FOR LEASE

SPANISH SPRINGS INDUSTRIAL PARK

PHASE 3

2761 North 170 East | Spanish Fork, UT



Colliers

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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

216
parking stalls

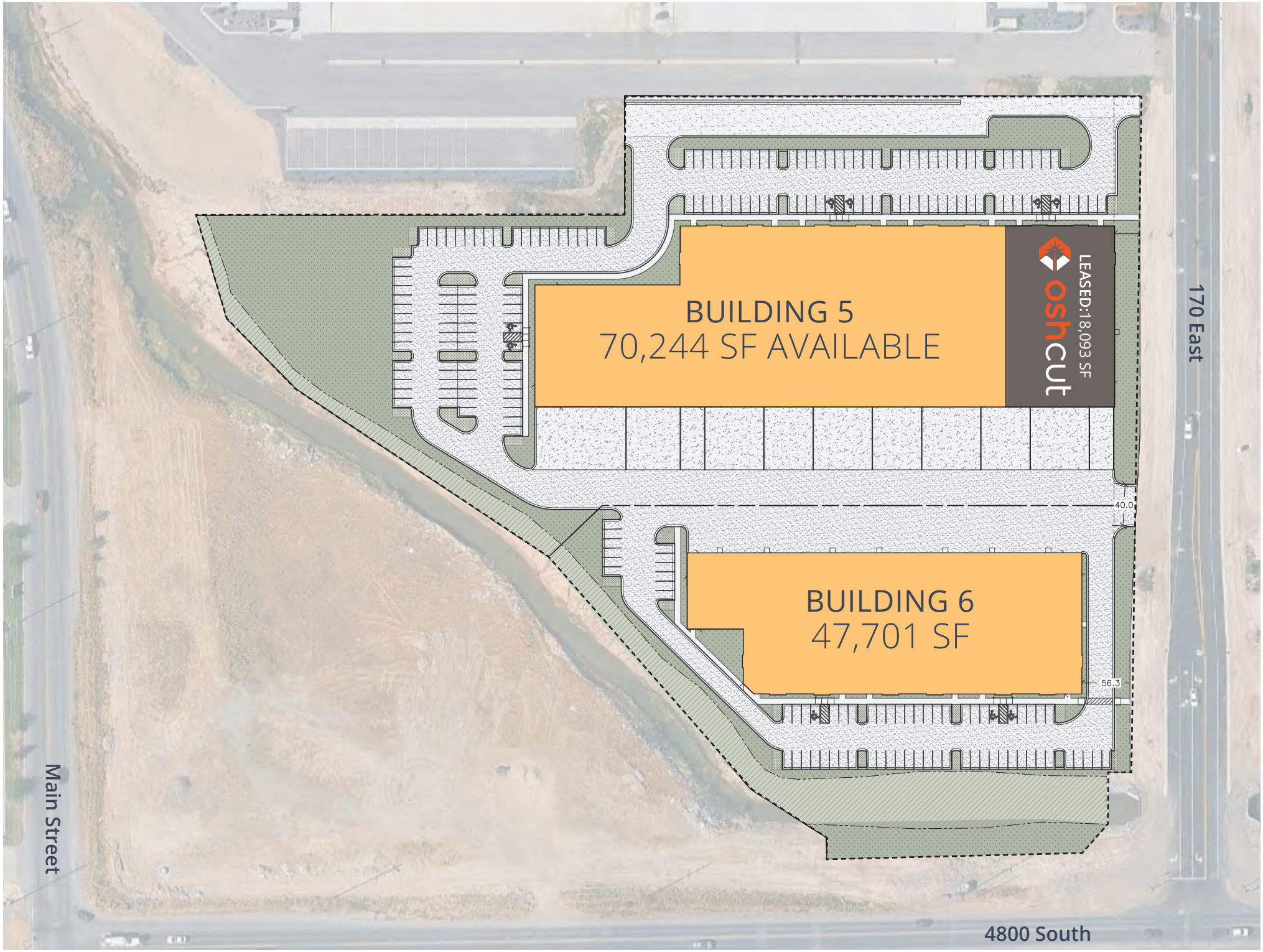
1 gigabit (up and down)
telecommunication service

Light Industrial
Zone

ESFR
Fire Suppression

2026
Year Built



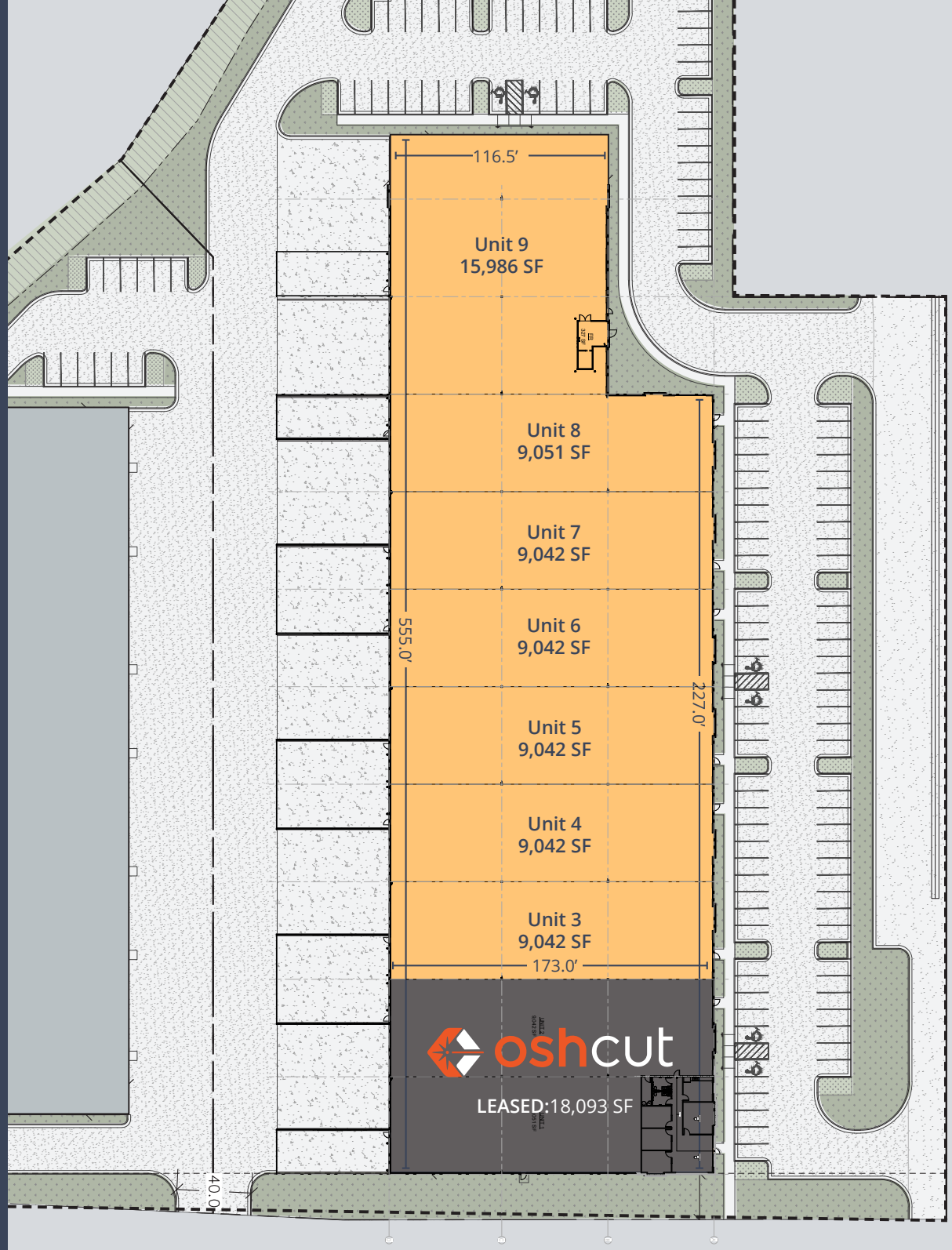

BUILDING 5
70,244 SF AVAILABLE
LEASED:18,093 SF
oshcut
BUILDING 6
47,701 SF
40.0
56.3
170 East
Main Street
4800 South

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)

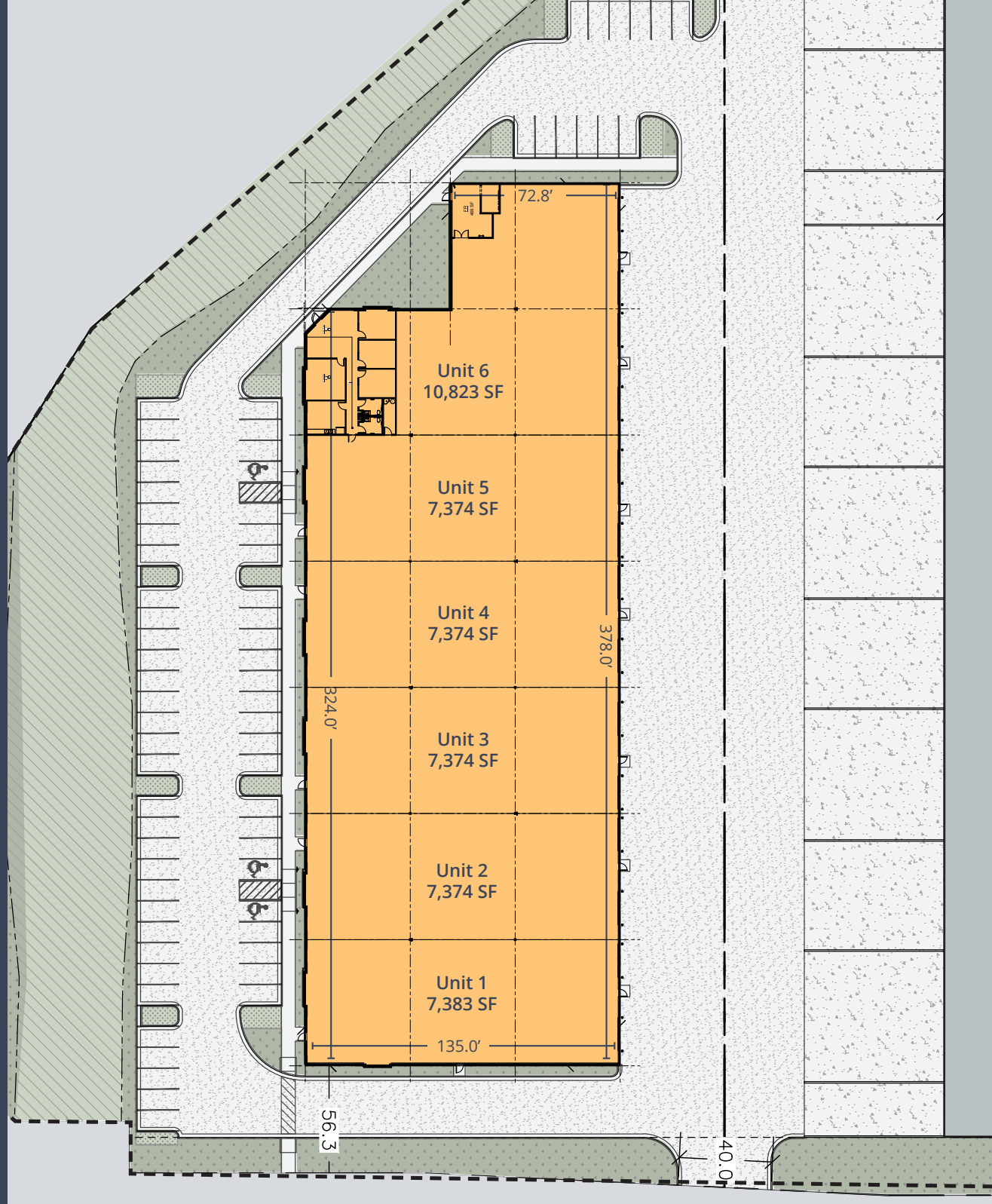


BUILDING 6
FLOORPLANS

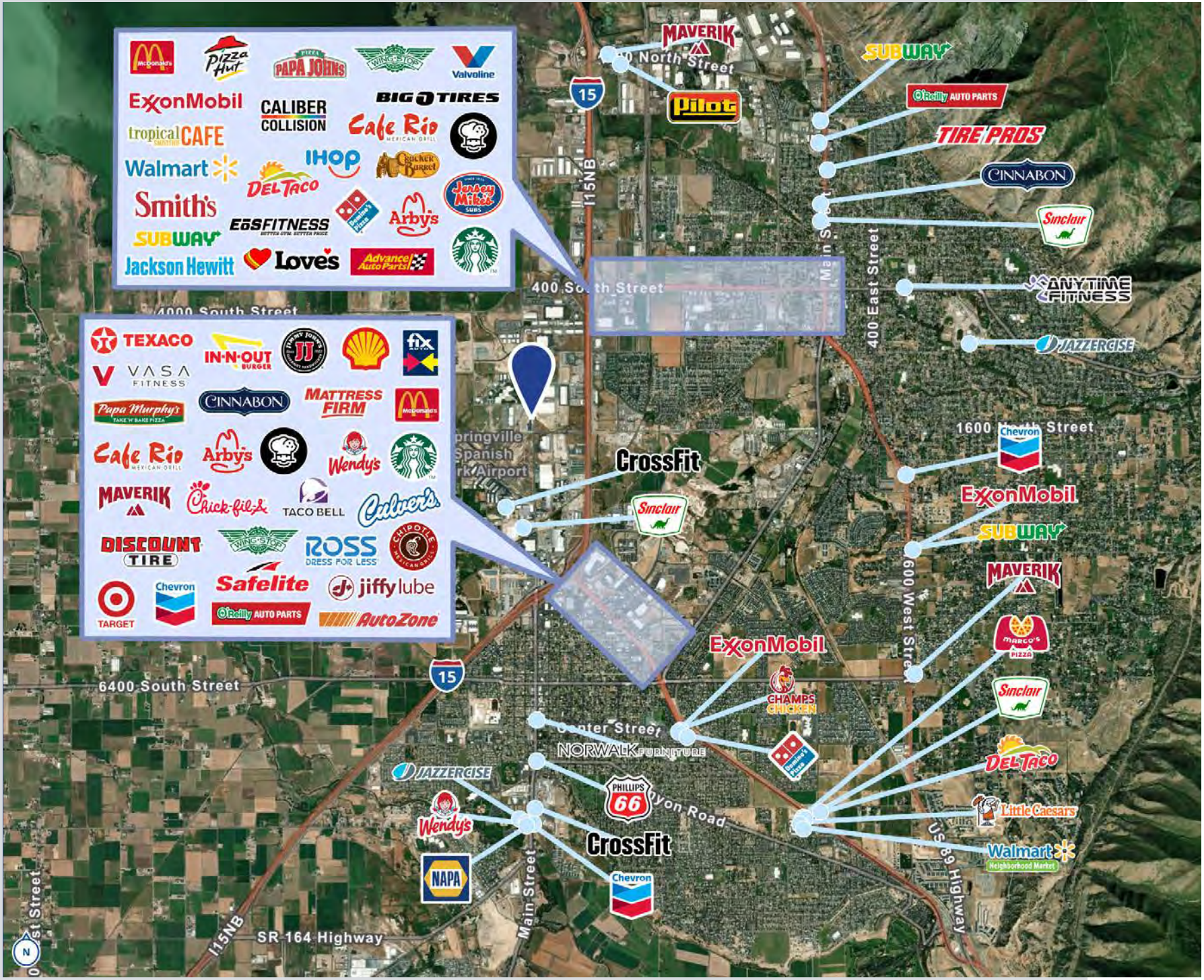
Total SF	**47,701 SF**
Availabe SF	**47,701 SF**
Minimum Divisibility	**7,374 SF**
Dock High Doors	**0**
Ground Level Doors	**14**
Power Per Bay	**3 Phase 200 A 480 V**
Clear Height	**24’**
Column Spacing	**54’ x 45’**
Parking Stalls	**71**

*1 Bay Minimum/6 Bay Maximum Divisibility

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



AREA MAP



McDonald's
Pizza Hut
PAPA JOHNS
WING STOP
Valvoline
ExxonMobil
CALIBER COLLISION
BIG O TIRES
tropical CAFE
Cafe Rio
Walmart
IHOP
Cracker Barrel
DEL TACO
Smith's
Jersey Mike's
EOS FITNESS
Arby's
SUBWAY
Jackson Hewitt
Love's
Advance Auto Parts
TEXACO
IN-N-OUT BURGER
VASA FITNESS
Papa Murphy's
CINNABON
MATTRESS FIRM
Cafe Rio
Arby's
Wendy's
MAVERIK
Chick-fil-A
TACO BELL
Culver's
DISCOUNT TIRE
WING STOP
ROSS DRESS FOR LESS
CHIPOTLE
TARGET
Chevron
Safelite
jiffy lube
O'Reilly AUTO PARTS
AutoZone
MAVERIK
North Street
Pilot
SUBWAY
O'Reilly AUTO PARTS
TIRE PROS
CINNABON
Sinclair
ANYTIME FITNESS
JAZZERCISE
400 South Street
4000 South Street
400 East Street
1600 North Street
Chevron
CrossFit
Sinclair
ExxonMobil
SUBWAY
MAVERIK
600 West Street
ExxonMobil
CHAMPS CHICKEN
Sinclair
DEL TACO
Little Caesars
Walmart
Neighborhood Market
US 89 Highway
6400 South Street
Center Street
NORWALK FURNITURE
JAZZERCISE
PHILLIPS 66
Wendy's
CrossFit
NAPA
Chevron
Main Street
I15NB
SR 164 Highway
15

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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