

# Springville Business Park #2

2177 West 700 South, Springville, Utah 84663



**Roderick Realty**

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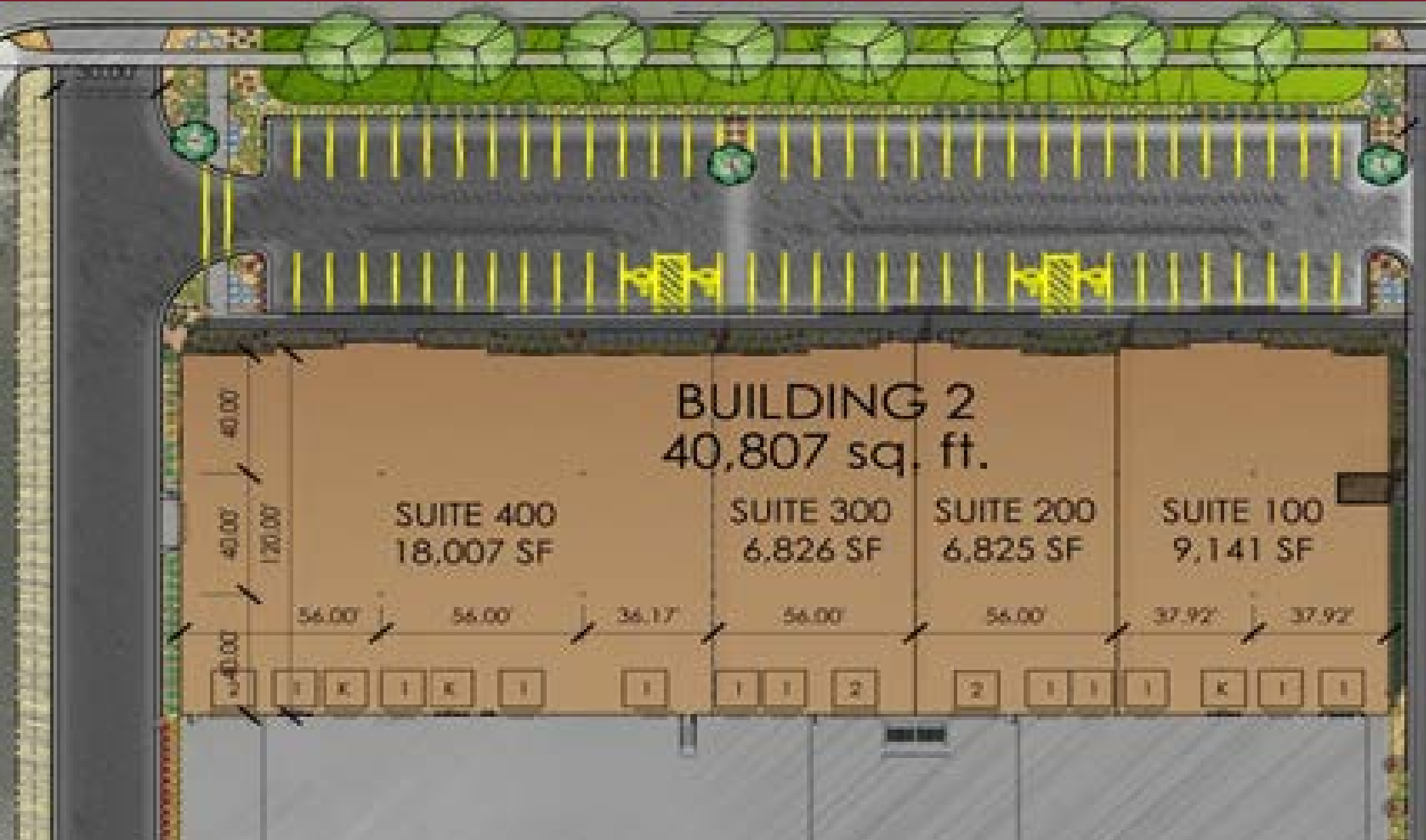
801-506-5005

- Class A Warehouse Space
- 3 Ground Level, 11 Dock-High Doors & 3 Knock Out Panels
- 24'-26' Clear Height
- 56' X 40' Bay Size
- 40,807 S.F. (Divisible)
- Convenient access right off of Springville Exit
- I-15 visibility



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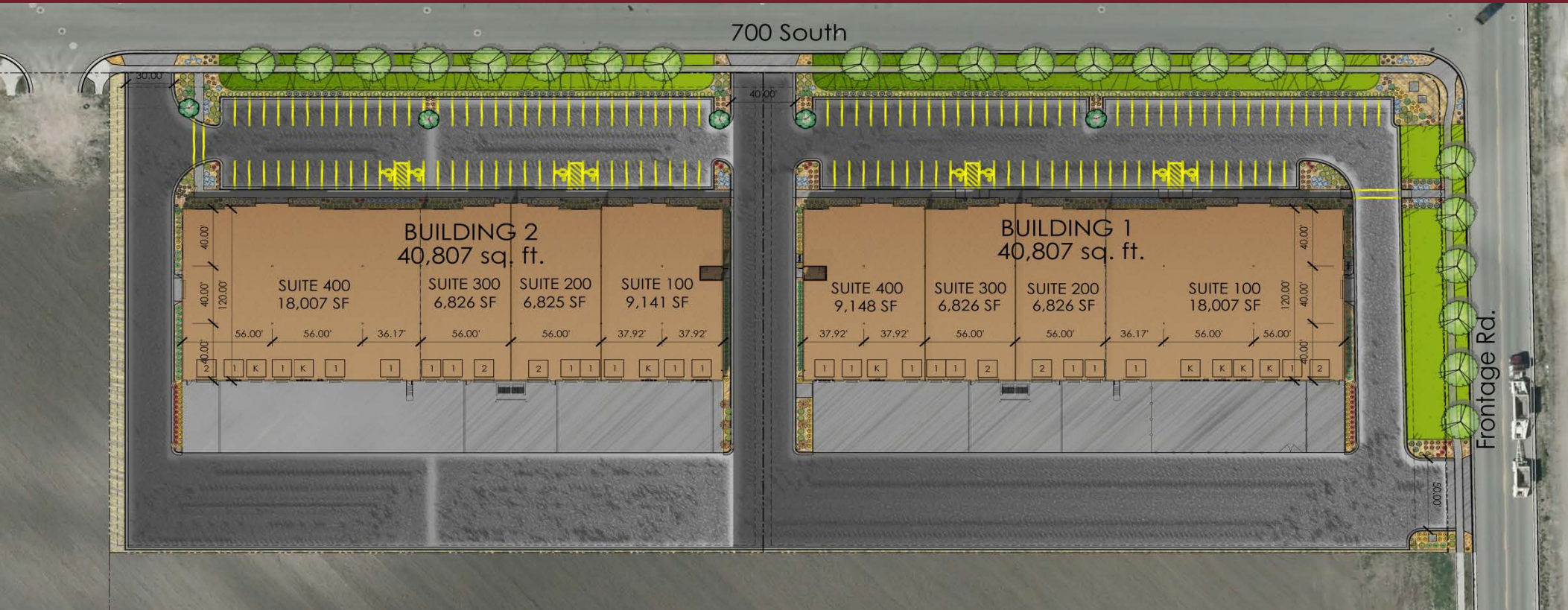
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Building #2: 2217 West 700 South, Springville, Utah 84663



## LOT 2 BUILDING AREAS:

ADDRESS: 2177 W 700 S, SPRINGVILLE, UT 84663  
 BUILDING 2 AREA: 40,807 SQ. FT.  
 LOT 2 AREA: 335,588 SQ. FT. / 3.11 ACRES  
 LOADING AREA:  
 [1] 9'x10' DOCK: 11 DOORS  
 [2] 12'x14' GRADE: 3 DOORS  
 [K] KNOCK-OUT: 3 DOORS  
 POWER: 800 AMPS 480V/3PH  
 CONCRETE APRON: 50 FEET  
 VEHICLE PARKING: 66 STALLS  
 CEILING HEIGHT: 24' CLEAR(22'-10" ON GRID)  
 FIRE SPRINKLERS: ESFR  
 BAY SIZE: 36'-56' X 40'

## LOT 1 BUILDING AREAS:

ADDRESS: 2057 W 700 S, SPRINGVILLE, UT 84663  
 BUILDING 1 AREA: 40,807 SQ. FT.  
 LOT 1 AREA: 141,005 SQ. FT. / 3.24 ACRES  
 LOADING AREA:  
 [1] 9'x10' DOCK: 9 DOORS  
 [2] 12'x14' GRADE: 3 DOORS  
 [K] KNOCK-OUT: 5 DOORS  
 POWER: 800 AMPS 480V/3PH  
 CONCRETE APRON: 50 FEET  
 VEHICLE PARKING: 70 STALLS  
 CEILING HEIGHT: 24' CLEAR(22'-10" ON GRID)  
 FIRE SPRINKLERS: ESFR  
 BAY SIZE: 36'-56' X 40'



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