



GLOBAL LOGISTICS HEADQUARTERS

2100 North 700 West | Spanish Fork, Utah



02. PROJECT OVERVIEW

2100 North 700 West
Spanish Fork, Utah 84660

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SUMMARY

Located just west of I-15 in the rapidly growing city of Spanish Fork, the GLH Development Park is set to become a premier industrial center in southern Utah County. With construction spanning from 2024 to 2031, this expansive park is designed to meet the needs of today's industrial users, offering flexible options and key advantages for distribution and logistics.

PROPERTY HIGHLIGHTS

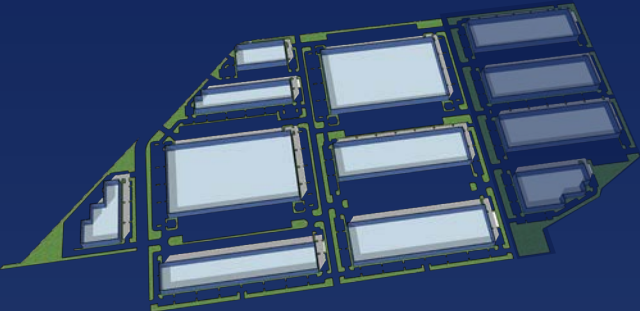
- Tall clear heights to accommodate various industrial uses
- Ample parking for trucks and employees, supporting high-capacity operations
- Build-to-suit options available to tailor space to tenant needs
- Prime location for distribution, with Springville positioned perfectly within a 10-hour drive of major California ports, making it ideal for transportation and logistics companies needing to comply with driver rest requirements
- Proximity to I-15, ensuring easy access to regional and national distribution networks

04.

SITE PLANS

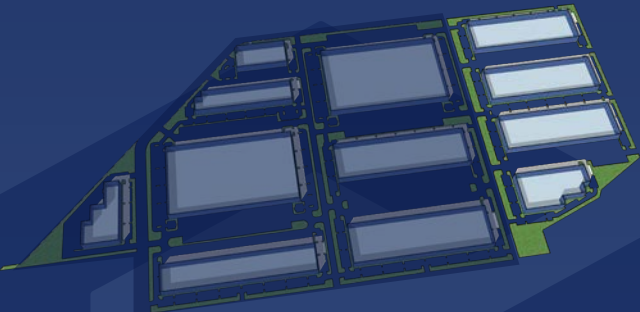
PHASE 1

Buildings 1 - 8
Delivery: 2025
Total SF: 1,948,088 SF



PHASE 2

Buildings 9 - 13
Delivery: 2028
Total SF: 1,345,014 SF



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BUILDING 01.
500,866 SF

BUILDING 02.
80,129 SF

BUILDING 03.
116,648 SF

BUILDING 04.
465,922 SF

BUILDING 05.
261,801 SF

BUILDING 06.
261,801 SF

BUILDING 07.
181,441 SF

BUILDING 08.
79,480 SF

BUILDING 09.
TBD

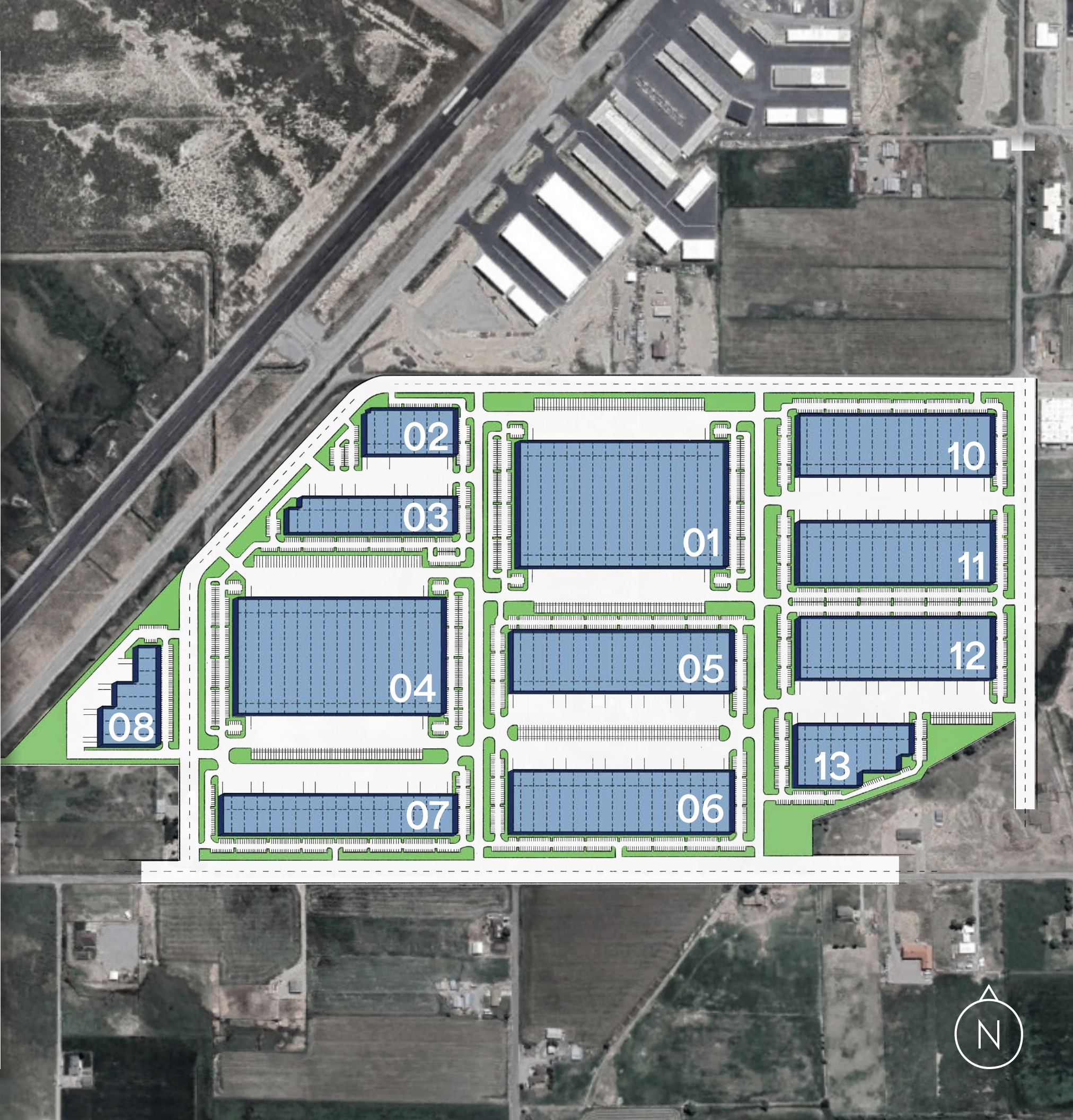
BUILDING 10.
231,001 SF

BUILDING 11.
231,001 SF

BUILDING 12.
231,001 SF

BUILDING 13.
119,841 SF

Total Building SF
3,293,102 SF

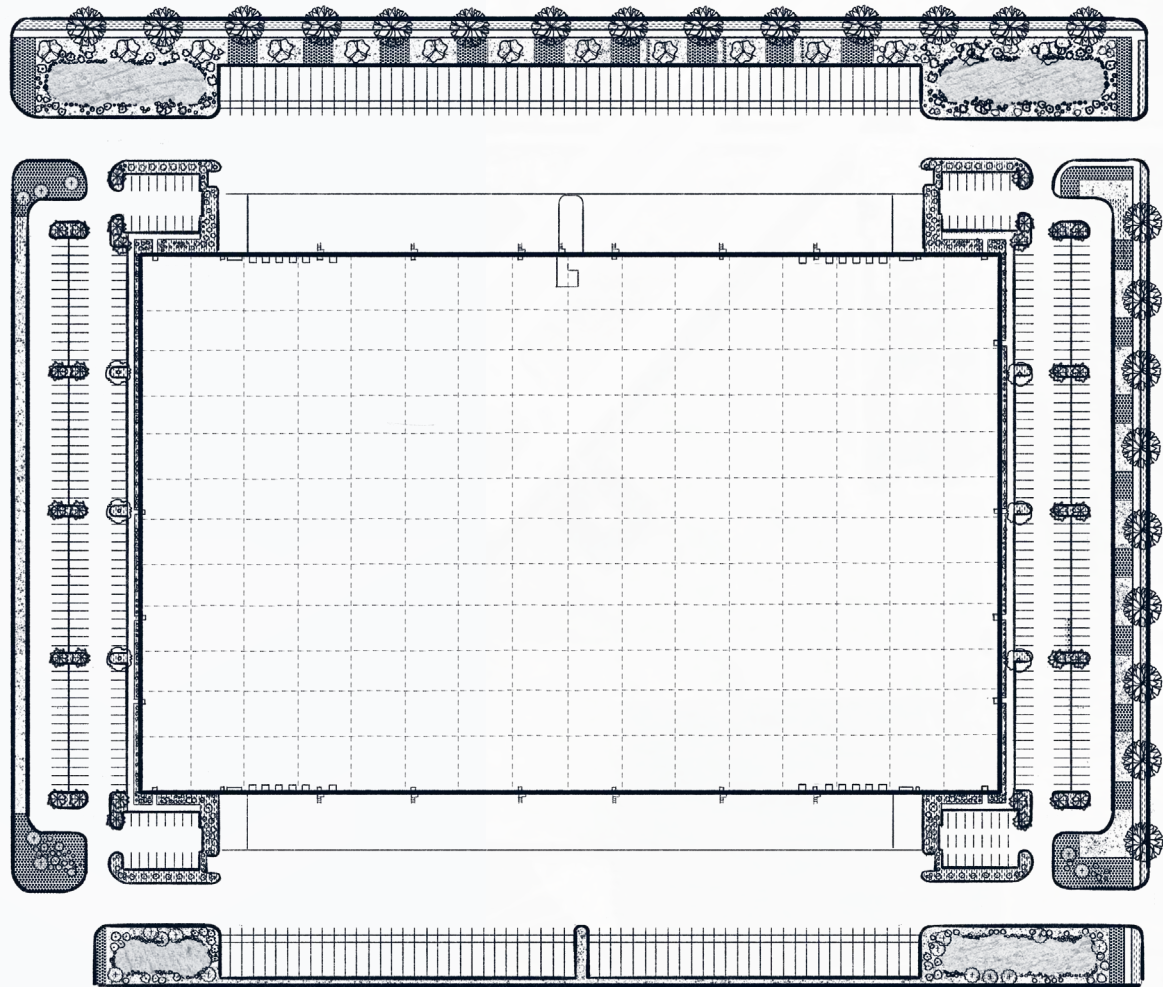


06.
FLOOR
PLANS



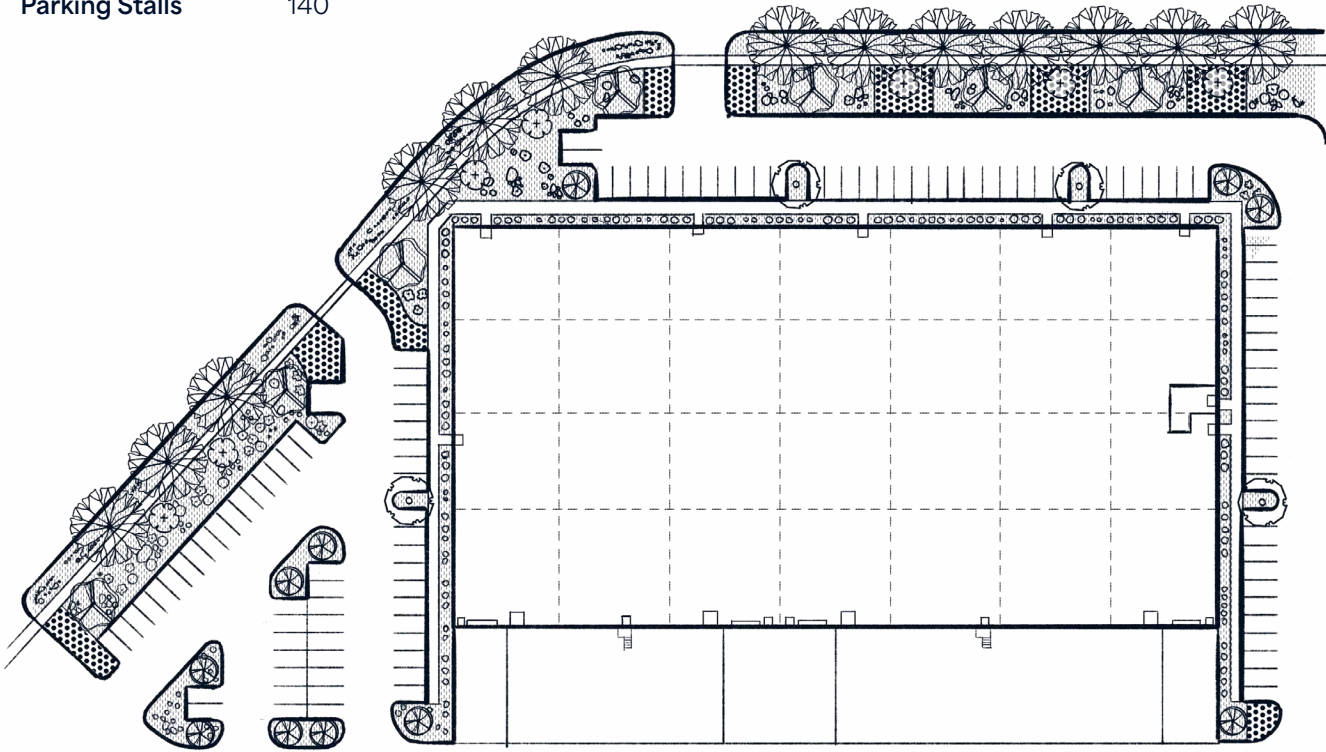
BUILDING 01.

Total SF	500,866 sf
Dock-High Doors	83
Ground Level Doors	4
Clear Height	36'
Construction Year	2024
Amps of Power	4,000amp/480v/3ph
Trailer Stalls	122
Parking Stalls	400



BUILDING 02.

Total SF	80,129 sf
Dock-High Doors	4
Ground Level Doors	4
Clear Height	36'
Construction Year	2026
Amps of Power	4,000amp/480v/3ph
Parking Stalls	140



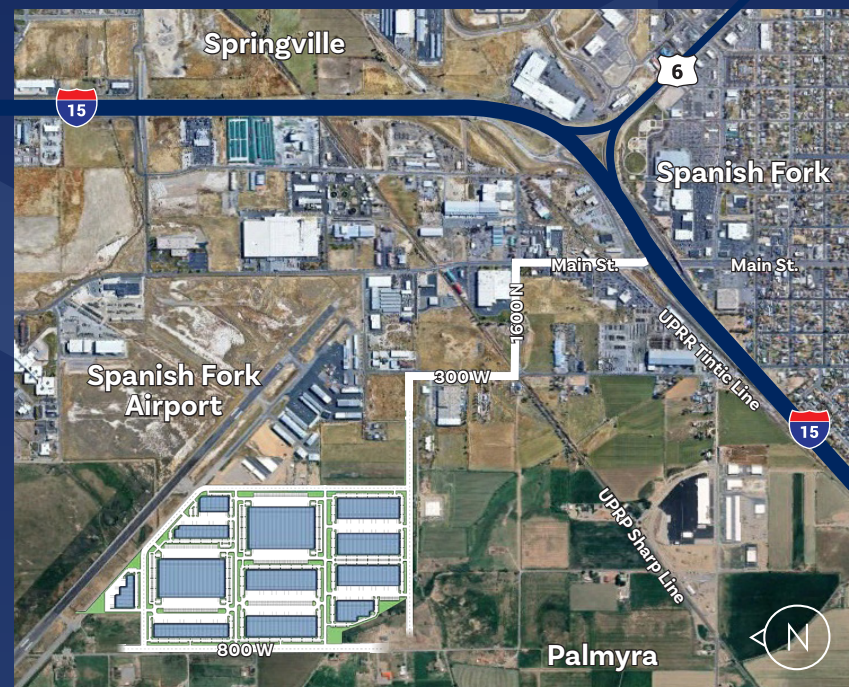
08. AREA MAPS

AMMENITIES



DRIVE TIMES

I-15	5 min
Highway 6	7 min
Provo Airport	15 min
I-80 West	45 min
I-80 East	50 min
SLC Airport	52 min
I-70	1 hr 40 min



MAJOR OCCUPIERS UTAH COUNTY



10.

SPANISH FORK BY THE NUMBERS

16.7%

Job Growth 2018-2023
(Lightcast Q3 2024)

16.3%

Population Growth 2018 - 2023
(Lightcast Q3 2024)

DEMOGRAPHICS

From 2018 to 2023, jobs increased by 16.7% in Spanish Fork, from 17,877 to 20,864. This change outpaced the national growth rate of 4.3% by 12.4%.

As of 2023 the region's population increased by 16.3% since 2018, growing by 7,069. Population is expected to increase by 14.4% between 2023 and 2028, adding 7,262.

#2

Fastest Growing
Manufacturing Industry
(Lightcast Q3 2024)

1 DAY

Commercial Drive Times
From LA/Long Beach Ports
(Container News)

COMMUNITY

Manufacturing is the second-fastest growing industry and 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.

#1

Lowest Crime per Capita
Among Large Utah Cities
(FBI: 2018)

60k+

College Students in
a 30 mile Radius
(spanishfork.org)

ECONOMIC DRIVERS

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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MAJOR CAMPUSES
UTAH COUNTY



12.

UTAH COUNTY DEMOGRAPHICS

KEY FACTS

736,605
Population

27.3
Median Age

3.44
Average Household Size

BUSINESS

16,209
Total Businesses

217,718
Total Employees

716,209
Daytime Population

INCOME

\$102,642
Median Household Income

\$37,016
Per Capita Income

\$190,161
Median Net Worth



AT A GLANCE

Utah County is one of the fastest-growing regions in the state, with its population increasing by 18.1% between 2017 and 2022.

Projections indicate an additional 16.4% growth by 2027, reflecting the area’s strong appeal for families, young professionals, and businesses.

This growth is driven by the county’s strategic location, robust economy, and access to quality education and employment opportunities

EDUCATION

4.6%
No High School Diploma

16.9%
High School Graduate:
No College

21.4%
Some College

57.1%
College Degree

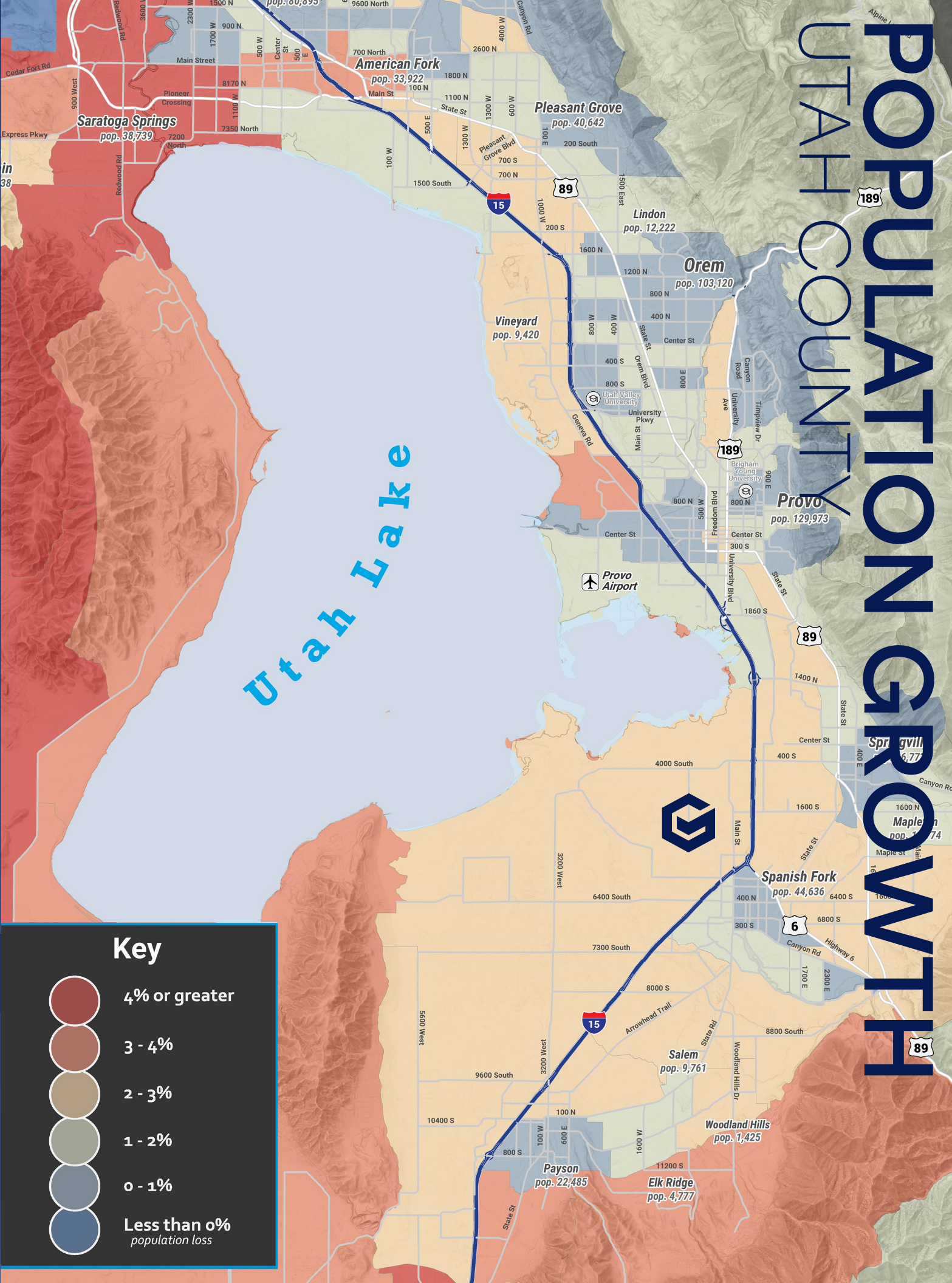
EMPLOYMENT

68.4%
White Collar

17.8%
Blue Collar

13.9%
Services

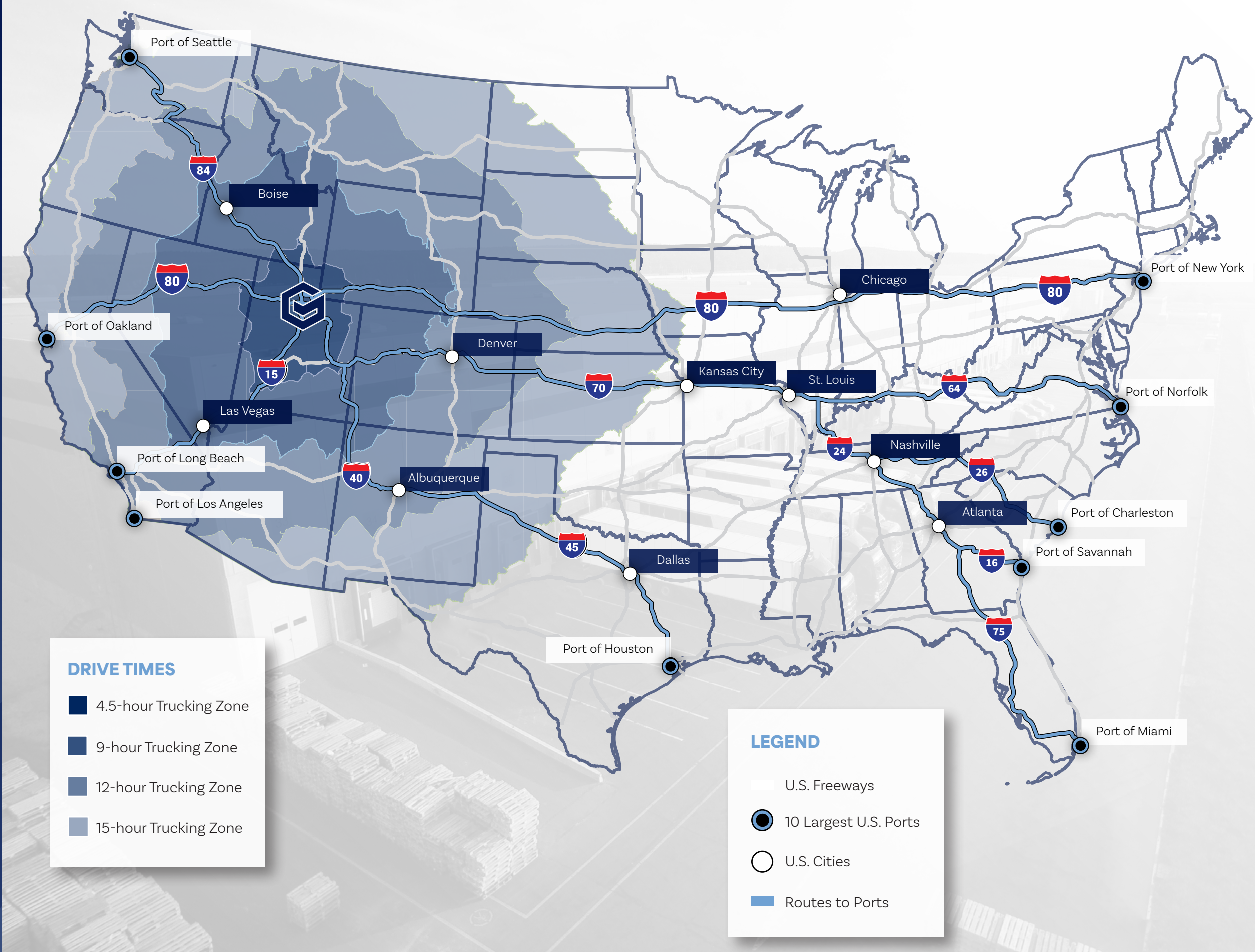
1.9%
Unemployment



14.

UTAH CROSSROADS OF THE WEST

Aptly nicknamed “The Crossroads of the West,” Utah is strategically located in the center of the Western United States, with major interstate, rail, and airport connections. Utah is connected to and serves as a key logistics relief valve for Western U.S. ports, as evidenced by the recently-announced Inland Port spanning 16,000 acres in Salt Lake City’s North West quadrant. The state’s proximity to I-80, I-84 and I-70 (for east/west access) and I-15 (for north/south access) provides compelling regional accessibility.



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