



**|FOR SALE
OR LEASE**

**3584-3586 N
MAIN STREET
SPANISH FORK
UT 84660**



BREAKDOWN

12 UNITS AVL
1,440 SF/UNIT



PRICING

LEASE: \$1.25/SF NNN
SALE: \$415,000/UNIT



AVAILABILITY

2 AVL NOW
10 AVL JULY 2026



CASON ACOR

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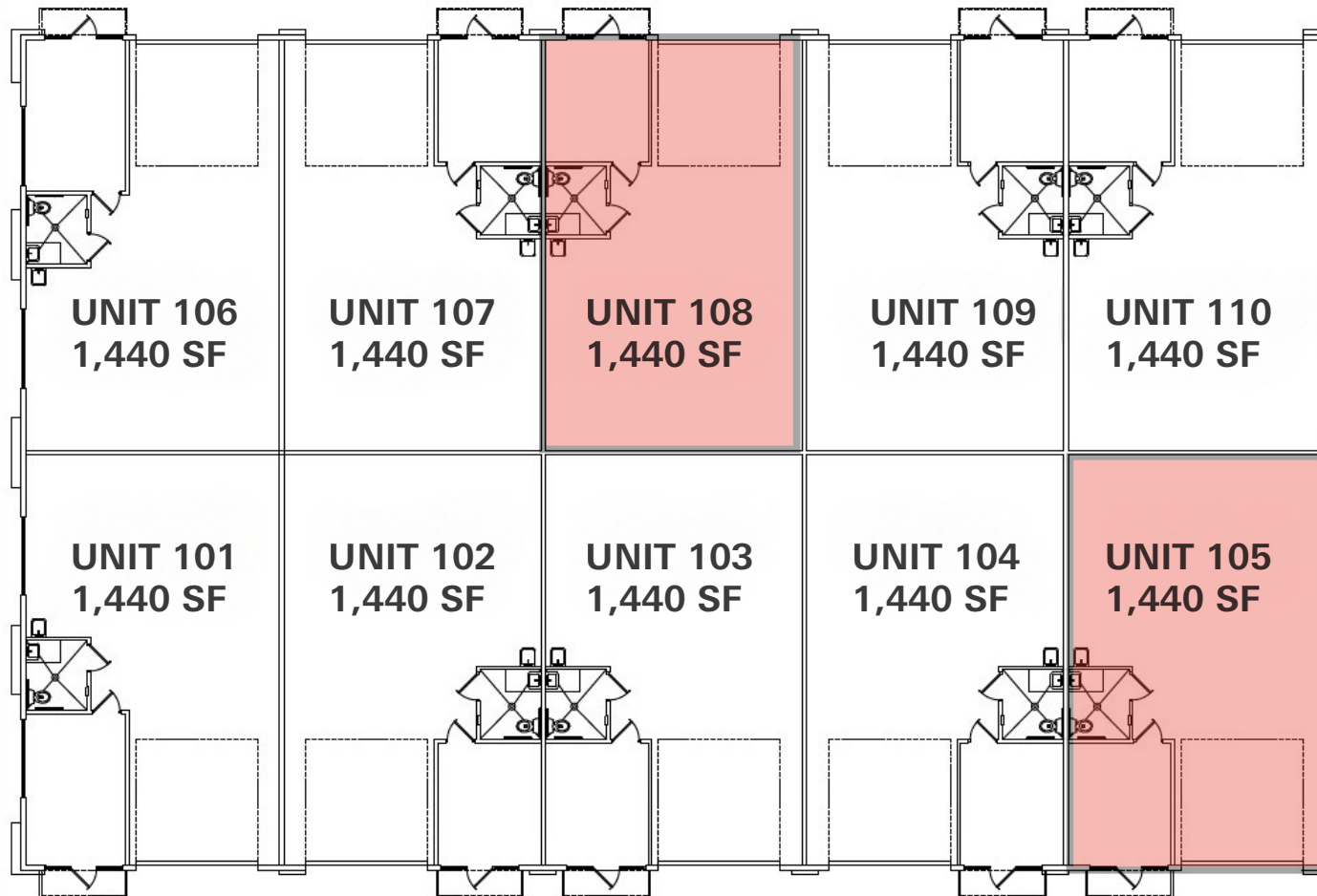
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SITE PLAN | BUILDING 1

 = AVAILABLE

SPANISH FORK FLEX UNITS



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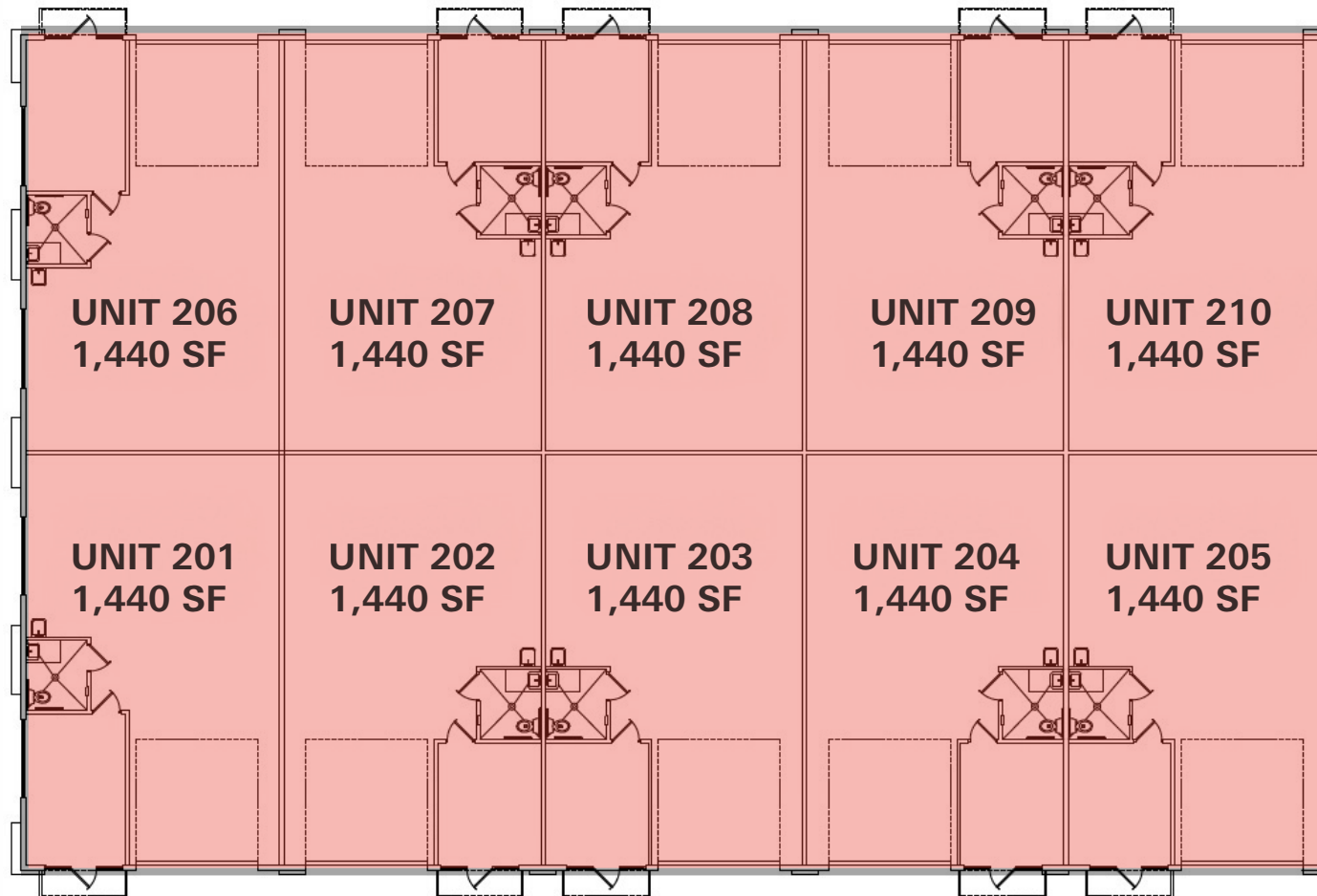
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SITE PLAN | BUILDING 2

 = AVAILABLE

SPANISH FORK FLEX UNITS



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MAP

Building Highlights

- Building 1: Units 105 & 108 Available
- Building 2: 10 Units (201-210) Available
- Lease Rate: \$1.25/SF NNN
- Sale Price : \$415,000 Per Unit
- Turn-Key Spaces Delivered With a Finished Office and Restroom
- HVAC Included
- Utilities Separately Metered
- 12'x14' Roll-Up Door, 3 Phase/200 Amp Power
- Fully Insulated and Fire Rated Demising Walls
- Located Within the Verk Industrial Park UIPA Project Area
- Less Than 1 Mile From I-15
- Building 2 Delivery July 2026



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