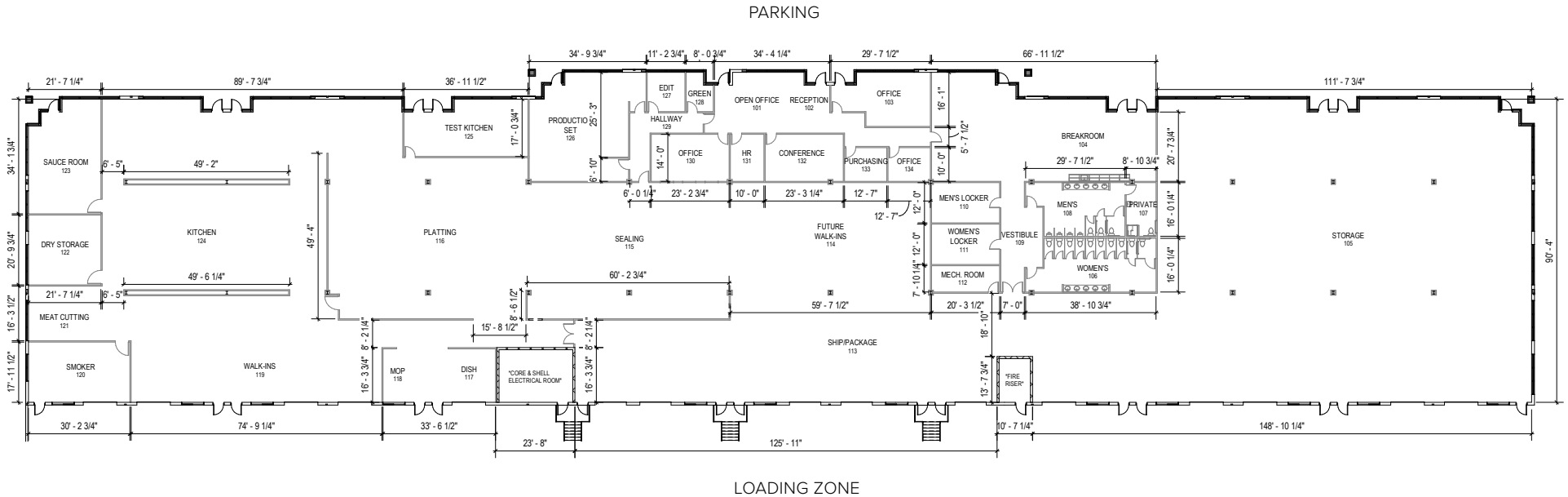


Spring Pointe Exchange
2388 West 500 North | Springville, UT 84663
Suites A-Q



Total SF Available:
42,600 SF

Second generation food production space with built out offices, warehouse, bathrooms, kitchen, and conference room



About Spring Pointe Exchange

Spring Pointe Exchange is a 17-acre flex/R&D community located at the intersection of W 550 N and N 2250 W in Springville, Utah.

The unified architecture of St. John Properties' six buildings, comprising over 221,900 square feet of flex/R&D space, provides Spring Pointe Exchange a campus-like business environment. Tenant sizes from 1,800 square feet up to 42,046 square feet of space offer businesses straight-forward, economical and high-utility space in a covenant-protected, well-maintained atmosphere. The flex/R&D buildings feature 30 foot wide spaces combined with 18-foot ceiling heights, offering maximum flexibility. Free, generous parking is available adjacent to the buildings.

Flex/R&D Buildings

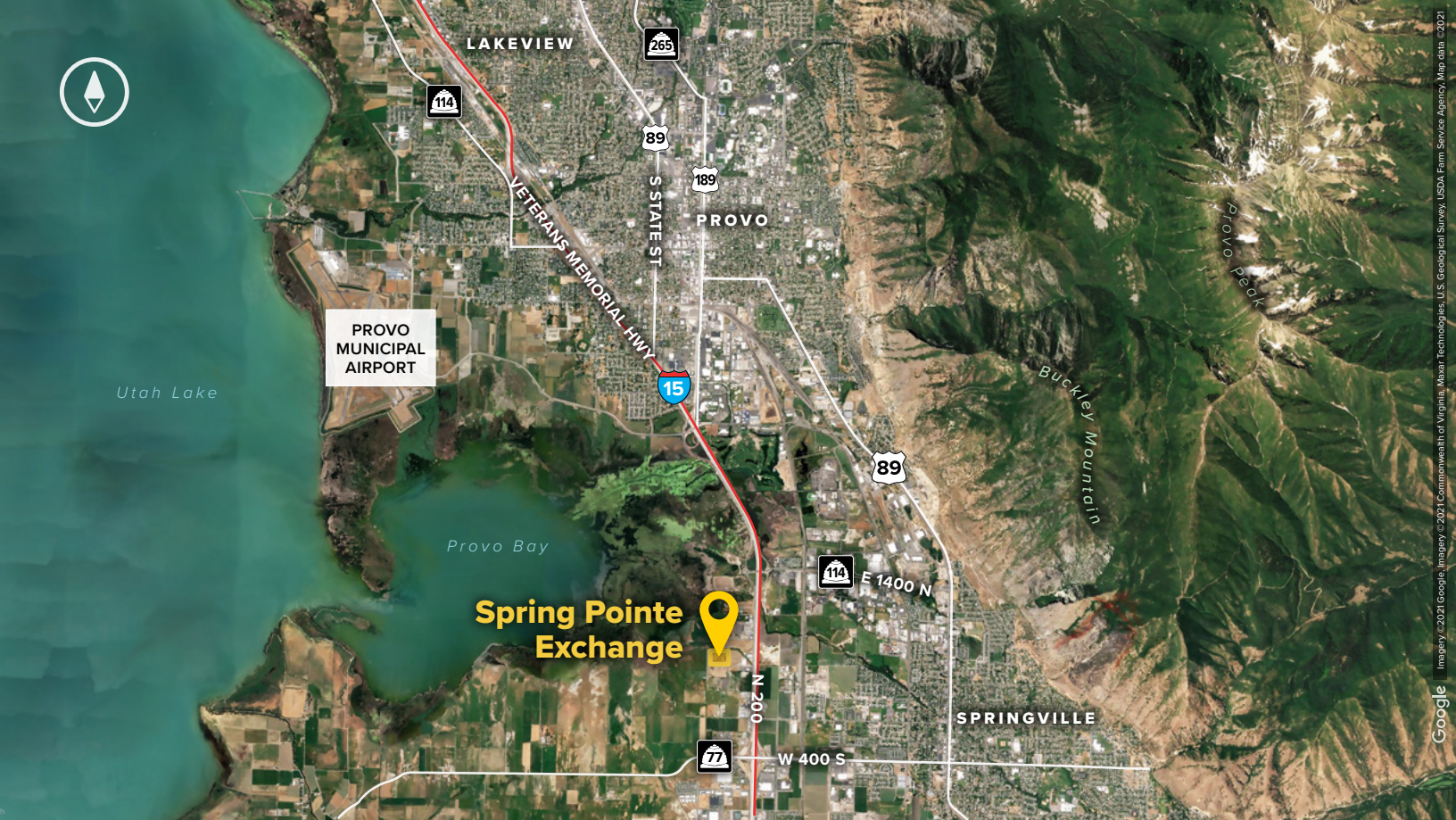
| | |
|------------------|-----------|
| 683 N 2250 West | 39,056 SF |
| 2322 W 500 North | 42,046 SF |
| 2388 W 500 North | 42,046 SF |
| 2424 W 500 North | 39,897 SF |
| Building D | 19,800 SF |
| Building E | 39,120 SF |

Flex/R&D Specifications

| | |
|----------------|--------------------------|
| Suite Sizes | 1,800 SF up to 42,046 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 |

For more information on Spring Pointe Exchange, visit: sjpi.com/springpointe





Distances to:

| | |
|--|------------|
| American Fork, UT | 17.5 miles |
| Interstate 15 | 1.5 miles |
| Provo Municipal Airport | 6 miles |
| Provo, UT (Downtown) | 5 miles |
| Salt Lake City, UT (Downtown) | 48 miles |
| Salt Lake City International Airport | 53 miles |
| Spanish Fork, UT | 5 miles |

Contact Us

Scott Gifford

Assistant Vice President of Leasing
 sgifford@sjpi.com | 801.899.7991

Daniel Thomas

Regional Partner
 dthomas@sjpi.com | 801.899.7991

Utah Office:

1064 S North County Boulevard | Suite 190
 Pleasant Grove, Utah 84062

801.899.7991 | SJPI.COM/UTAH



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About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/ research and development, warehouse, retail and residential space nationwide.

Connect with us @stjohnprop



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