

SPANISH FORK INDUSTRIAL FLEX

FOR LEASE



UNIT 103

UNIT 102

1204 W 3470 N
Spanish Fork, UT 84660

LEASE RATE
\$1.25 / SF NNN



Colliers
2100 Pleasant Grove Blvd., Suite 200
Pleasant Grove, UT 84062
Main: +1 801 947 8300
colliers.com

James Yeates
Vice President
+1 801 995 0049
james.yeates@colliers.com

Justin Irvine
Vice President
+1 801 400 4260
justin.irvine@colliers.com

PROPERTY OVERVIEW

HIGHLIGHTS | 4,400 - 8,880 Total SF Available

- Clear Height: 18'
- 2 Offices, 1 Conference Room & 1 Breakroom (per unit)
- **Lease Rate: \$1.25 / SF NNN per unit**

UNIT 103

- 4,440 Total SF
- Office: 1,440 SF
- Warehouse: 3,000 SF
- Outside Storage Available
- (3) 14' x 14' Doors w/ drive-thru

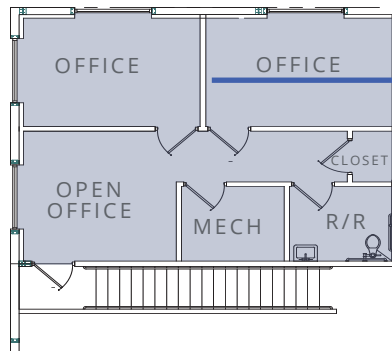
UNIT 102

- 4,440 Total SF
- Office: 1,440 SF
- Warehouse: 3,000 SF
- (1) 14' x 14' Door

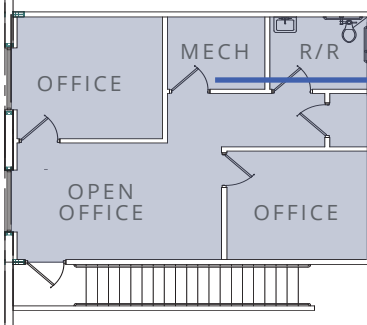


Floorplan

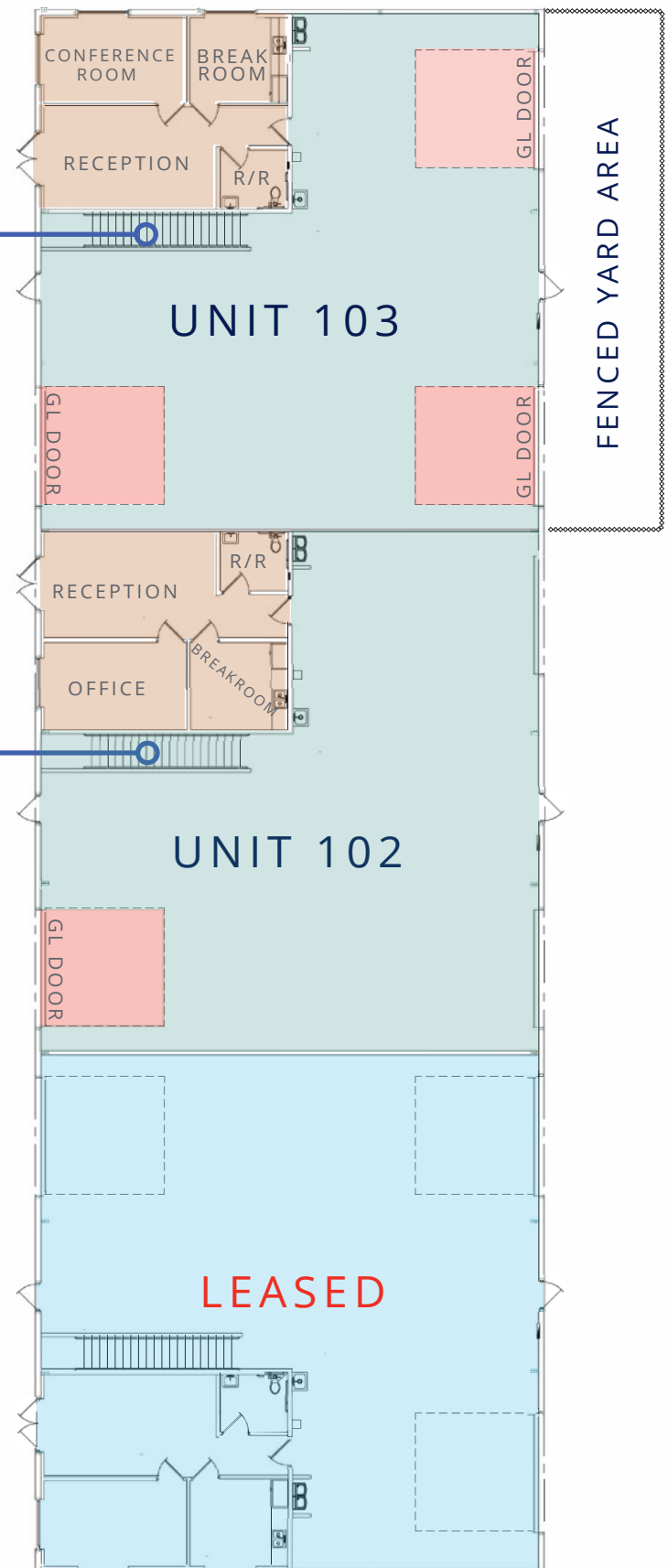
MEZZANINE



MEZZANINE



MAIN FLOOR



Warehouse Floor per Unit | 3,000 SF

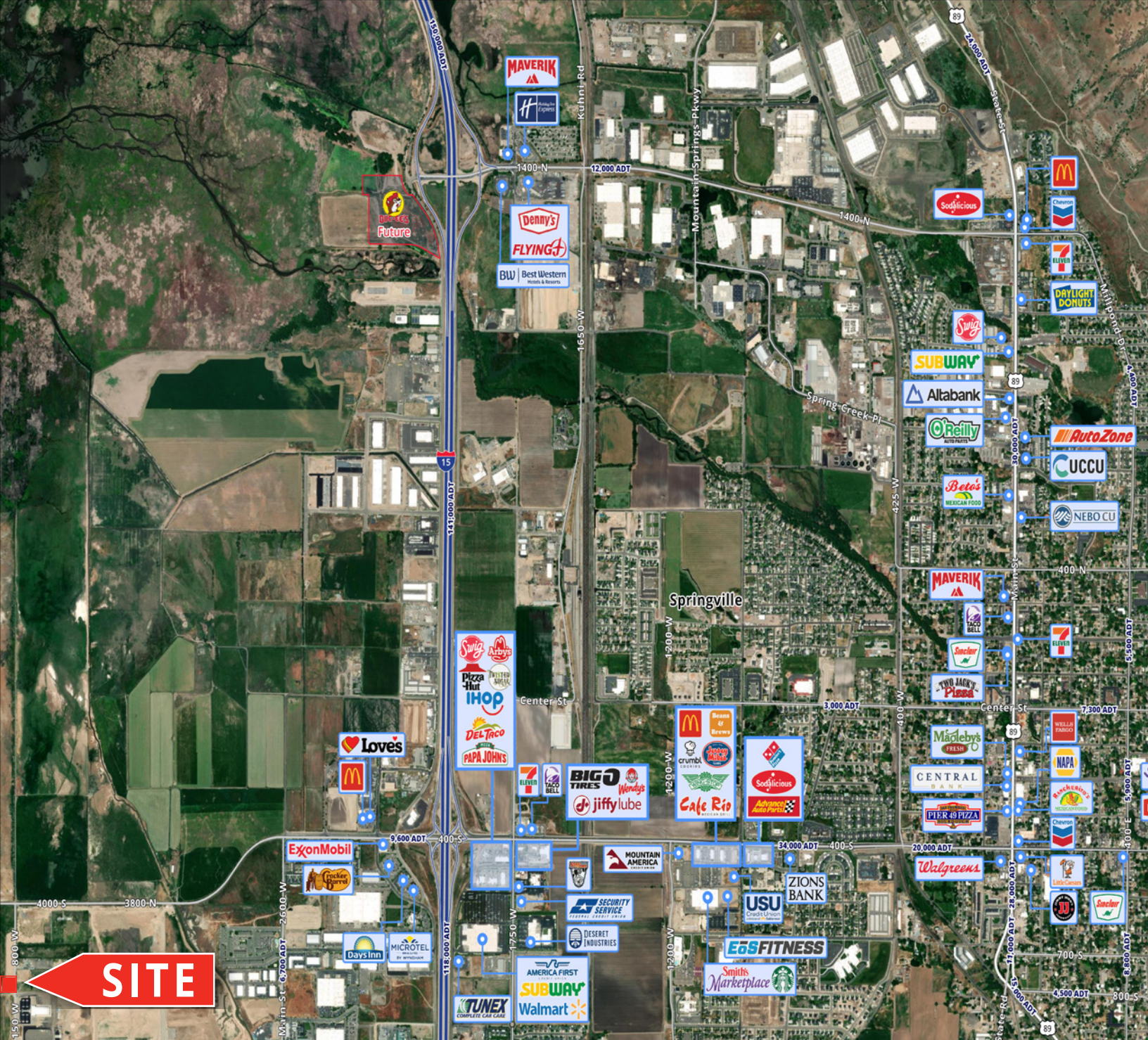
Office/Mezzanine per Unit | 1,440 SF

3 Ground Level Doors per Unit

INDUSTRIAL FLEX FOR LEASE

Interior Photos





James Yeates
 Vice President
 +1 801 995 0049
 james.yeates@colliers.com

Justin Irvine
 Vice President
 +1 801 400 4260
 justin.irvine@colliers.com



Colliers
 2100 Pleasant Grove Blvd., Suite 200
 Pleasant Grove, UT 84062
 Main: +1 801 947 8300
 colliers.com

1204 W 3470 N
 Spanish Fork, UT 84660

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.