



Colliers

CANYON CREEK BUSINESS PARK

BUILDING 5

863 E. 1950 N.
Spanish Fork, UT 84660

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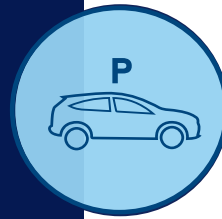
PROPERTY PROFILE

Canyon Creek Business Park is a growing industrial and flex development in Spanish Fork, Utah, offering a total of 285,163 square feet across five buildings. It's conveniently located just north of the Spanish Fork Hospital with easy access from Canyon Creek Parkway.

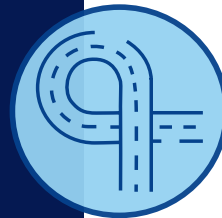
Spaces start at a minimal 8,955 SF, with 24' clear heights, dock-high and ground-level doors, and light industrial zoning. The park sits in a rapidly growing area with a strong local workforce making it a great option for businesses looking to scale presence.

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

Building 3: 69,542 SF

KidTopia

BLOTTMAN
CONTAINERS

COLOAIRE

ECHO

Building 2: 65,800 SF

Building 1: 60,480 SF

INDUSTRIALSUPPLY
EST. 1910

Aspen
CO-PAK

BLOTTMAN
CONTAINERS

ANGEL
STUDIOS

R-S MATCO

Storage Yard
1.97 Acres

Building 4
20,000 SF
PLANNED

Building 5: 71,641 SF

54,039 SF
Available

Vision Labs

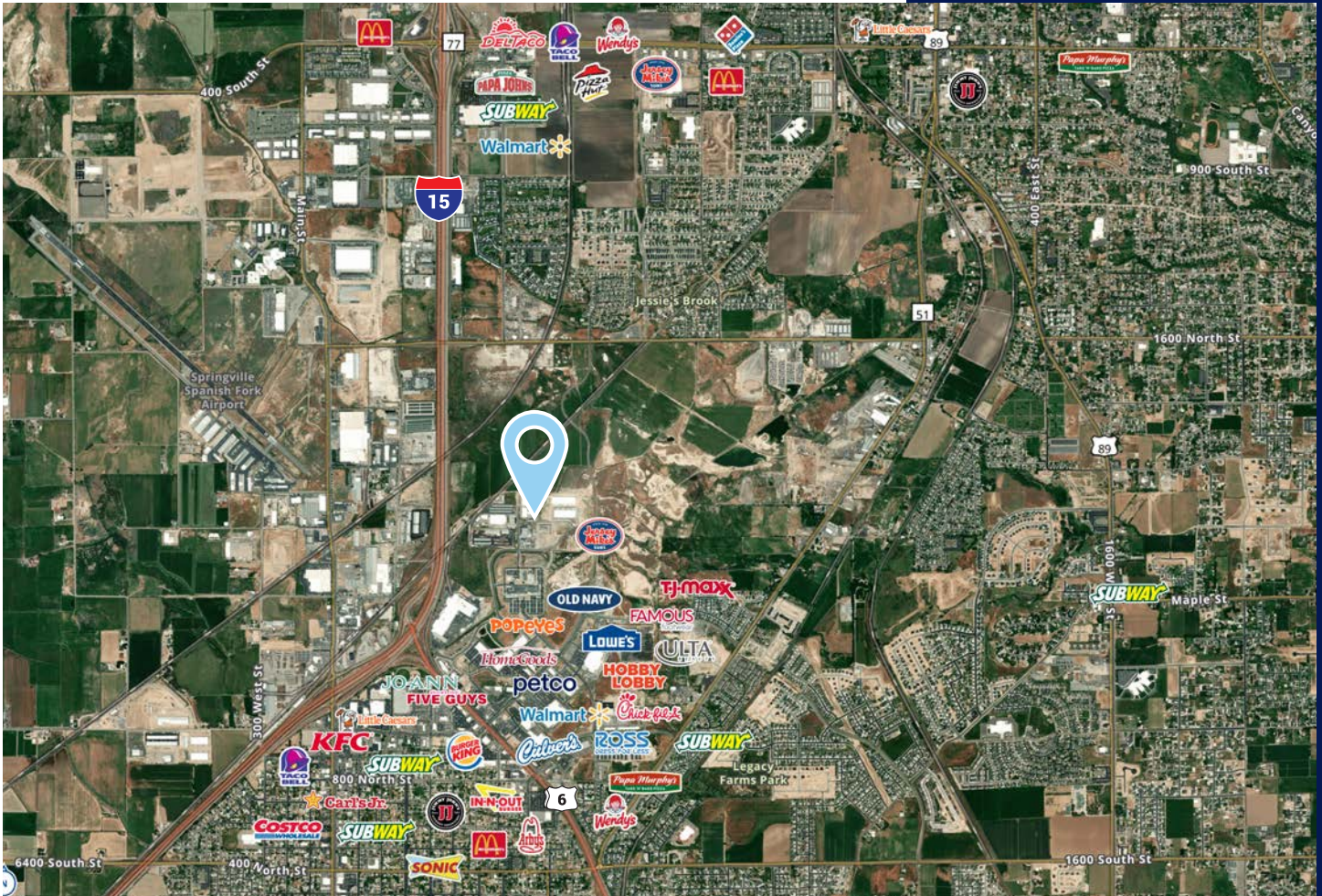
Landscape &
Retention
0.78 Acres

E 1950 N

E Mirk Pl Dr

N Cny Crk Pkwy

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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