

2,719 SF of spec office complete and ready for immediate move-in of the 91kSF vacancy!



Spanish Springs Industrial Park - Building B

3052 N 170 E, SPANISH FORK, UT

BUILDING SIZE: 170,517 SF

AVAILABILITY: 91,767 SF

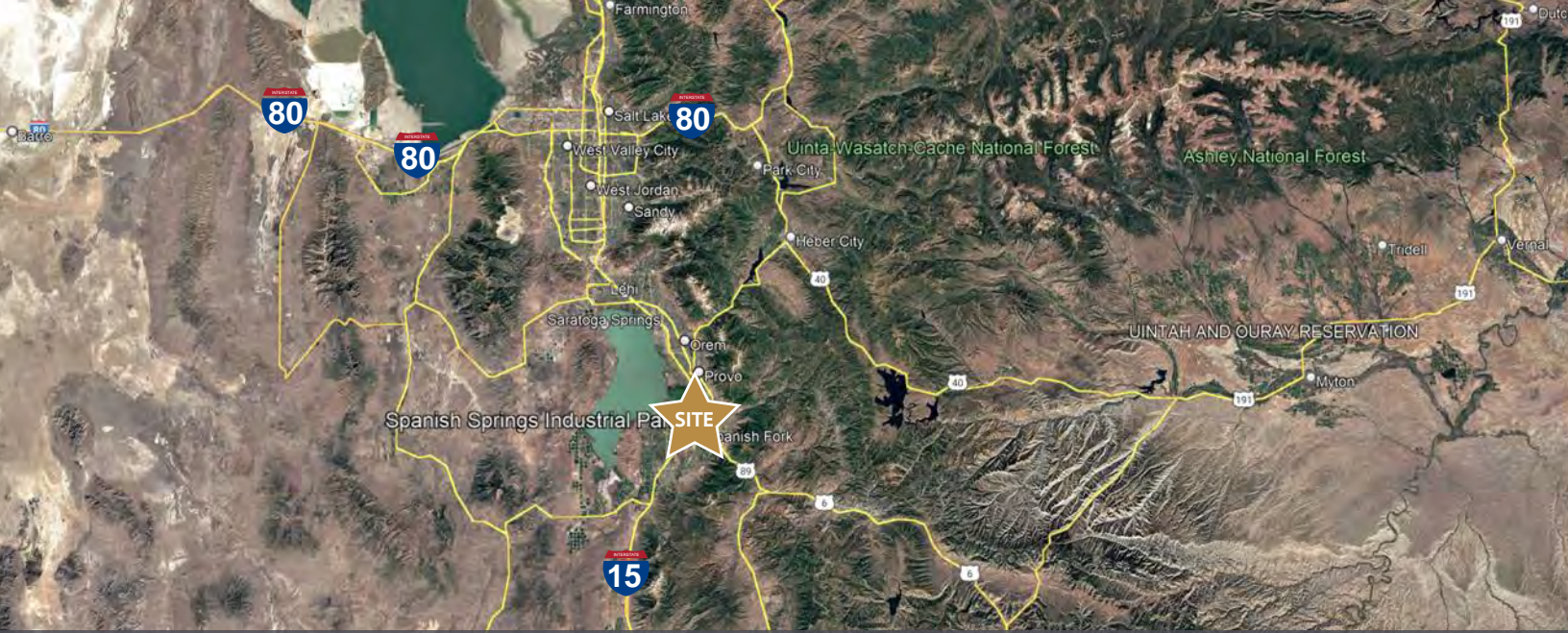


PROPERTY SPECIFICATIONS

Total SF	170,517 SF
Available SF	91,767 SF
Office	2,719 SF Spec Office
Clear Height	32'
Year	2023
Configuration	Rear-Loaded
Truck Court	120'
Building Depth	225'
Dock Doors	36
Drive-Ins	6
Sprinkler System	ESFR
Auto Parking	195
Roof	TPO
Construction	Concrete Tilt-Up

LOCATION

Located at the heart of the Utah County submarket, the buildings sit along I-15 with close proximity to two interchanges, providing best-in-class access to I-15 North bound to Salt Lake City (35 miles) and I-15 South bound to Las Vegas, Southern California, and Phoenix.

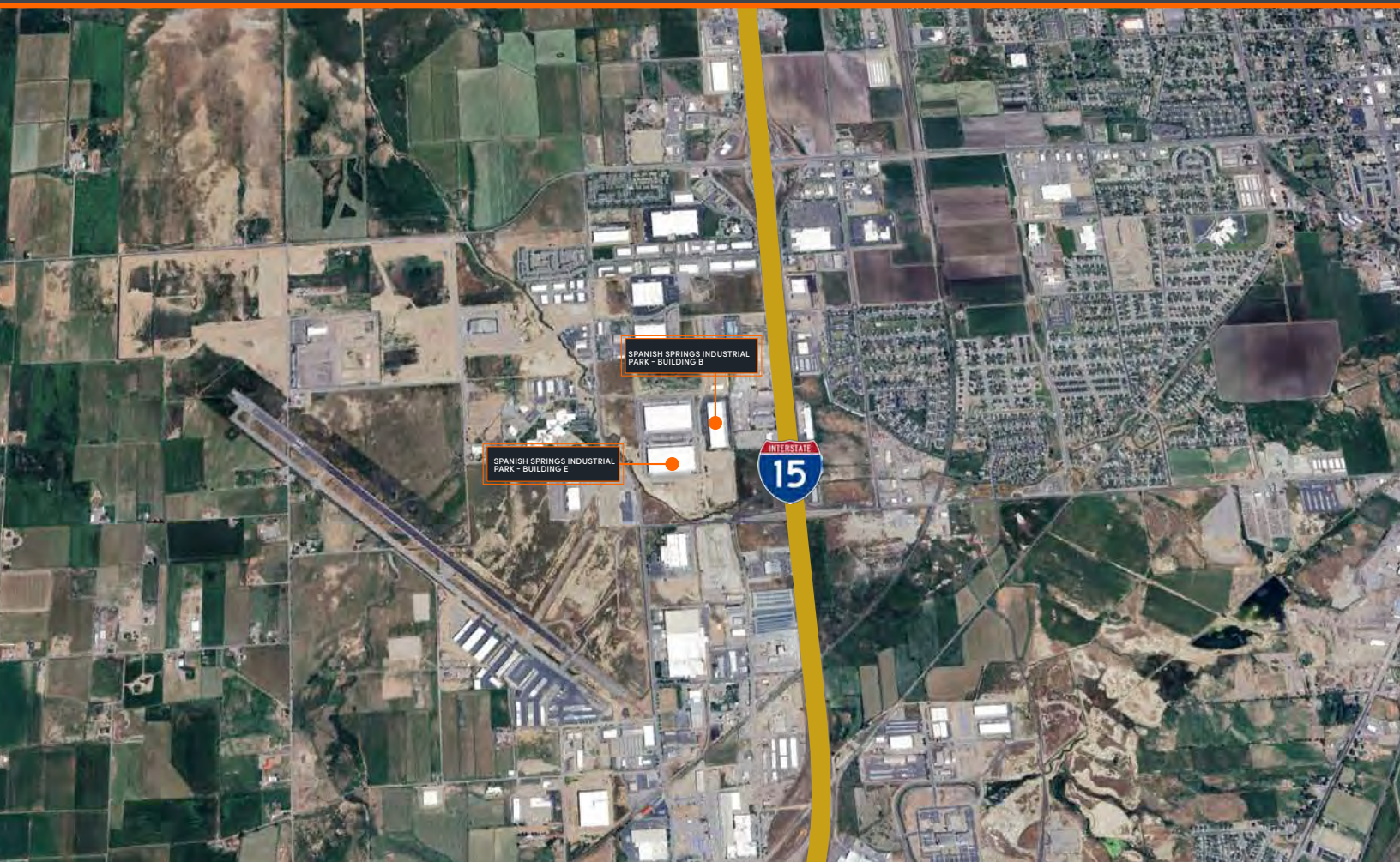


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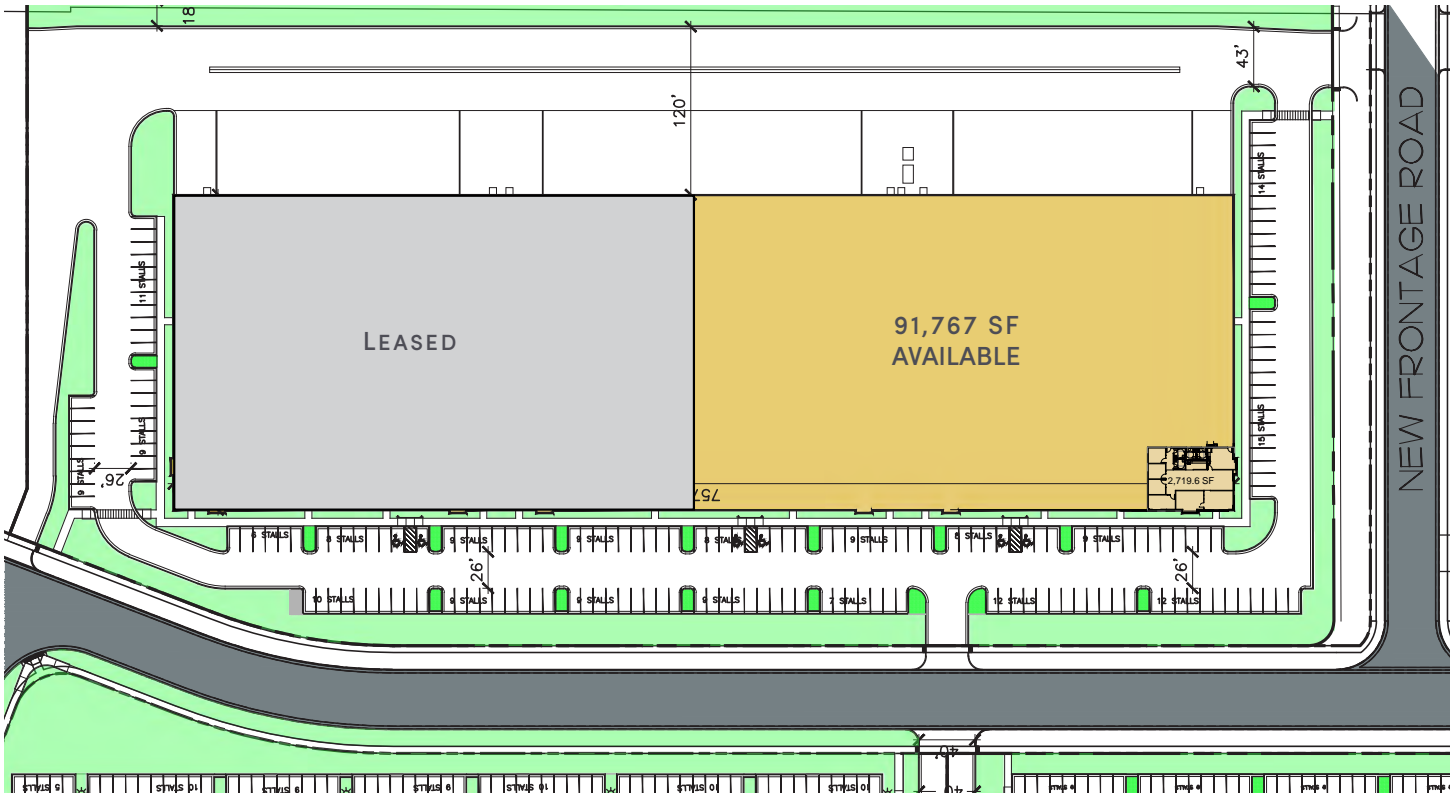
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