

An aerial photograph of a large, modern industrial building with a white roof and grey and blue accents. The building has multiple loading docks and is surrounded by a paved parking lot. In the background, there are green fields and a residential area.

Colliers

CANYON CREEK BUSINESS PARK

BUILDING 5

863 E. 1950 N.
Spanish Fork, UT 84660

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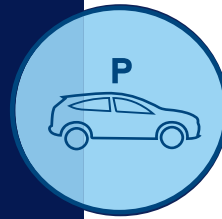
PROPERTY PROFILE

Canyon Creek continues to expand its portfolio with the recent completion of Bldg 3, now offering 35,204 square feet of space.

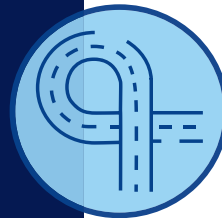
Additionally, the development is entering its second phase with Buildings 4 and 5. Building 5 available for pre-lease, offering even larger blocks of space for those requiring a more substantial presence.

Building 5 Specs

Base Lease Rate	\$1.35
Available SF	71,641 SF
Minimal Divisible	8,955 (bay)
Dock-high Doors	16
Grade-level Door	8
Dock Leveler	1 per space
Clear Height	24'
Zoning	Light Industrial



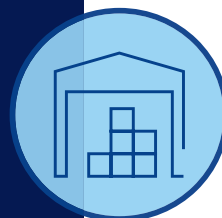
74 Parking stalls



Excellent access to
highways
and transit



Great Spanish Fork, UT
location



Freestanding facility with
quality office presence

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PROPERTY SITE PLANS

Deliveries

Building 4: 2027

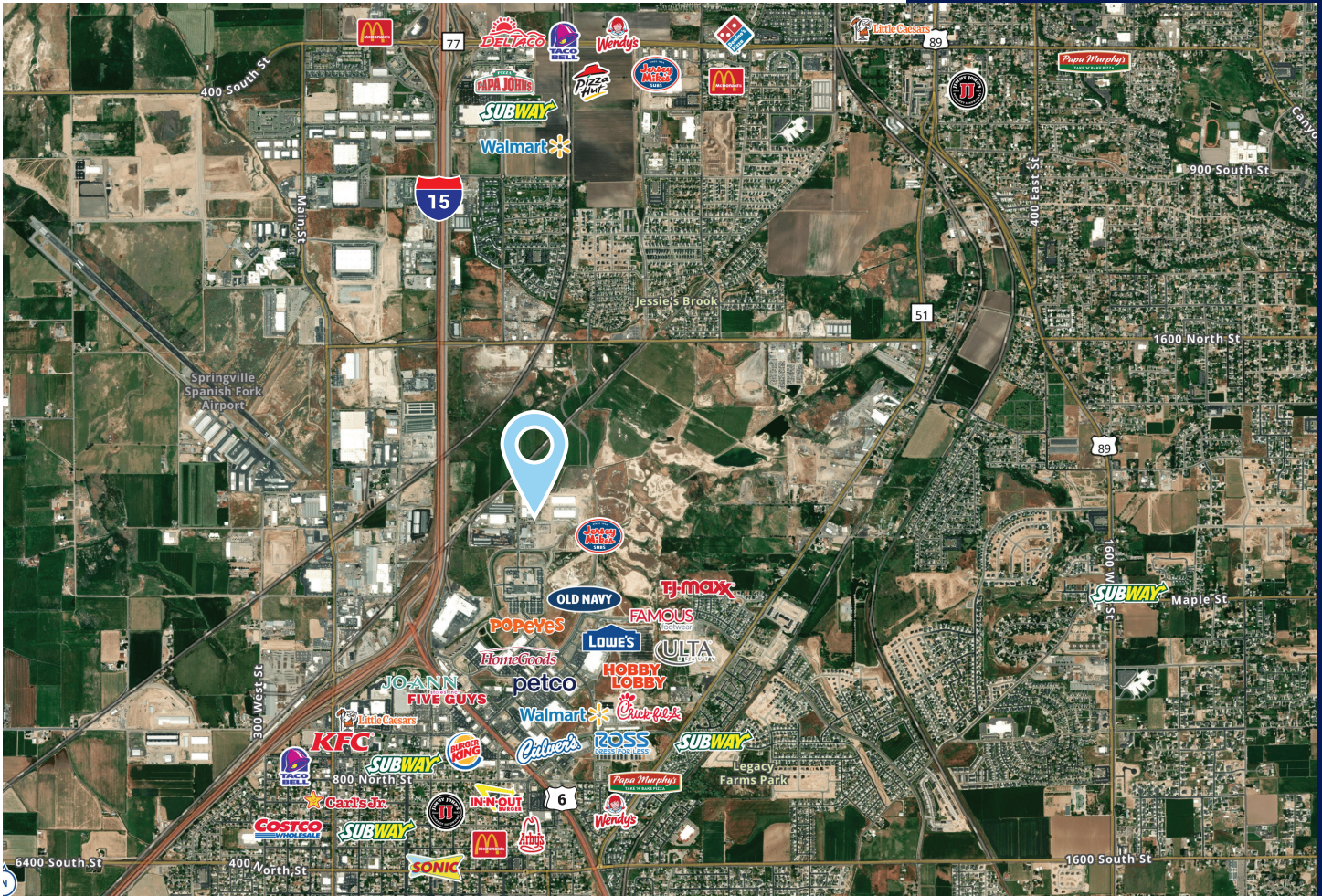
Building 5: 2026



Business Park Tenants

1		4		7	
2		5		8	
3		6			

Easy access to Local Amenities



Local Amenities



More than twenty quick service and sit-down restaurants in the surrounding area.

Drive Times

Salt Lake City, UT	45 min
Las Vegas, NV	5hr 17min
Denver, CO	7hr 41min
Los Angeles, CA	9hr 31min

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