

# SPANISH FORK INDUSTRIAL FLEX

FOR LEASE



1204 W 3470 N  
Spanish Fork, UT 84660

LEASE RATE  
**\$1.25 / SF NNN**



**Colliers**  
2100 Pleasant Grove Blvd., Suite 200  
Pleasant Grove, UT 84062  
Main: +1 801 947 8300  
colliers.com

**James Yeates**  
Vice President  
+1 801 995 0049  
james.yeates@colliers.com

**Justin Irvine**  
Vice President  
+1 801 400 4260  
justin.irvine@colliers.com

# PROPERTY OVERVIEW

## HIGHLIGHTS

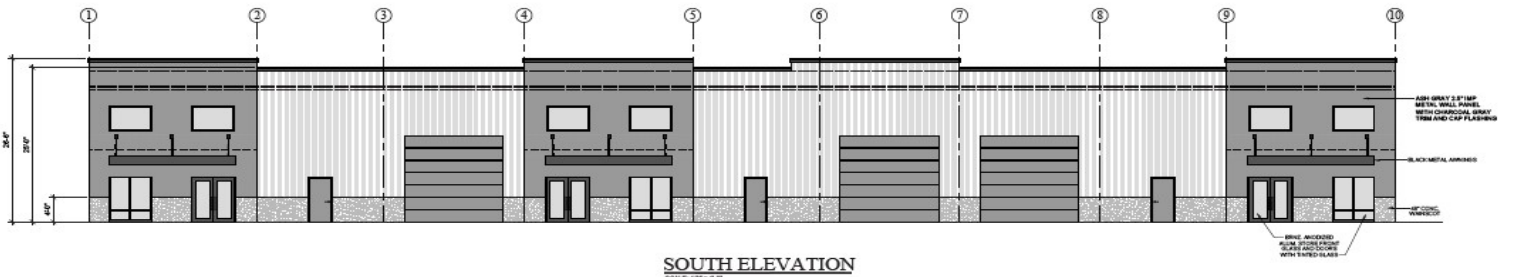
4,400 - 8,880 Total SF Available

### UNIT 102

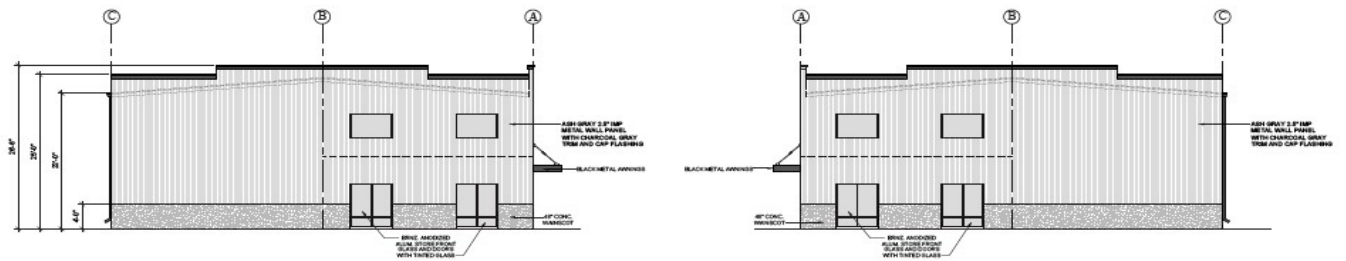
- 4,440 Total SF
- Office: 1,440 SF
- Warehouse: 3,000 SF
- Clear Height: 18'
- (3) 14'x14' Doors per Unit
- 2 Offices, 1 Conference Room & 1 Breakroom (per unit)

### UNIT 103

- 4,440 Total SF
- Office: 1,440 SF
- Warehouse: 3,000 SF
- Outside Storage Available
- **Lease Rate: \$1.25 / SF NNN**

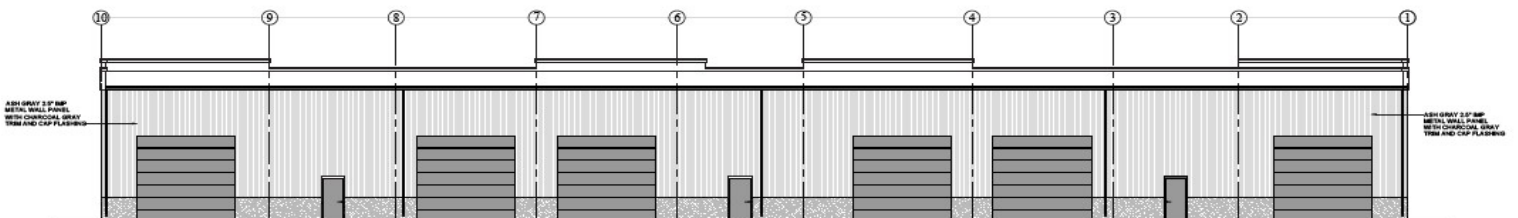


**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



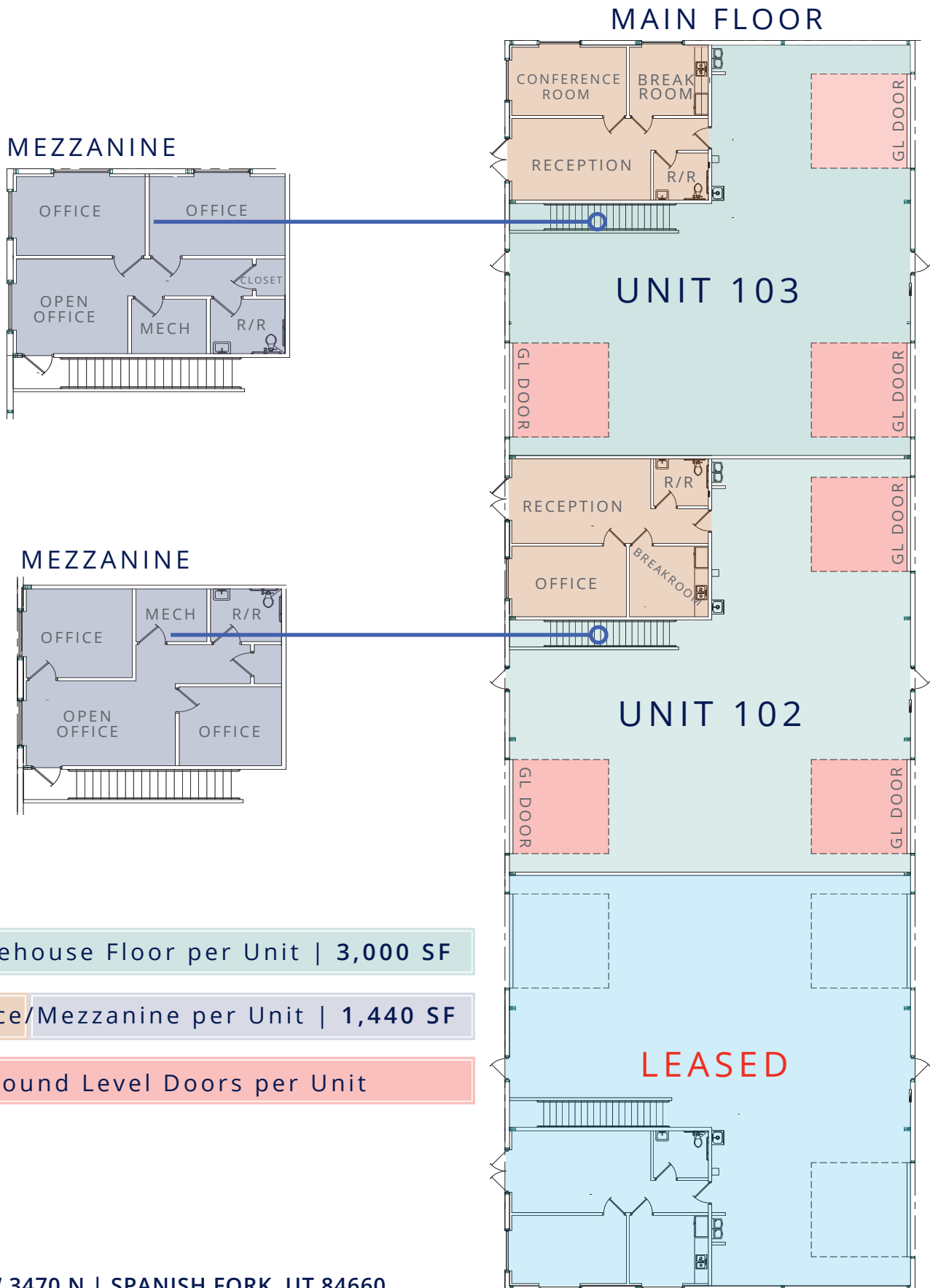
**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

# FLOOR PLANS



Warehouse Floor per Unit | 3,000 SF

Office/Mezzanine per Unit | 1,440 SF

3 Ground Level Doors per Unit



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