



CANYON CREEK BUSINESS PARK

BUILDING 5

863 E. 1950 N.
Spanish Fork, UT 84660

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PROPERTY PROFILE

Canyon Creek continues to expand its portfolio with the recent completion of Bldg 3, now offering 35,204 square feet of space.

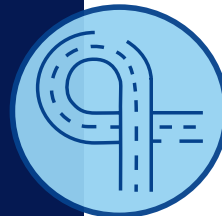
Additionally, the development is entering its second phase with Buildings 4 and 5. Building 5 available for pre-lease, offering even larger blocks of space for those requiring a more substantial presence.

Building 5 Specs

Base Lease Rate	\$1.35
Available SF	71,641 SF
Minimal Divisible	8,955 (bay)
Dock-high Doors	16
Grade-level Door	8
Dock Leveler	1 per space
Clear Height	24'
Zoning	Light Industrial



74 Parking stalls



Excellent access to highways and transit



Great Spanish Fork, UT location



Freestanding facility with quality office presence

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Phase 1 has been delivered with the successful completion of Building 3. Looking ahead, Phase 2 will complete the 287,000 SF business park with Buildings 4, and 5.

PROPERTY SITE PLANS

Deliveries

Building 4: 2026

Building 5: 2025



Business Park Tenants

1



2



3



4



5



6



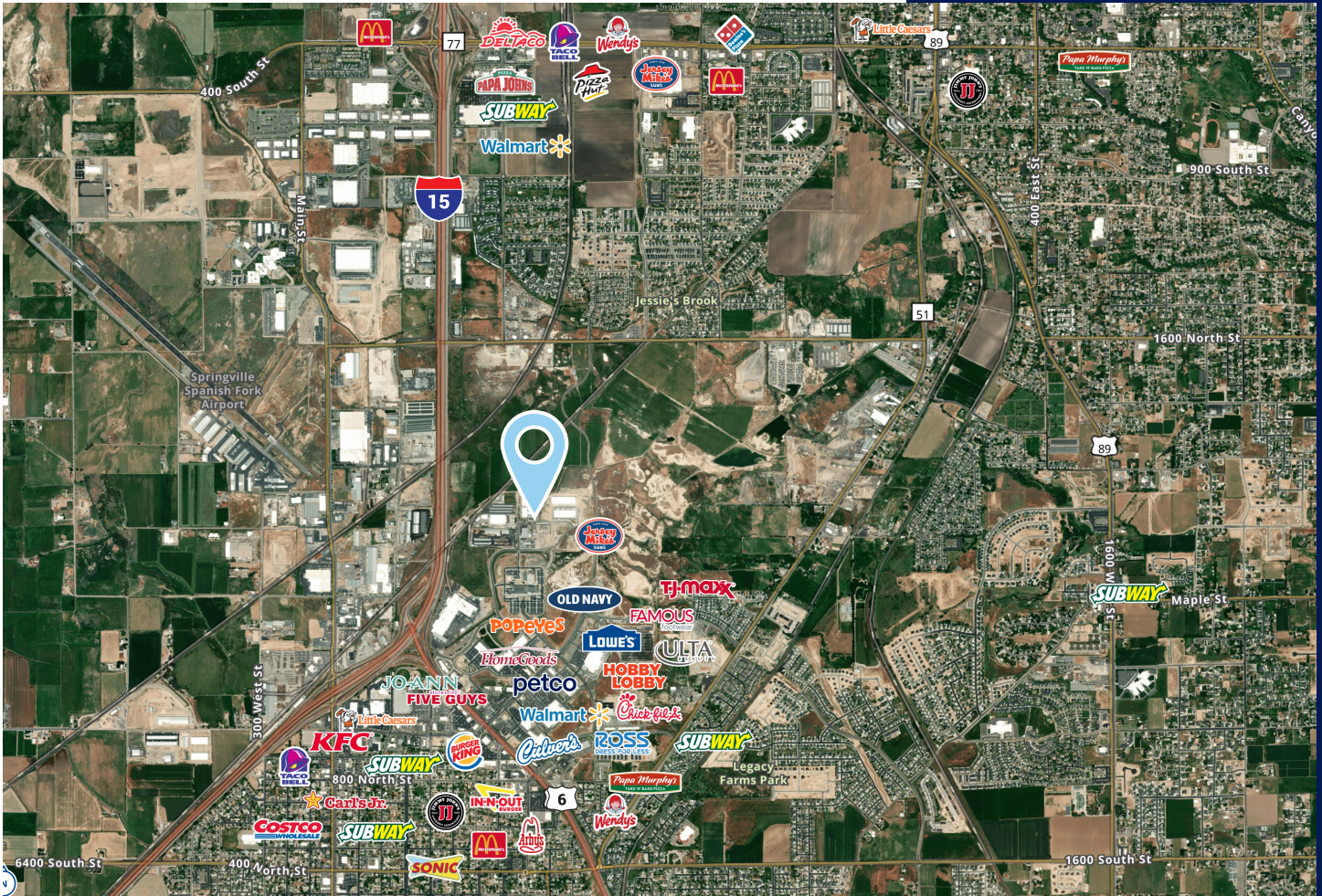
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8



Easy access to Local Amenities



Local Amenities



More than twenty quick service and sit-down restaurants in the surrounding area.

Drive Times

Salt Lake City, UT	45 min
Las Vegas, NV	5hr 17min
Denver, CO	7hr 41min
Los Angeles, CA	9hr 31min

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