



SPANISH FORK

SPANISH FORK FLEX WAREHOUSE

184 WEST 1400 NORTH | SPANISH FORK, UT 84660



FOR LEASE
\$1.25/Month NNN

UTAH LAKE



HIGHLIGHTS

SKYLER PETERSON, SIOR
801.656.7354
speterson@legendcommercial.com

TRE BOURDEAUX, SIOR
801.824.0397
tbourdeaux@legendcommercial.com

PARKER TAGGART
801.928.1815
ptaggart@legendcommercial.com

- Total Available:
 - One (1) 2,995 SF Unit
 - Office: 308 SF
 - Warehouse: 2,687 SF
- Zoning: I-1 (Light Industrial)
- Access: Great Freeway Access ¼ Mile From I-15 Via Exit 257
- One (1) 14'x14' Grade Level Doors
- Location: Conveniently Located In The Highly Desirable Spanish Fork Submarket
- Clear Height: 14'-19'
- Gas Forced Heaters
- Power: 200 Amp / 120V 3-Phase / 4-Wire
- Free Span Building
- Mop Sink in Warehouse

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 EST. POPULATION	4,998	37,561	127,561
2028 PROJECTED POPULATION	5,297	41,307	142,830
2023 EST. DAYTIME POPULATION	2,941	15,034	35,705
2023 EST. AVG HH INCOME	\$90,969	\$100,260	\$102,170
2023 EST. HOUSEHOLDS	1,454	11,314	38,647
2023 EST. BUSINESSES	187	1,387	3,891

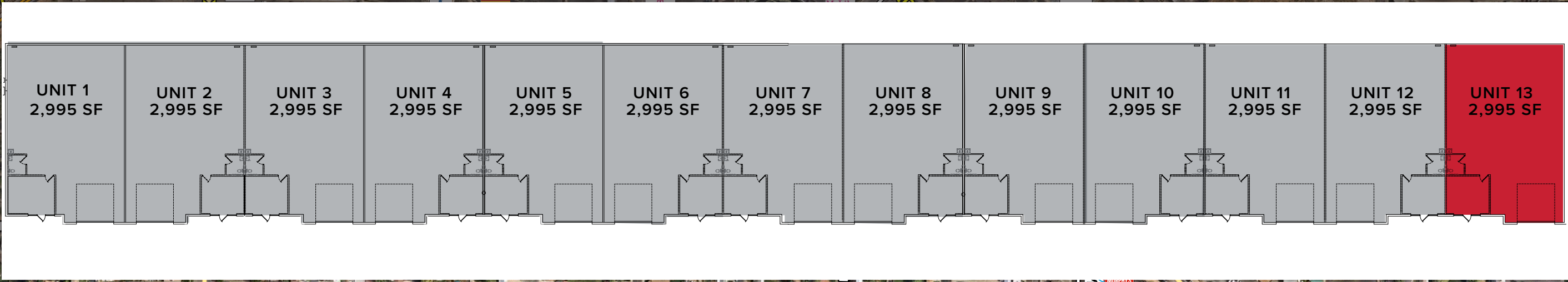


2180 S. 1300 E. #240 | Salt Lake City, UT 84115
801.930.6750 | www.legendcommercial.com

SPANISH FORK



UNIT	SIZE (SF)
1	LEASED
2	LEASED
3	LEASED
4	LEASED
5	LEASED
6	LEASED
7	LEASED
8	LEASED
9	LEASED
10	LEASED
11	LEASED
12	LEASED
13	2,995



SITE

UNIT 1
2,995 SF

UNIT 2
2,995 SF

UNIT 3
2,995 SF

UNIT 4
2,995 SF

UNIT 5
2,995 SF

UNIT 6
2,995 SF

UNIT 7
2,995 SF

UNIT 8
2,995 SF

UNIT 9
2,995 SF

UNIT 10
2,995 SF

UNIT 11
2,995 SF

UNIT 12
2,995 SF

UNIT 13
2,995 SF

300 W 3K ADT

7K ADT

118K ADT

88K ADT

1K ADT

1K ADT

3K ADT

37K ADT

34K ADT

51

800

600

1600 N

00 N

1

156

5

Auto Zone

Swig

Fresh Market Spanish

WIGBY WASH

KFC

verizon

Firetic Circle

Spanish Fork Marketplace

Mobile

Wells Fargo

Costco

maceys

Big O

Harbor Freight

Longhorn Steakhouse

Five Guys

Clubbys

Denney's

Quality

Elmer's First

Cher's

Burger King

Olive Garden

Subway

Walmart

Great Clips

Beans & Beers

Boots

Boat Barn

Hobby Lobby

Verizon

Ulta

Maunices

Popeyes

Old Navy

Famous

Leaves & Coats

Intermountain Healthcare
SPANISH FORK HOSPITAL
30 BEDS

Spanish Fork Hospital
30 Beds

Canyon Creek Shopping Center

Canyon Creek Shopping Center

Canyon Creek Shopping Center

Canyon Creek Shopping Center

Walmart

Costco

Ulta

Maunices

Popeyes

Old Navy

Famous

Leaves & Coats

Verizon

Ulta

Maunices

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