

HAMILTON

COMMERCE CENTER

INDUSTRIAL FOR LEASE



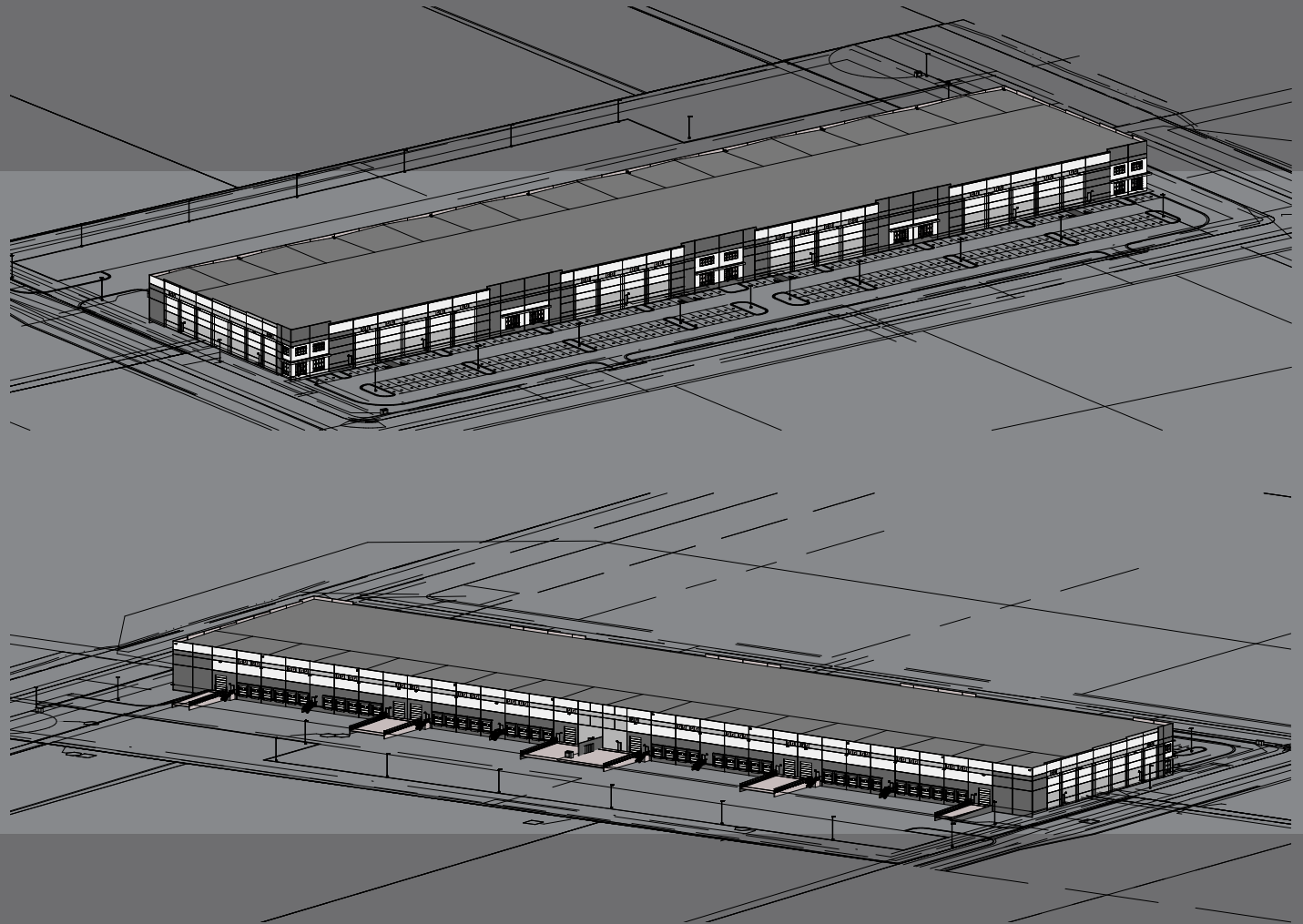
HAMILTON
PARTNERS

2303 West 500 North | Springville, Utah

HAMILTON PARTNERS

OVERVIEW

Located in the heart of Springville's industrial corridor, this new construction industrial development at 2303 West 500 North will deliver approximately 192,000 SF of highly functional warehouse space on 13+ acres. Along with available outside storage, the project will offer flexible suite configurations, with the ability to accommodate users from 21,000-192,000 SF.



[View 3D Model](#)

PROPERTY RENDERINGS



HIGHLIGHTS

192,360 SQ. FT.

Rear Load Warehouse

1.13 ACRES

Outdoor Storage Yard

13.8 ACRES

Lot Size

21,000 SQ. FT.

Minimum Divisibility

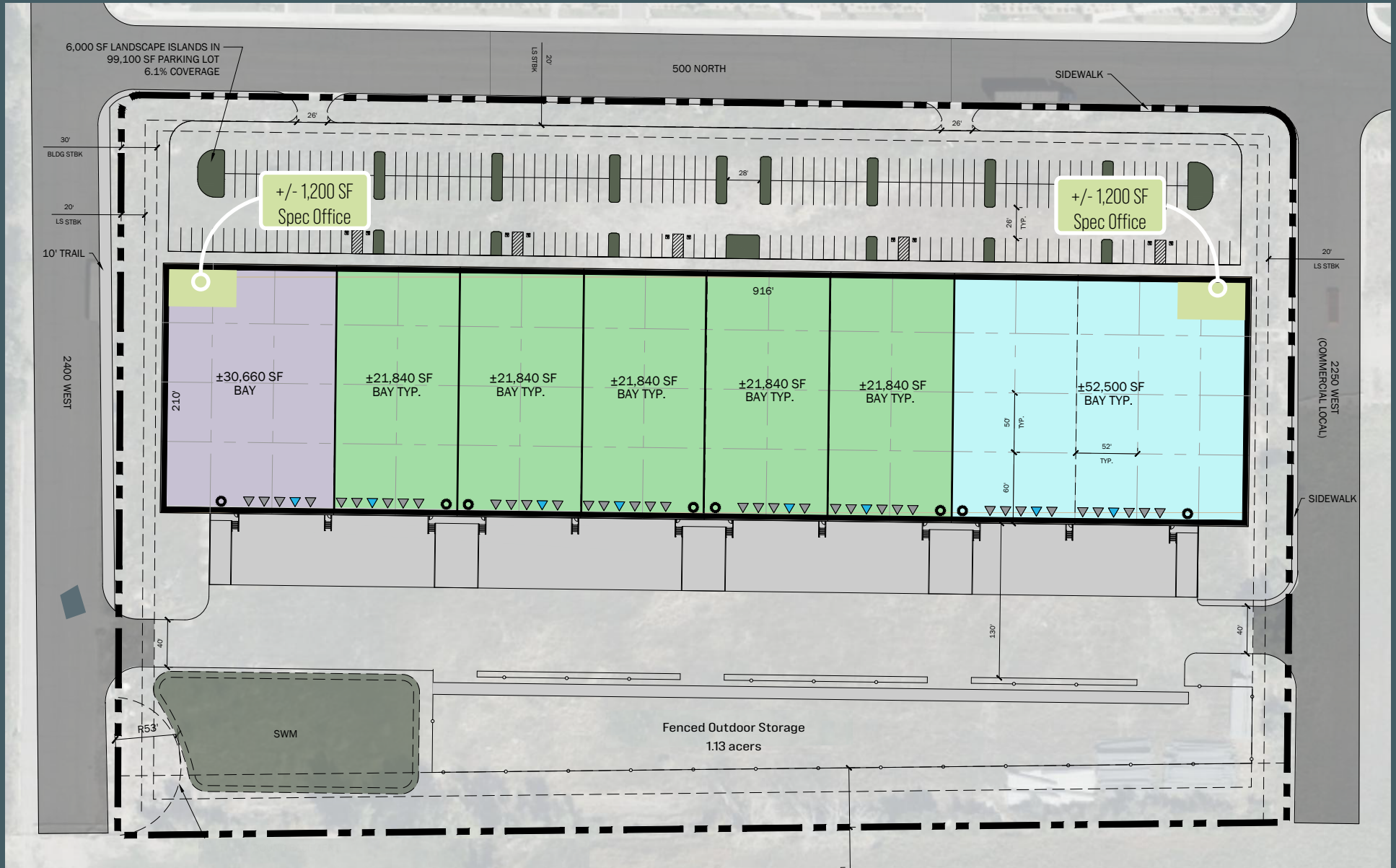


PROPERTY DETAILS

- 192,360 SF total building size
- 1.13 acre fenced outdoor storage yard
- 13.8 acre site
- Concrete tilt-up construction
- Flexible suite sizes from ±21,000 SF
- 43 dock-high doors
- 8 ground-level doors
- Purpose built for modern distribution and light industrial users servicing the Wasatch Front
- 32 Foot clear height
- 244 parking stalls
- ESFR sprinklers
- Well located adjacent to I-15 within a growing industrial corridor
- Estimated delivery: May 2027



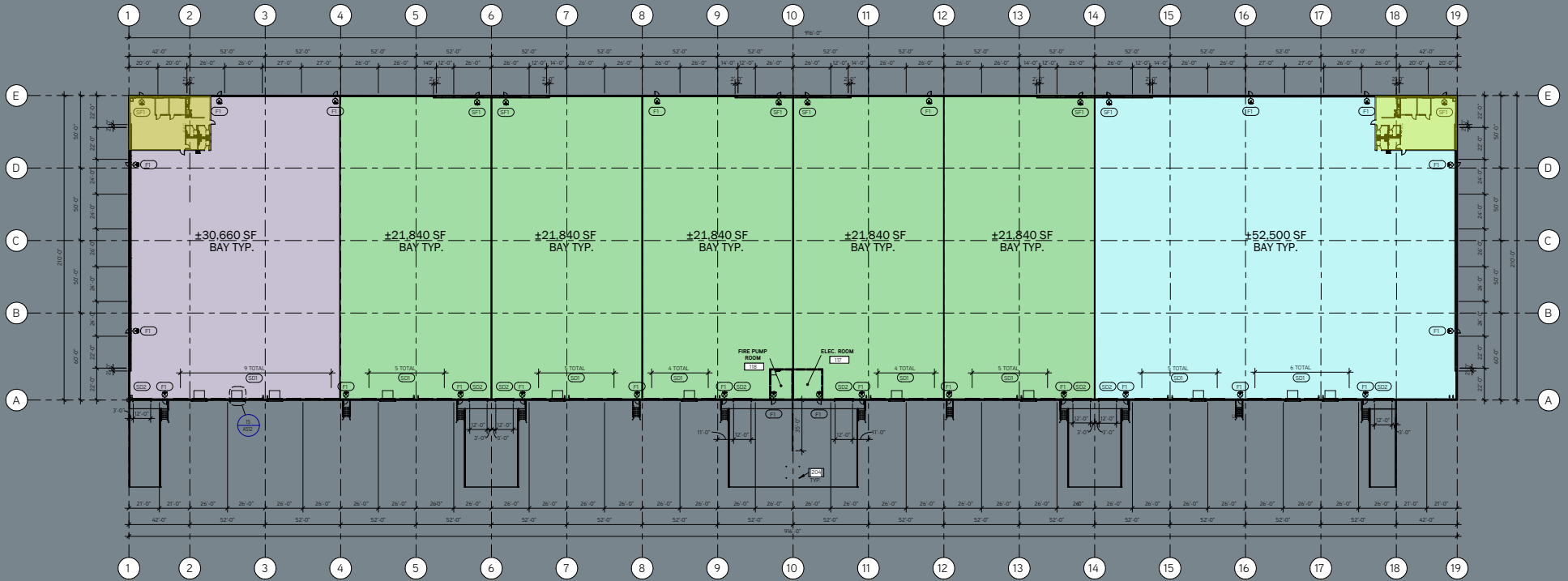
SITE PLAN



[View 3D Model](#)

FLOOR PLAN

[View 3D Model](#)



HAMILTON PARTNERS

LOCAL AERIAL



SITE

Future

Rockwell
DONATIONS FEED
IES RESIDENTIAL
QuietCool
Brava
WARD'S Media Tech
GRUMM
BONRUE BAKERY

Swig
Arby's
Pizza Hut
IHOP
DEL TACO
PAPA JOHN'S

Loves
McDonald's

ExxonMobil
Cracker Barrel

Days Inn
MICROTEL BY WYNDHAM

MAVERIK
Holiday Inn Express

Denny's
FLYING J
BW Best Western Hotels & Resorts

TUNEX COMPLETE CAR CARE
AMERICA FIRST
SUBWAY
Walmart
SECURITY SERVICE FEDERAL CREDIT UNION
DESERT INDUSTRIES

7-ELEVEN
TACO BELL
BIG O TIRES
Wendy's
jiffy lube

McDonald's
Beans & Brews
crumbs
Mojito
Cafe Rio MEXICAN GRILL

Sodolicious
Advance Auto Parts

USU Credit Union
ZIONS BANK
E6S FITNESS
Smith's Marketplace
Starbucks

Sodolicious
McDonald's
Chevron
7-ELEVEN
DAYLIGHT DONUTS

Swig
SUBWAY

Altabank
Reilly AUTO PARTS

Beto's MEXICAN FOOD

AutoZone
UCCU
NEBO CU

MAVERIK
TACO BELL

Snack
7-ELEVEN
TWO JACK'S PIZZA

Mabley's FRESH
CENTRAL BANK
PIER 49 PIZZA

WELLS FARGO
NAPA
RACHEL'S MEXICAN FOOD

Walgreens

Little Caesars
Jiffy Lube
Snack

73

DEMOGRAPHICS

5 mile Radius



134,543

Total Population

3,578

Businesses

3.09

Average Household Size

49,912

Total Employees

25.7

Median Age



41%

Bachelor's/Graduate/Prof Degree

21%

High School Graduate

31%

Some College

7%

No High School Diploma



\$78,081

Median Household Income

\$100,181

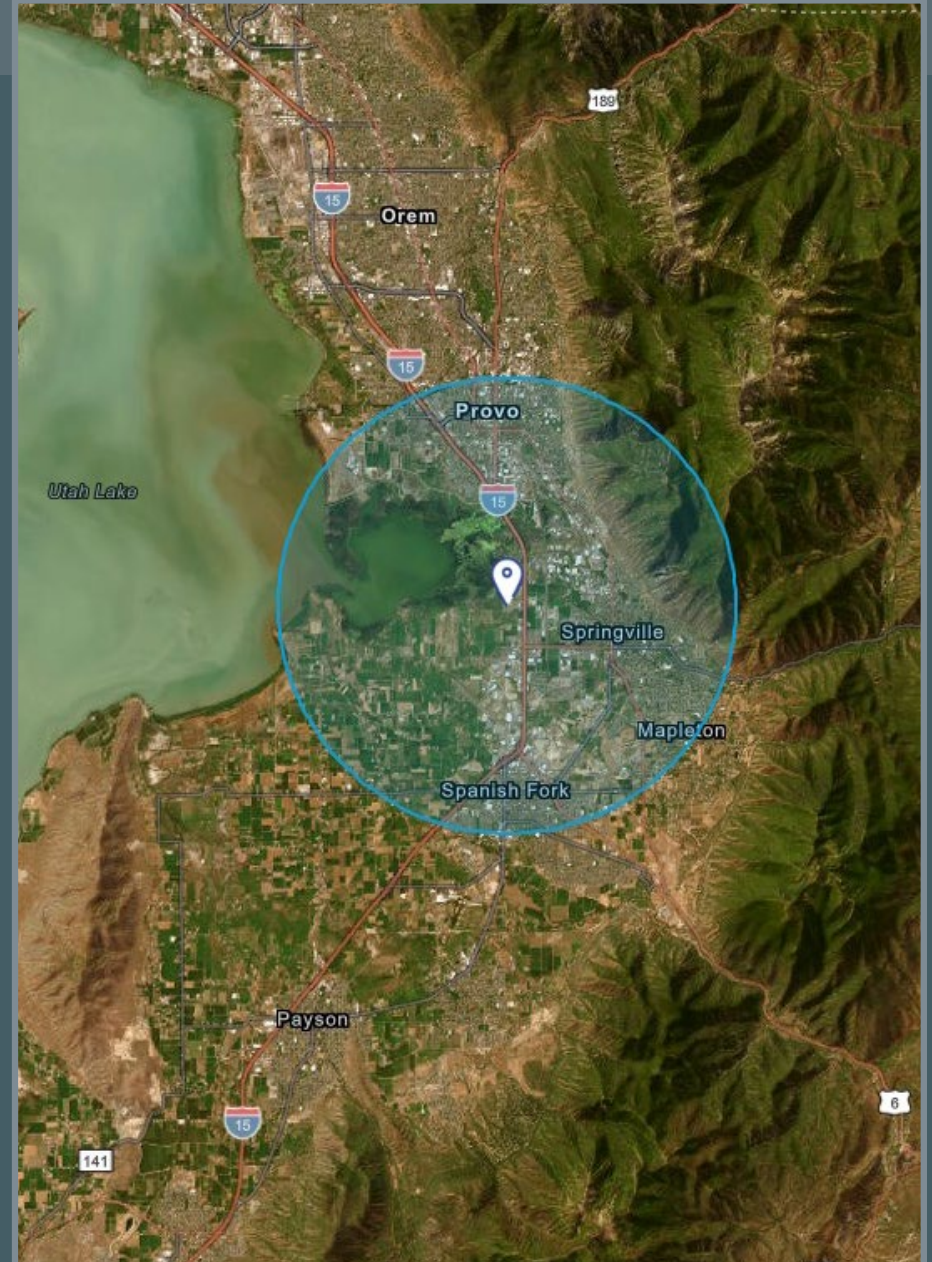
Average Household Income

\$31,484

Per Capita Household Income

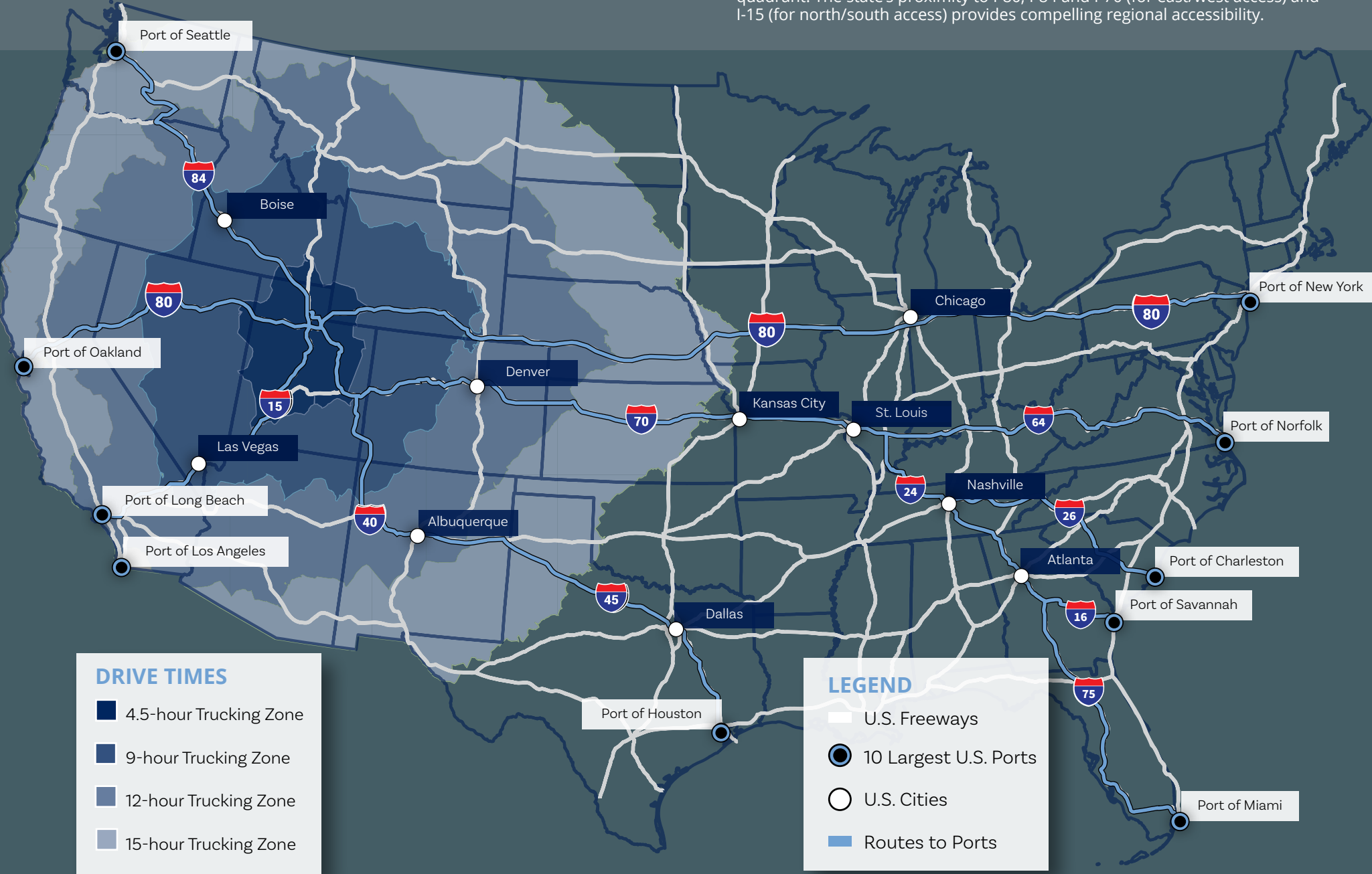
\$548,633

Median Home Value



UTAH - CROSSROADS OF THE WEST

Aptly nicknamed "The Crossroads of the West," Utah is strategically located in the center of the Western United States, with major interstate, rail, and airport connections. Utah serves as a key logistics relief valve for Western U.S. ports, with the Inland Port spanning 16,000 acres in Salt Lake City's North West quadrant. The state's proximity to I-80, I-84 and I-70 (for east/west access) and I-15 (for north/south access) provides compelling regional accessibility.



DRIVE TIMES

- 4.5-hour Trucking Zone
- 9-hour Trucking Zone
- 12-hour Trucking Zone
- 15-hour Trucking Zone

LEGEND

- U.S. Freeways
- 10 Largest U.S. Ports
- U.S. Cities
- Routes to Ports

U T A H FOCUS

U.S. Chamber of Commerce Foundation ranks Utah:

- #1**
Innovation &
Entrepreneurship
- #2**
High-Tech
Performance
- #3**
Economic
Performance

Utah's Point of the Mountain, known as "Silicon Slopes" refers to the cluster of information technology, software development, hardware manufacturing and research firms that have emerged along the Wasatch Front. Utah is nationally recognized as a leading technology hub.

Tech companies have flocked to Utah for lower taxes, flexible regulatory environmental regulations, and a well-educated, multilingual workforce. There is a strong mixture of local homegrown startups (Domo, Ancestry, Qualtrics, Pluralsight, etc.), as well as major Fortune 500 companies (Adobe, Microsoft, Oracle, Symantec)



- Forbes has ranked Utah as the Best State for Business 7 times since 2010
- A tech workforce fed by major technology & research universities: University of Utah, Brigham Young University, & Utah Valley University, all of which offer programs intended to develop young entrepreneurs
- A concentration of Software & Web Developers, Computer & Information Research Scientists, & other technology related companies & job opportunities
- Utah among the top states in the nation for software & information technology employment with an employee base of over 66,000 people
- According to Wallethub, Salt Lake City ranks 7th among the best U.S. cities for STEM (Science, Technology, Engineering, & Math) jobs, beating out Chicago, New York City, San Jose, & other prominent "tech forward" towns



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