

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.

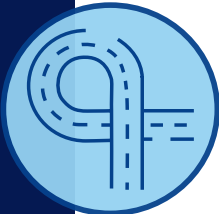
Additionally, the development is entering its second phase with Buildings 4 and 5. Building 5 available for pre-lease, offering even larger blocks of space for those requiring a more substantial presence.

Building 5 Specs

Total SF	71,641 SF
Available SF	54,039 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

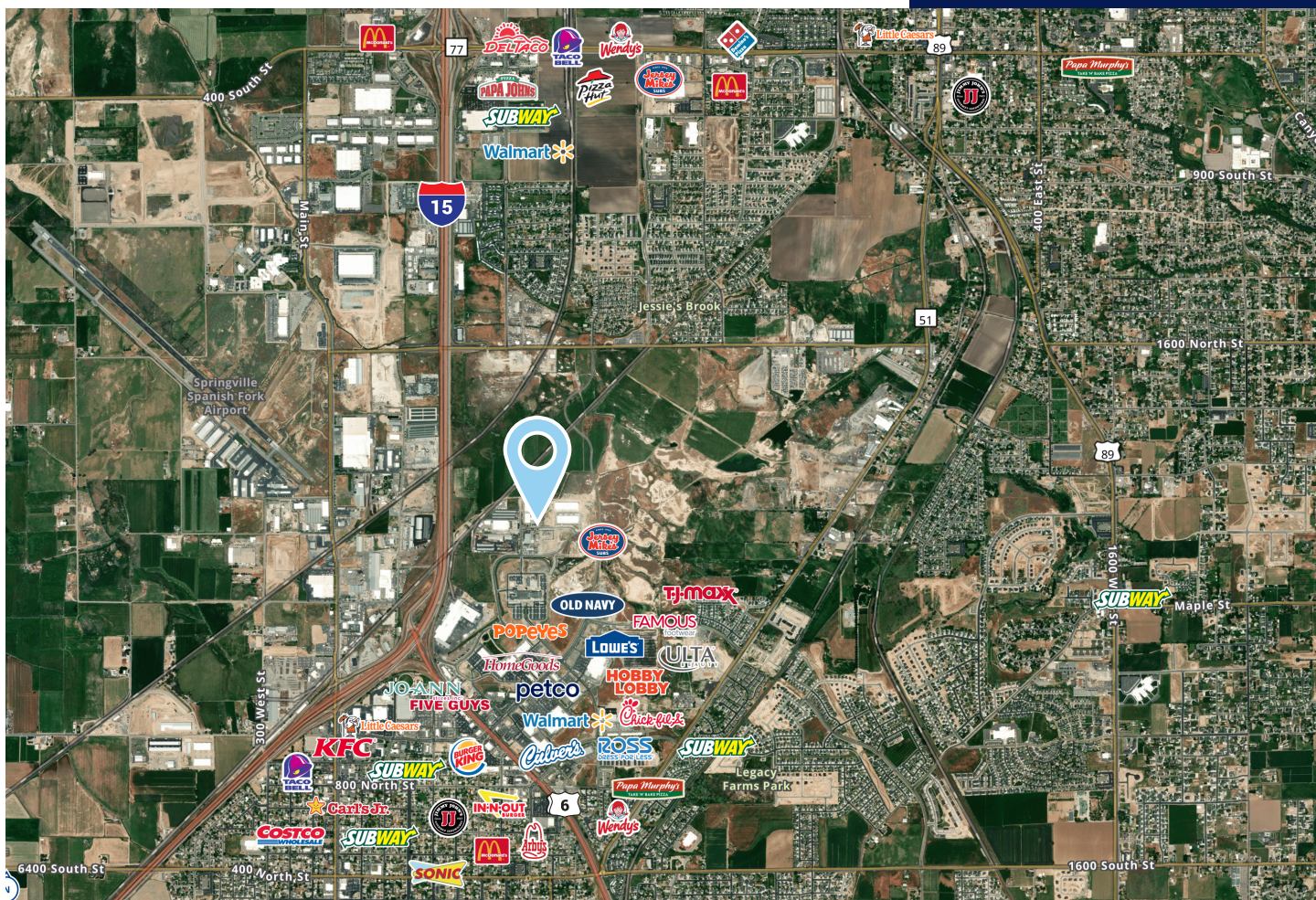
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SITE PLANS

Deliveries
Building 4: 2027



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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