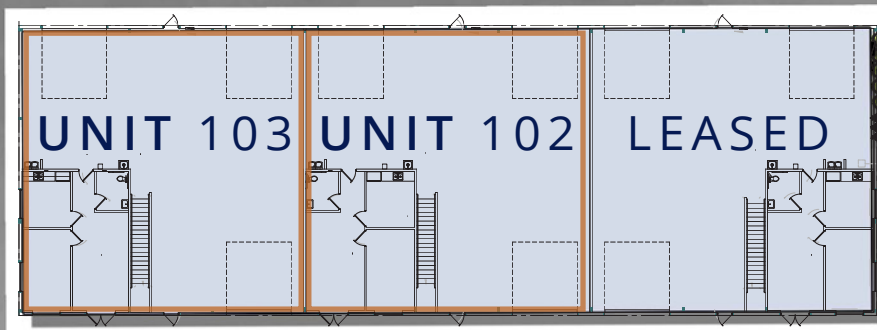


SPANISH FORK INDUSTRIAL FLEX

FOR LEASE



W 3470 N

W 800 S

1204 W 3470 N
Spanish Fork, UT 84660

LEASE RATE
\$1.25 / SF NNN



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PROPERTY OVERVIEW

HIGHLIGHTS

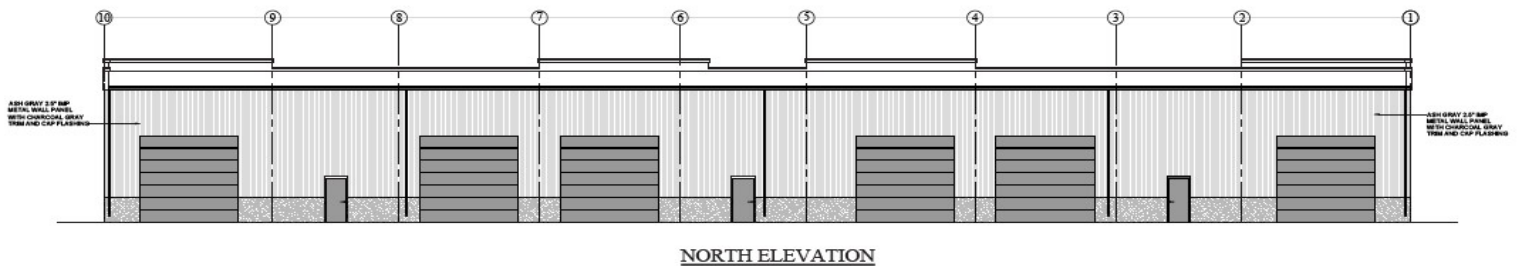
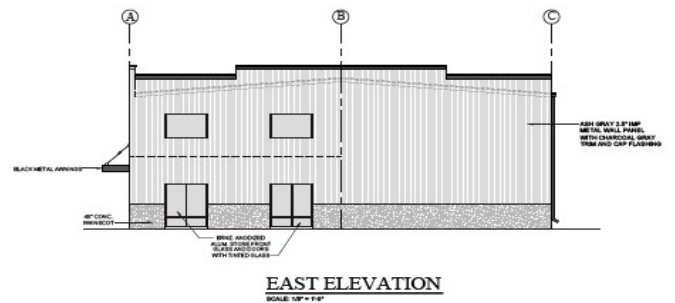
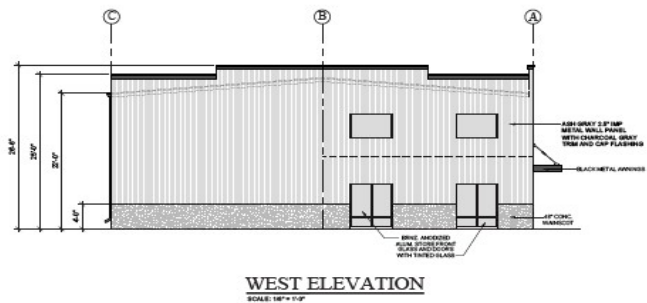
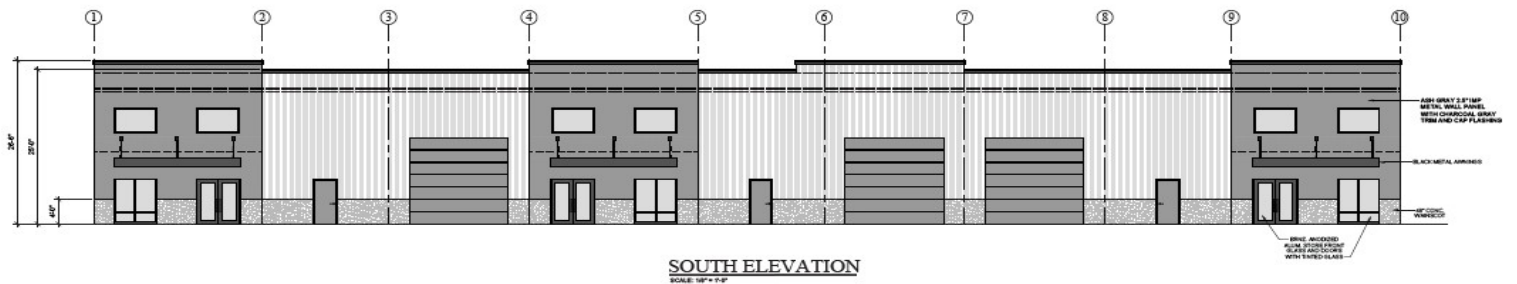
4,400 - 8,880 Total SF Available

UNIT 102

- 4,440 Total SF
- Office: 1,440 SF
- Warehouse: 3,000 SF
- Clear Height: 18'
- (3) 14'x14' Doors per Unit
- 2 Offices, 1 Conference Room & 1 Breakroom (per unit)

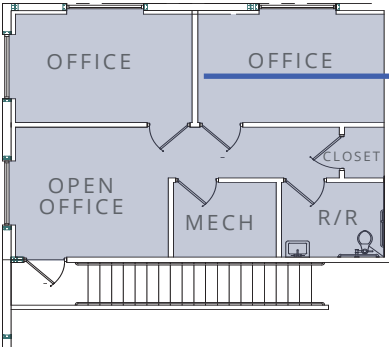
UNIT 103

- 4,440 Total SF
- Office: 1,440 SF
- Warehouse: 3,000 SF
- Outside Storage Available
- **Lease Rate: \$1.25 / SF NNN**

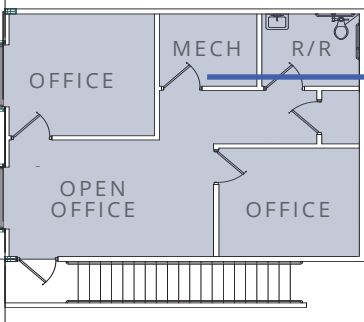


FLOOR PLANS

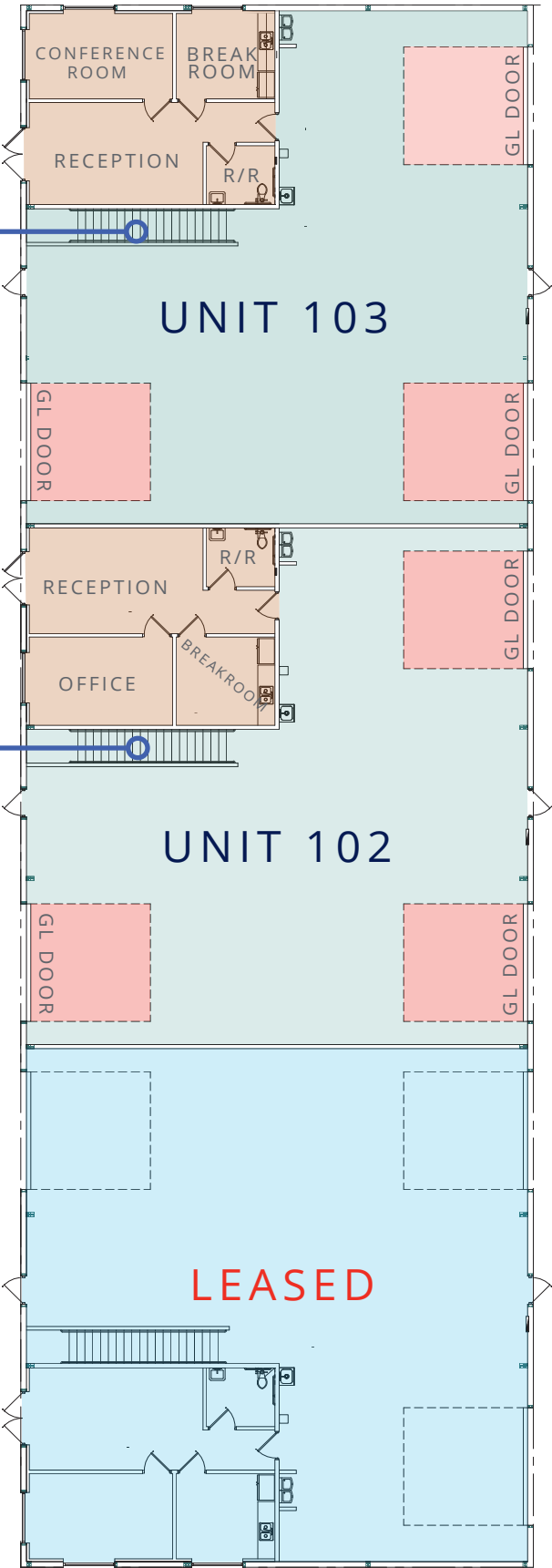
MEZZANINE



MEZZANINE



MAIN FLOOR



Warehouse Floor per Unit | 3,000 SF

Office/Mezzanine per Unit | 1,440 SF

3 Ground Level Doors per Unit

1204 W 3470 N | SPANISH FORK, UT 84660



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