

Under Construction



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

243 E. St. George Blvd. Suite 200
St George, Utah 84770
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2414 W 700 S | Springville, UT

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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 | 2020 |
| CLASS | A |
| ZONING | Ind |

- New multi-tenant industrial building; completion Jan 2021
- Lease sizes can vary from 5,556 SF to 40,653 SF
 - suite 100 | 6,371 SF
 - suite 200 | 5,556 SF
 - suite 300 | 5,556 SF
 - suite 400 | 5,571 SF
 - suite 500 | 5,556 SF
 - suite 600 | 5,556 SF
 - suite 700 | 6,487 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



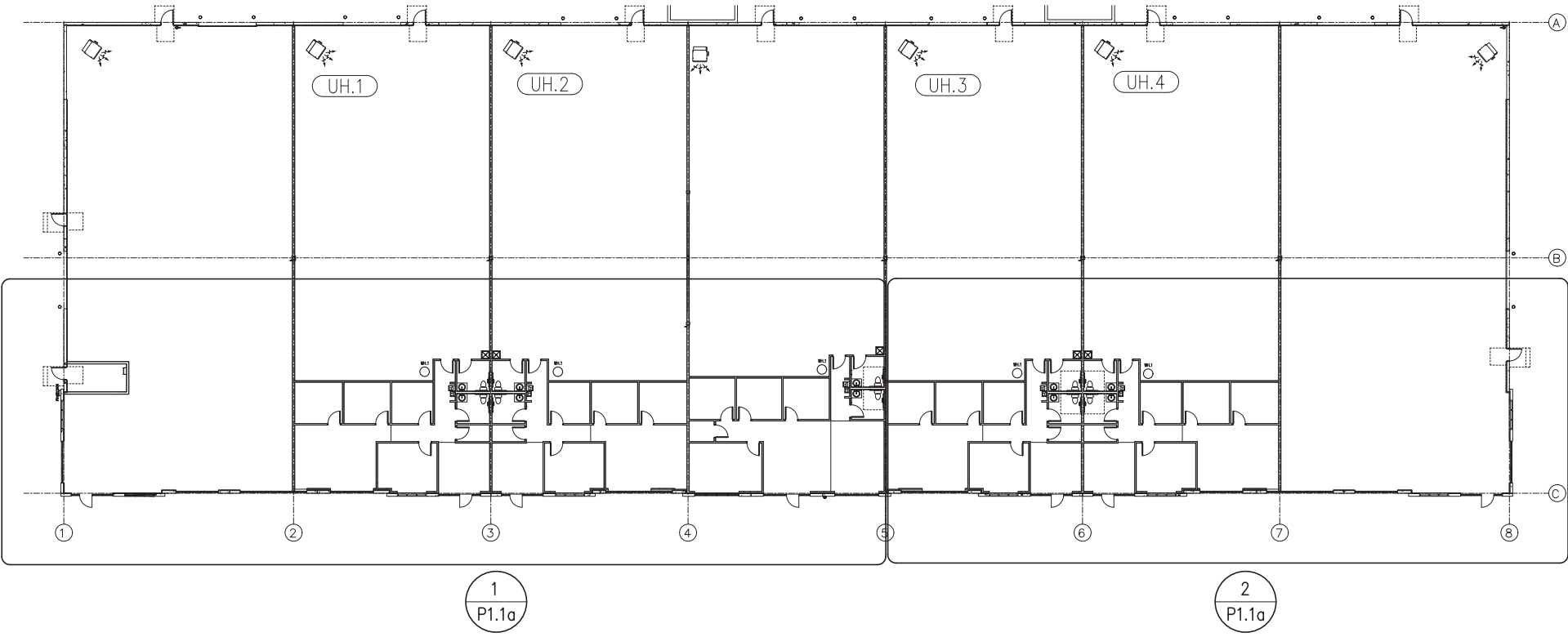
Area Map



Site Plan



Office Floor Plan



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





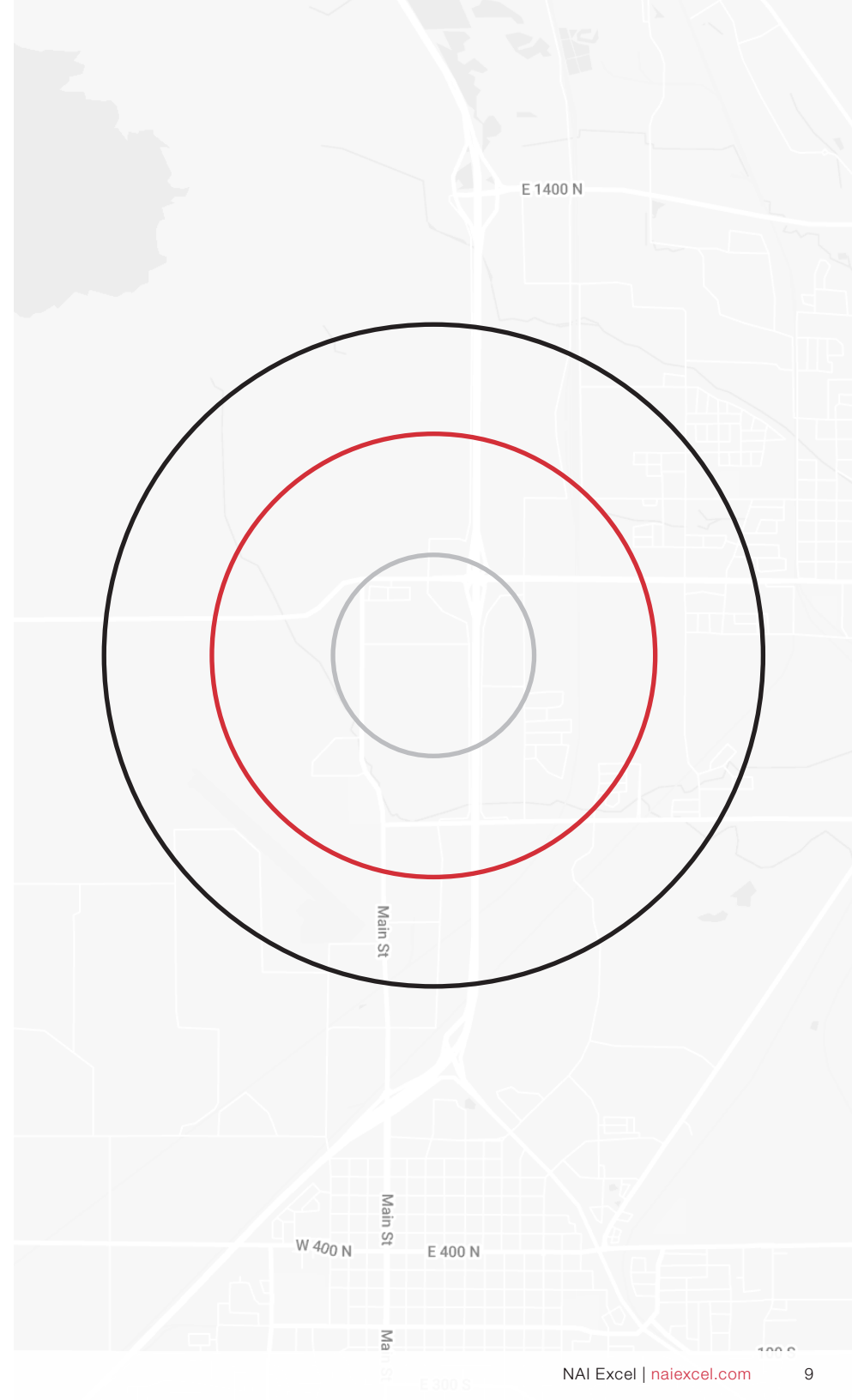


Demographics

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

Traffic Counts

| STREET | AADT |
|-------------------|-------------|
| 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>



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