

FOR LEASE

SPANISH SPRINGS INDUSTRIAL PARK

PHASE 3

2761 North 170 East | Spanish Fork, UT



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PROPERTY SUMMARY

Spanish Springs Phase 3 is a new Class A industrial development located in the growing business hub of Spanish Fork, Utah. This project includes two industrial buildings — 88,334 SF and 47,704 SF — designed for modern distribution, logistics, or light manufacturing users. The location offers immediate access to I-15 via two nearby freeway exits and strong workforce availability from surrounding Utah County communities and major universities. Construction is scheduled for completion in Spring 2026.

2 buildings with a total of
135,999 SF

216
parking stalls

1 gigabit (up and down)
telecommunication service

Zoned
Light Industrial

ESFR
Fire Suppression

2026
Completed Construction



PHASE 3 SITE PLAN



BUILDING 5
88,334 SF

BUILDING 6
47,704 SF

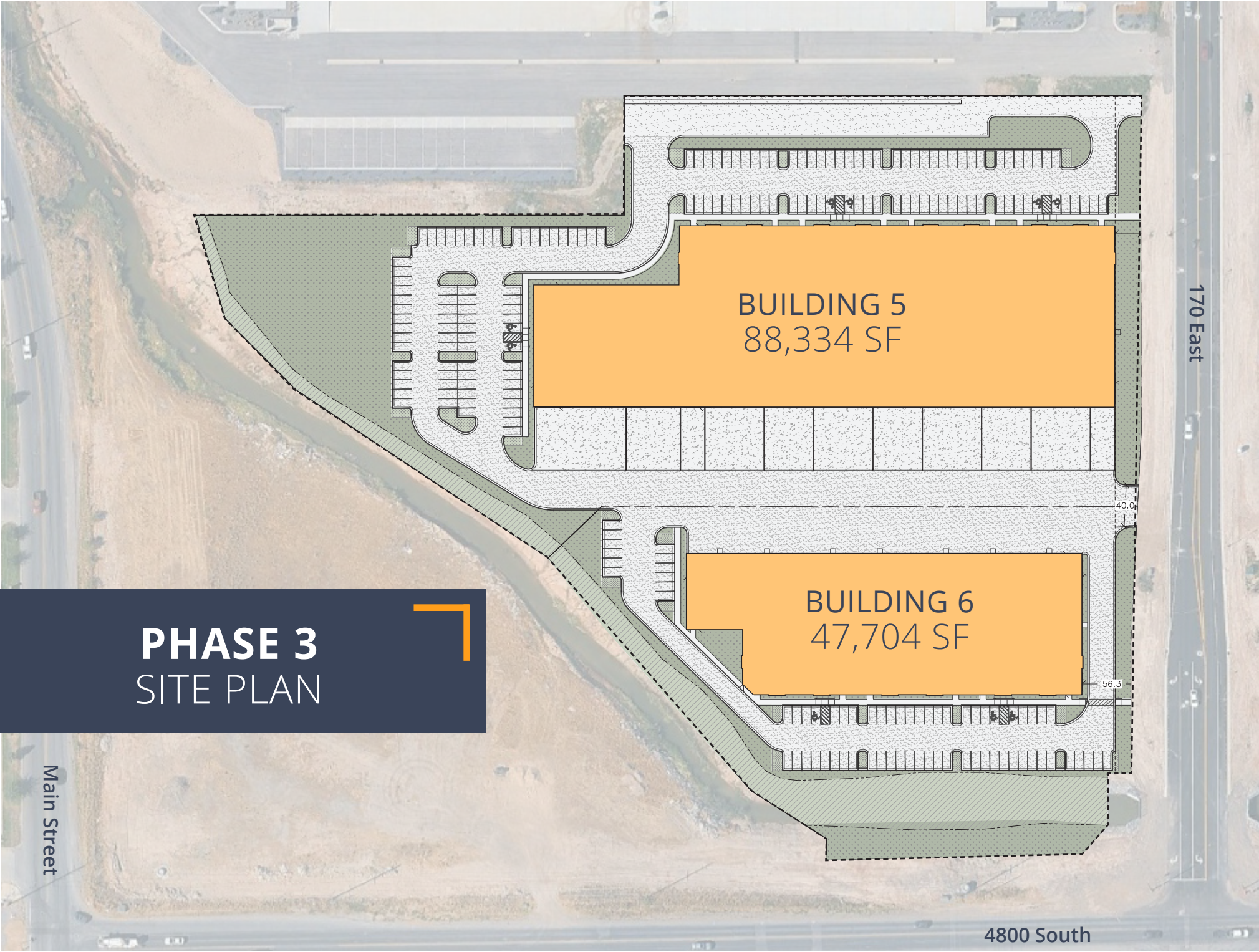
170 East

Main Street

4800 South

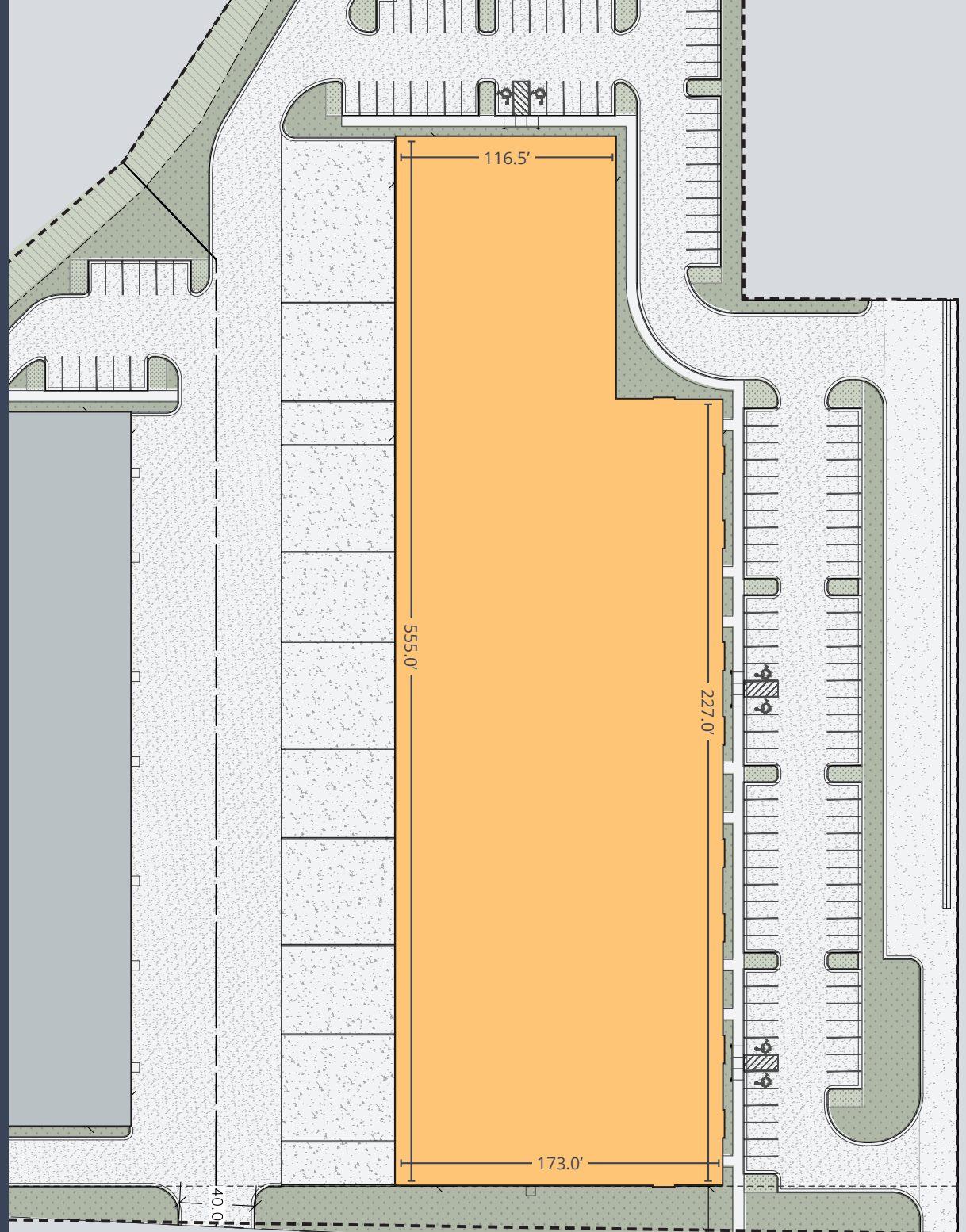
40.0

56.3



BUILDING 5 FLOORPLANS

Total SF	88,334 SF
Available SF	88,334 SF
Minimum Divisibility	9,008 SF
Dock High Doors	20
Ground Level Doors	9
Power	3 Phase 200 A 480 V
Clear Height	28'
Column Spacing	52' x 56' 6"
Parking Stalls	145



*1 Bay Minimum/9 Bay Maximum Divisibility

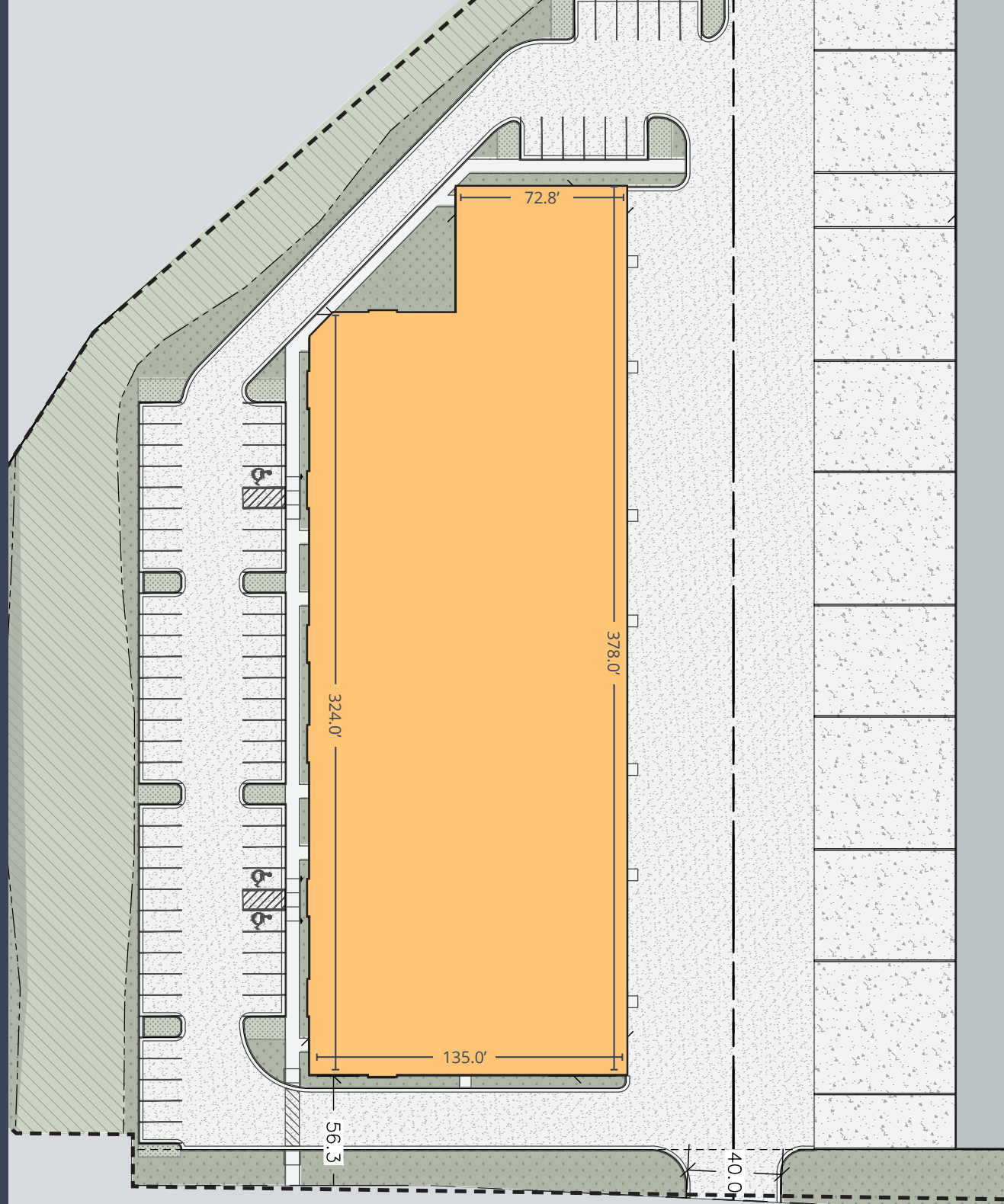
*SF per Bay (Gross): 9,008 - 9,018 SF (varies based on building popouts)

BUILDING 6 FLOORPLANS

Total SF	47,704 SF
Availabe SF	47,704 SF
Minimum Divisibility	7,301 SF
Dock High Doors	0
Ground Level Doors	14
Power	3 Phase 200 A 480 V
Clear Height	24'
Column Spacing	54' x 45'
Parking Stalls	71

*1 Bay Minimum/6 Bay Maximum Divisibility

*SF per Bay (Gross): 7,301 - 7,310 SF (varies based on building popouts)





SPANISH FORK AREA MAP

SPANISH FORK DEMOGRAPHICS

285,796

Population

26.3

Median Age

94,137

5 year total households

\$595,354

Median home value

7,248

Total businesses

105,766

Total employees

68%

White Collar

19%

Blue Collar

BY THE NUMBERS

From 2019 to 2024, jobs increased by 16.3% in Spanish Fork, UT from 18,296 to 21,285. This change outpaced the national growth rate of 4.4% by 11.9%.

Spanish Fork's population grew by 6,540 over the last 5 years and is projected to grow by 6,924 over the next 5 years

Manufacturing is the second-fastest growing industry and it is the industry with the top gross regional product in Spanish Fork.

Spanish Fork is located within an 11-hour radius (one-day commercial trucking drive time) to North America's two largest ports: Los Angeles and Long Beach, which handle 39 percent of U.S. cargo.

As of 2018, Spanish Fork had the lowest crime rate in the State of Utah among cities with more than 35,000 residents

Spanish Fork is located within a 30-mile radius of four colleges and universities, with more than 60,000 current student residents.





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