Spring Heights | Site Plan



HARDMAN WAY / 1900 N

REDWOOD ROAD



24,000 AADT

PAD
1.655 AC

2559 N REDWOOD ROAD 53,361 SF

2433 N REDWOOD ROAD 50,774 SF

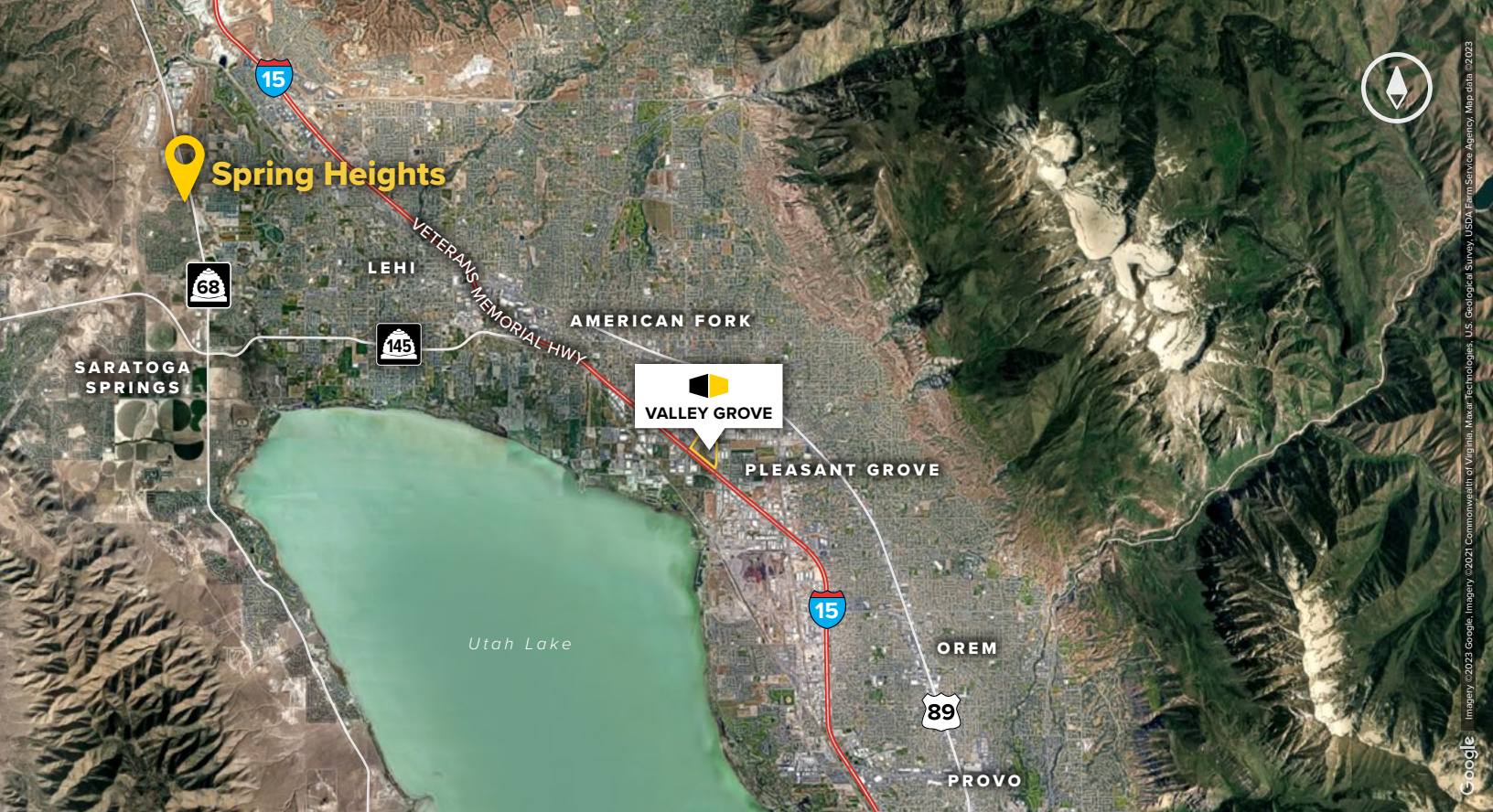
RETAIL D
9,750 SF

RETAIL C
9,750 SF

2467
12,703 SF

2409
12,703 SF





Distances to:

Interstate 15	3 miles
American Fork, UT	8 miles
Provo, UT (Downtown)	21 miles
Provo Municipal Airport	23 miles
Spanish Fork, UT	29 miles
Salt Lake City, UT (Downtown)	30 miles
Salt Lake City International Airport	34 miles



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About St. John Properties

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