

FOR LEASE

# SPANISH SPRINGS INDUSTRIAL PARK

## PHASE 3

2761 North 170 East | Spanish Fork, UT

New I-15  
Interchange  
1600 S/2700 N

4800 SOUTH

BUILDING 5

BUILDING 6



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Website

# PROPERTY SUMMARY

Spanish Springs Phase3 is a new Class A industrial development located in the growing business hub of Spanish Fork, Utah. The project includes two modern industrial buildings — 88,337 SF and 47,701 SF — designed for distribution, logistics, and light-manufacturing users.

A major advantage of this site is its connection to a significant new UDOT improvement. UDOT had built a new I-15 Interchange at 1600 S / 2700 N and widened the road from Main Street to the UPRR Tintic Line. This interchange will provide direct, efficient access to the Spanish Springs project and improve traffic flow for both trucks and employees.

**136,038 SF**  
2 buildings Total SF

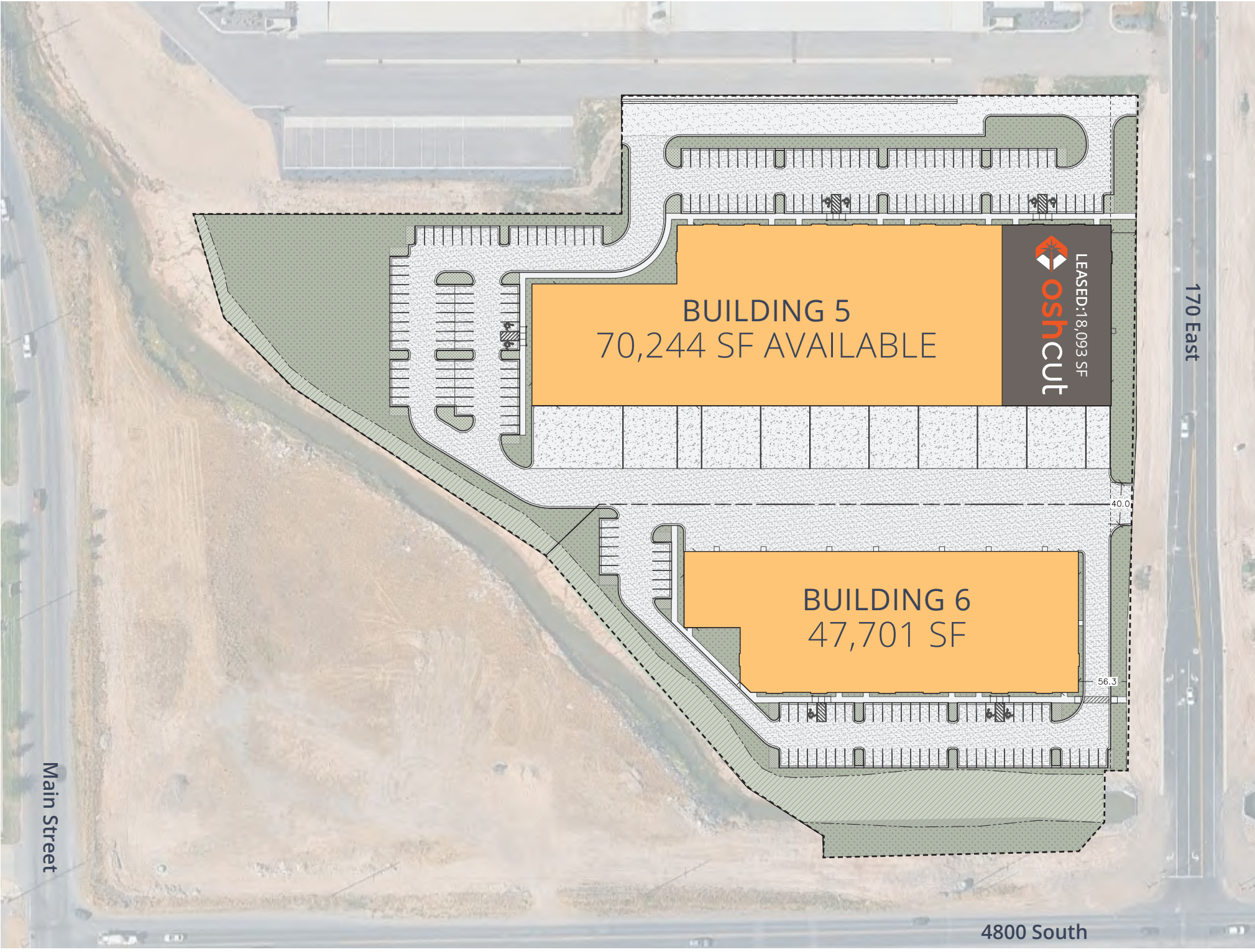
**1 gigabit (up and down)**  
telecommunication service

**216**  
parking stalls

**Light Industrial**  
Zone

**ESFR**  
Fire Suppression

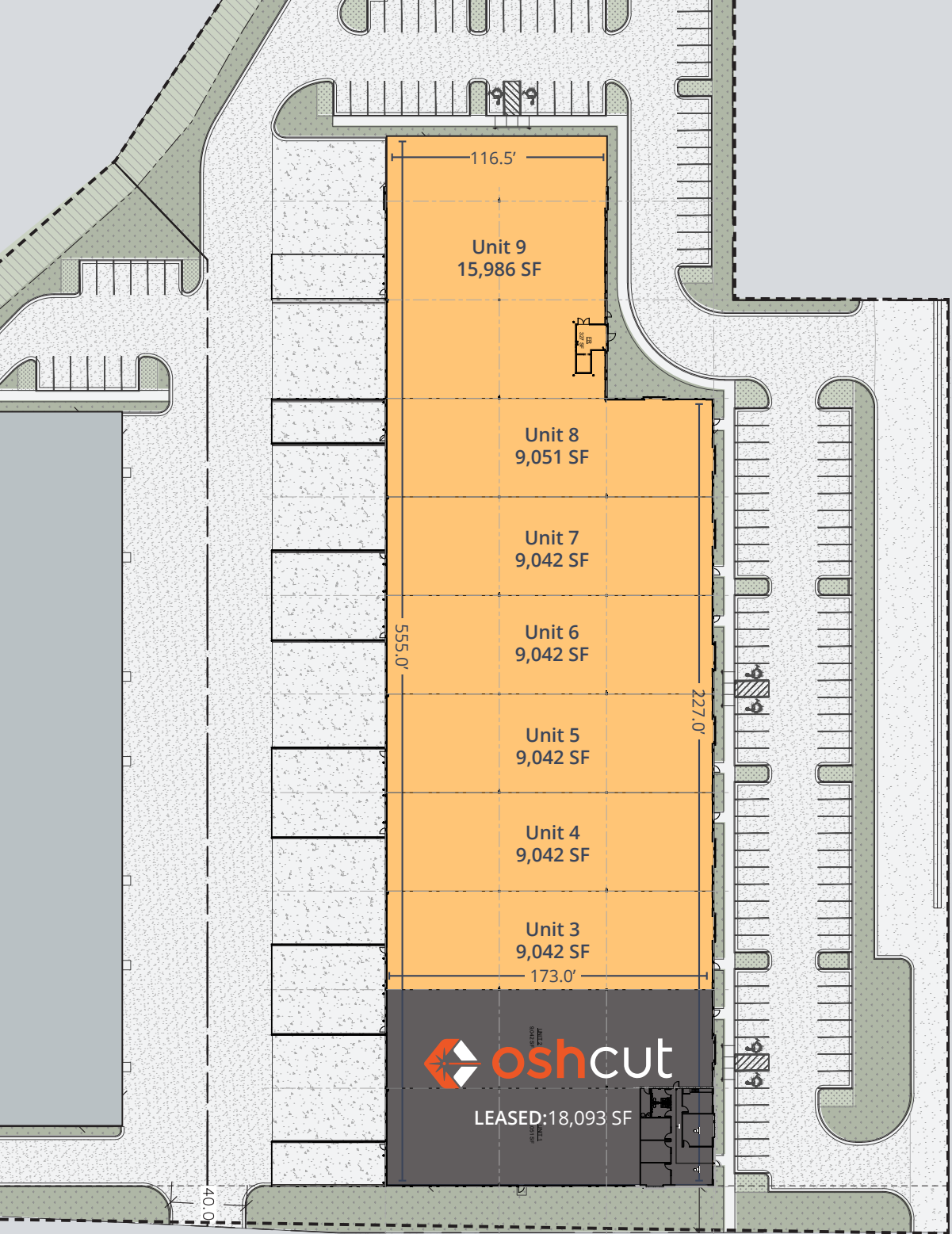
**2026**  
Year Built



# BUILDING 5 FLOORPLANS

|                      |                     |
|----------------------|---------------------|
| Total SF             | 88,337 SF           |
| Availabe SF          | 70,244 SF           |
| Minimum Divisibility | 9,042 SF            |
| Dock High Doors      | 20                  |
| Ground Level Doors   | 9                   |
| Power Per Bay        | 3 Phase 200 A 480 V |
| Clear Height         | 28'                 |
| Column Spacing       | 52' x 56' 6"        |
| Parking Stalls       | 145                 |

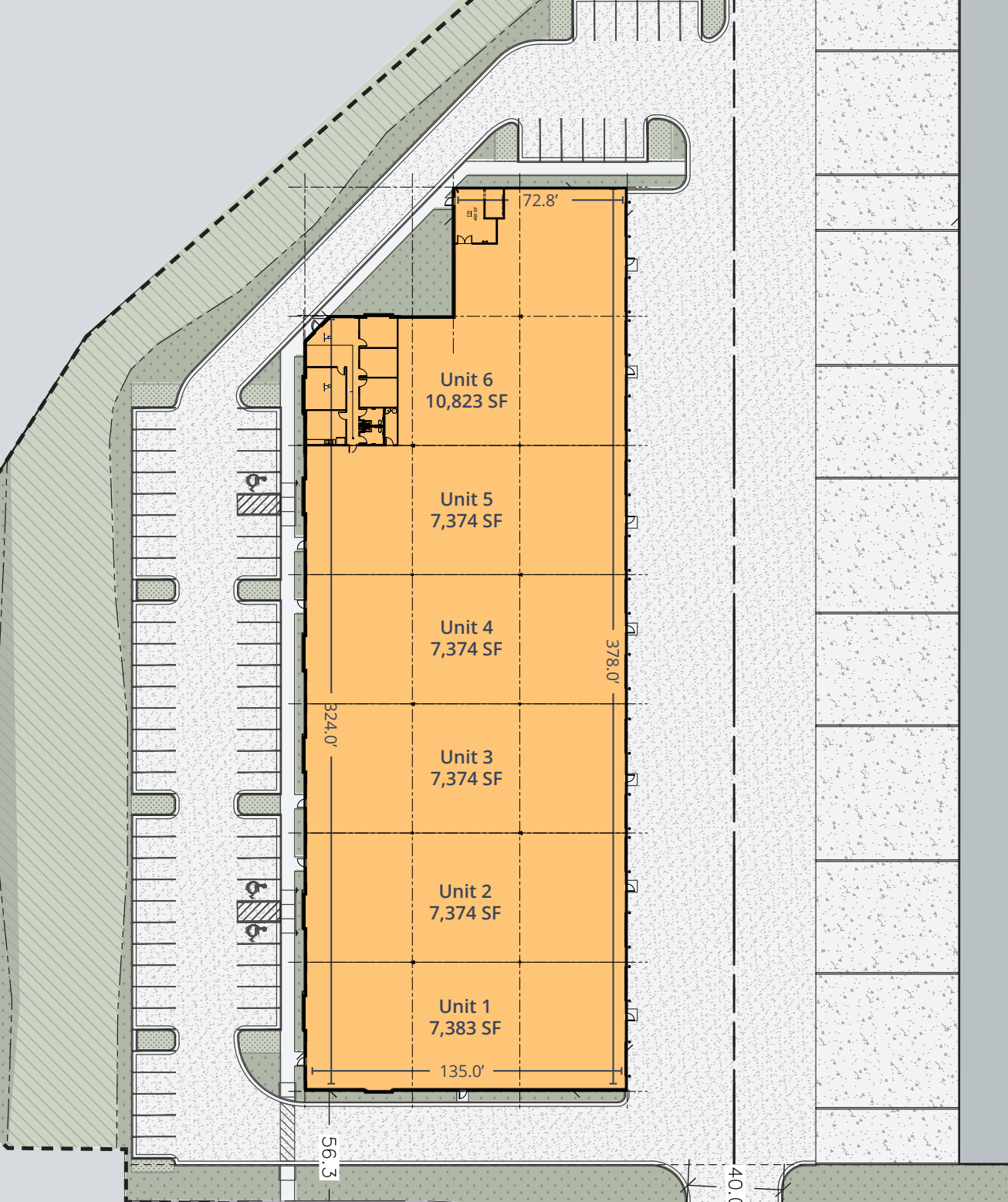
\*1 Bay Minimum/9 Bay Maximum Divisibility  
\*SF per Bay (Gross): 9,008 - 9,018 SF (varies based on building popouts)

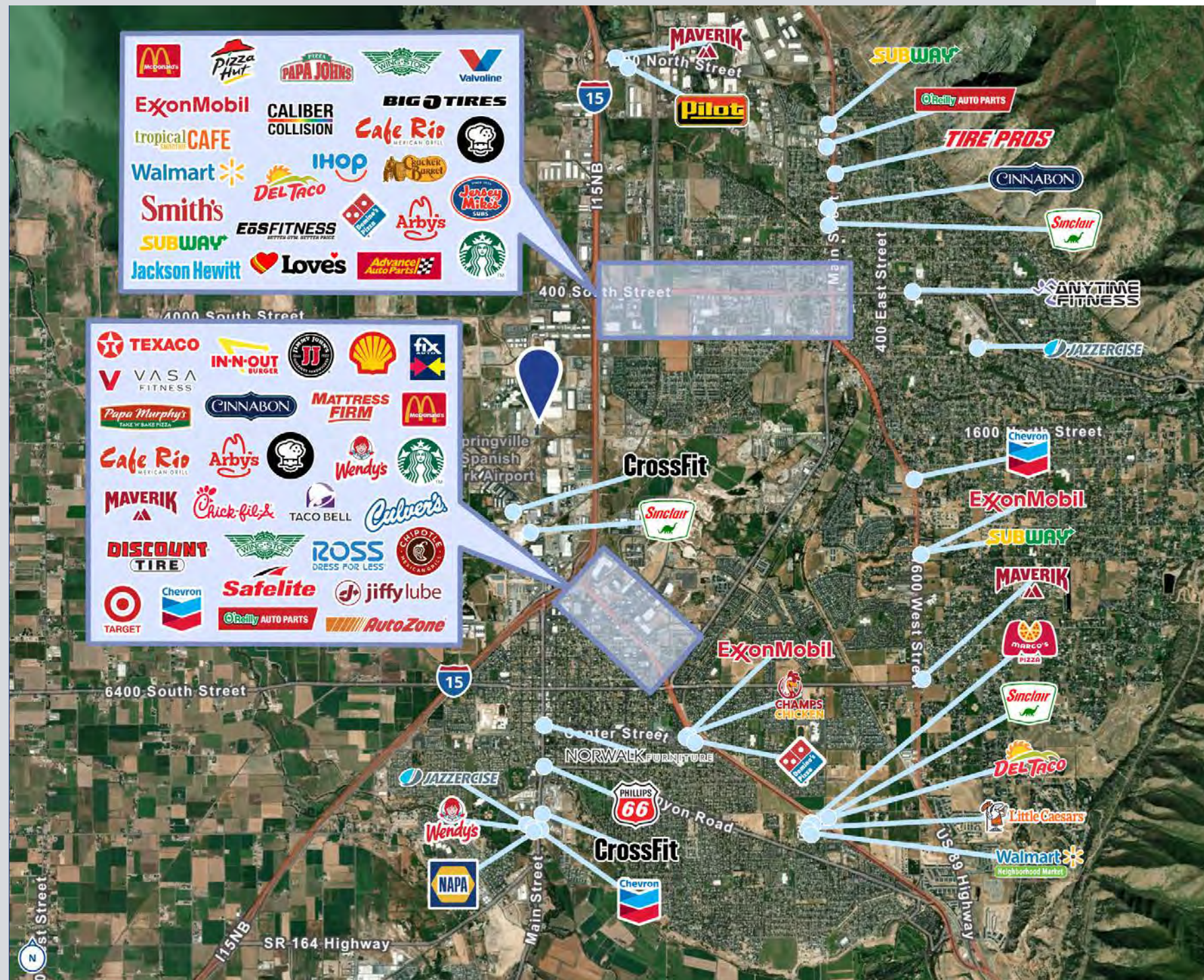


# BUILDING 6 FLOORPLANS

|                      |                     |
|----------------------|---------------------|
| Total SF             | 47,701 SF           |
| Availabe SF          | 47,701 SF           |
| Minimum Divisibility | 7,374 SF            |
| Dock High Doors      | 0                   |
| Ground Level Doors   | 14                  |
| Power Per Bay        | 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)





2761 North 170 East | Spanish Fork, UT | Spanish Springs Phase 3

## 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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