



EL TENEDOR

LOGISTICS CENTER

NEWMARK



1401 N. 300 W.
Spanish Fork, UT 84660

PROJECT HIGHLIGHTS

- Five Building Class A Industrial Park
- 800,766 Total Square Feet
- \$0.85/SF/Month NNN
- Delivers in Warm, Lit Shell
- ESFR Fire Sprinklers
- Light Manufacturing (1-2) Zone
- Gas Heated Warehouse
- 6" Reinforced Concrete Slab
- LED Lighting, 30' Lumen, 4,000k Candles with Motion Sensors in Warehouse
- 60-Mil Single Ply Roof with 20 Year Warranty
- Built to Suit Office

EXCLUSIVELY MARKETED BY:

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PROJECT SUMMARY

BUILDING A (PHASE 1)

- 134,564 Total Square Feet
- Rear Load Configuration
- 32' Clear Height
- 210' Building Depth
- 638' Building Width
- 146 Auto Parking Stalls

BUILDING B (PHASE 1)

- 120,169 Total Square Feet
- Rear Load Configuration
- 32' Clear Height
- 260' Building Depth
- 460' Building Width
- 115 Auto Parking Stalls

BUILDING C (PHASE 2)

- 324,000 Total Square Feet
- Cross Dock Configuration
- 36' Clear Height
- 450' Building Depth
- 720' Building Width
- 294 Auto Parking Stalls

BUILDING D (PHASE 3)

- 138,833 Total Square Feet
- Rear Load Configuration
- 32' Clear Height
- 210' Building Depth
- 702' Building Width
- 158 Auto Parking Stalls

BUILDING E (PHASE 3)

- 83,200 Total Square Feet
- Rear Load Configuration
- 32' Clear Height
- 160' Building Depth
- 520' Building Width
- 100 Auto Parking Stalls

PHASE 1 (FULLY DELIVERED)
POWER IN PLACE
READY FOR OCCUPANCY

PHASE 2
ESTIMATED DELIVERY
Q2 2025

PHASE 3
ESTIMATED DELIVERY
2025+



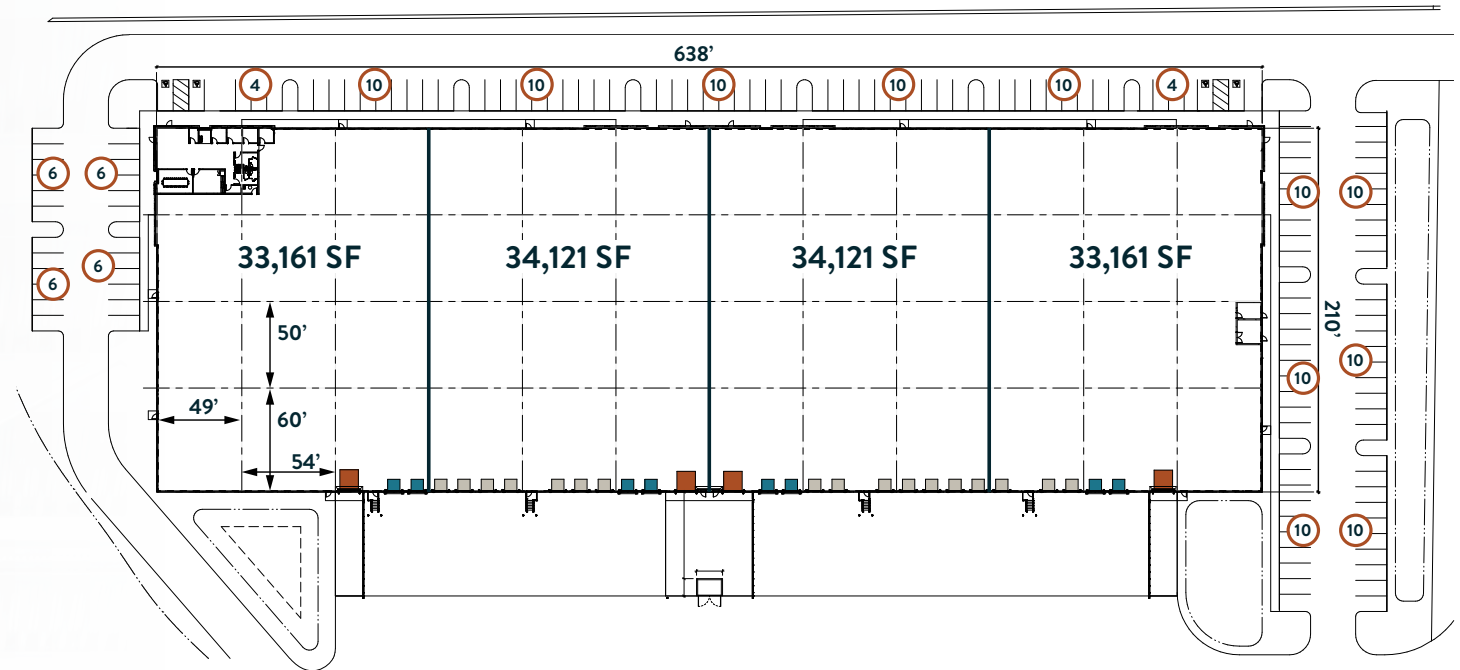
1401 N. 300 W., SPANISH FORK, UT 84660

BUILDING A

PROPERTY HIGHLIGHTS

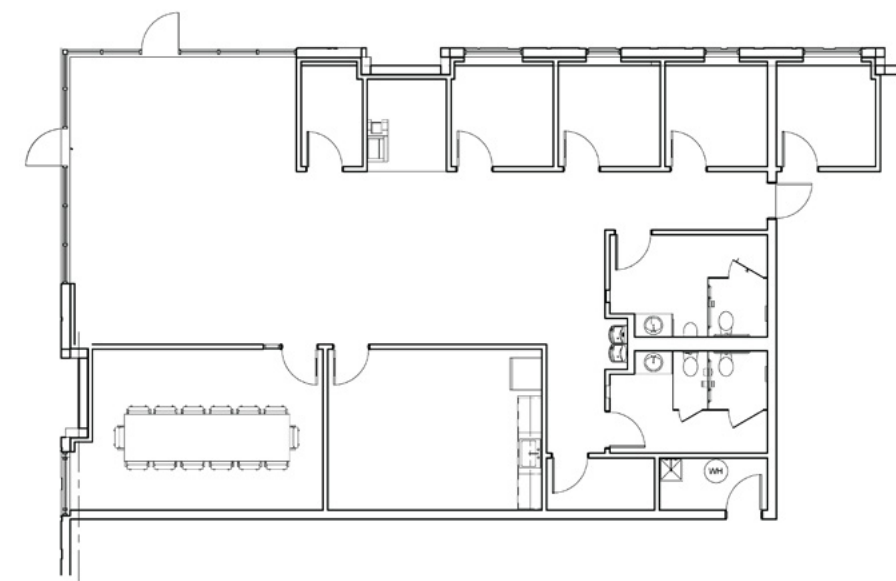
- 134,564 Total SF
- 2,365 SF Office
- 132,199 SF Warehouse
- Divisible to ±32,970 SF
- 32' Clear Height
- 50' x 54' Column Spacing
- 130' Truck Court
- 210' Building Depth
- 638' Building Width
- 3,000A / 480/277V / 3P
- 4 Glass Storefronts
- Rear Load Configuration
- 25 Dock High Loading Doors (9' x 10')
 - o 8 Equipped with Levelers, Seals, Shelters and Bumpers
- 4 Motorized Ground Level Loading Doors (12' x 14') with Drive-In Ramps
- 4 Trailer Parking Stalls
- 146 Total Parking Stalls

BUILDING A - 134,564 SF



GRADE DOORS ■ DOCK HIGH DOORS ■ EQUIPPED DOCK HIGH DOORS ■

SPEC OFFICE - 2,365 SF



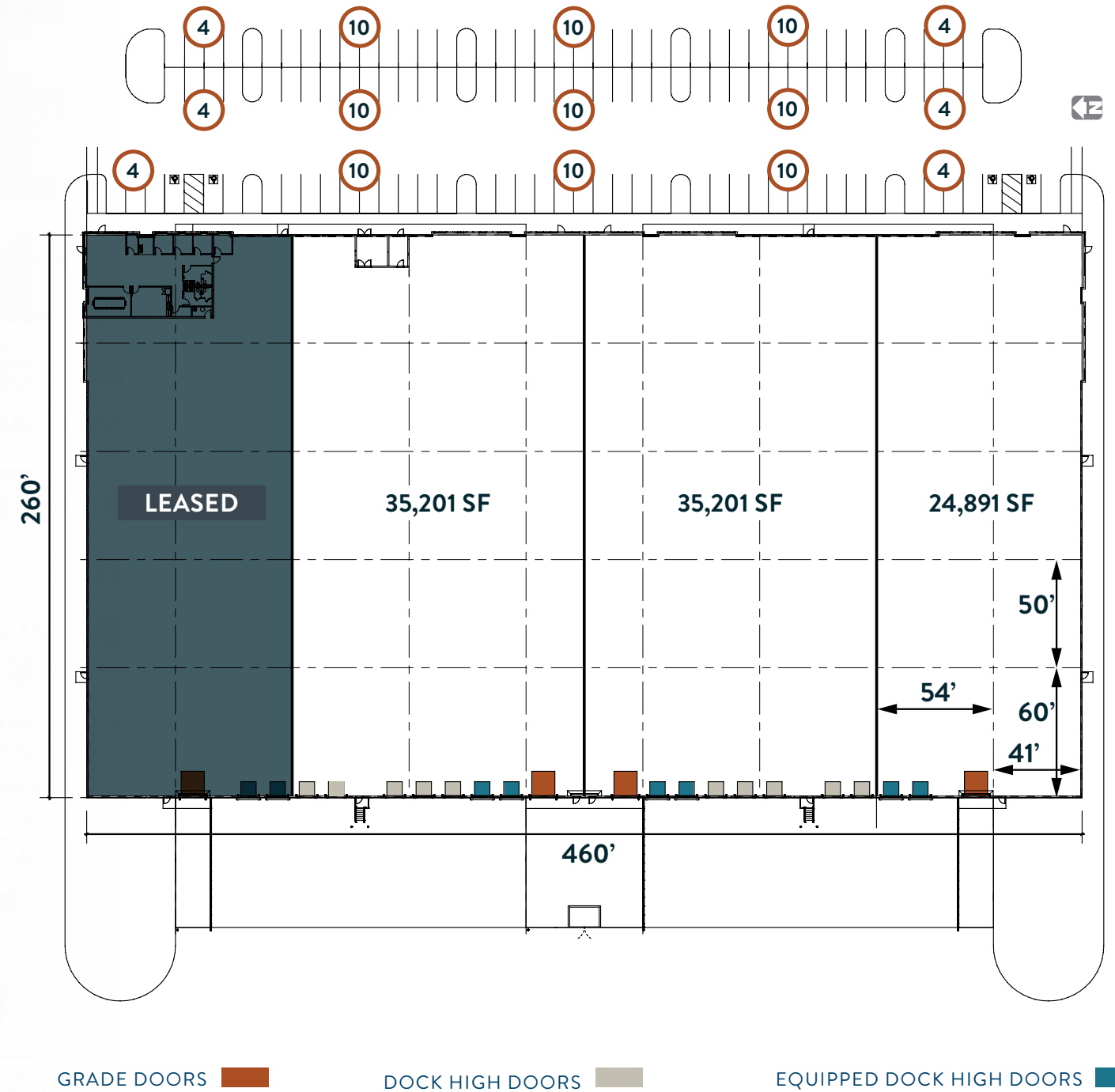
1343 N. 300 W., SPANISH FORK, UT 84660

BUILDING B

PROPERTY HIGHLIGHTS

- 95,278 Total Available SF
- Divisible to ±24,891 SF
- 32' Clear Height
- 50' x 54' Column Spacing
- 130' Truck Court
- 260' Building Depth
- 460' Building Width
- 2,400A / 480/277V / 3P
- 4 Glass Storefronts
- Rear Load Configuration
- 16 Dock High Loading Doors (9' x 10')
- o 6 Equipped with Levelers, Seals, Shelters and Bumpers
- 3 Ground Level Loading Doors (12' x 14') with Drive-In Ramps
- 10 Trailer Parking Stalls
- 115 Total Parking Stalls

BUILDING B - 95,278 SF AVAILABLE



LOCATED AT THE FORK

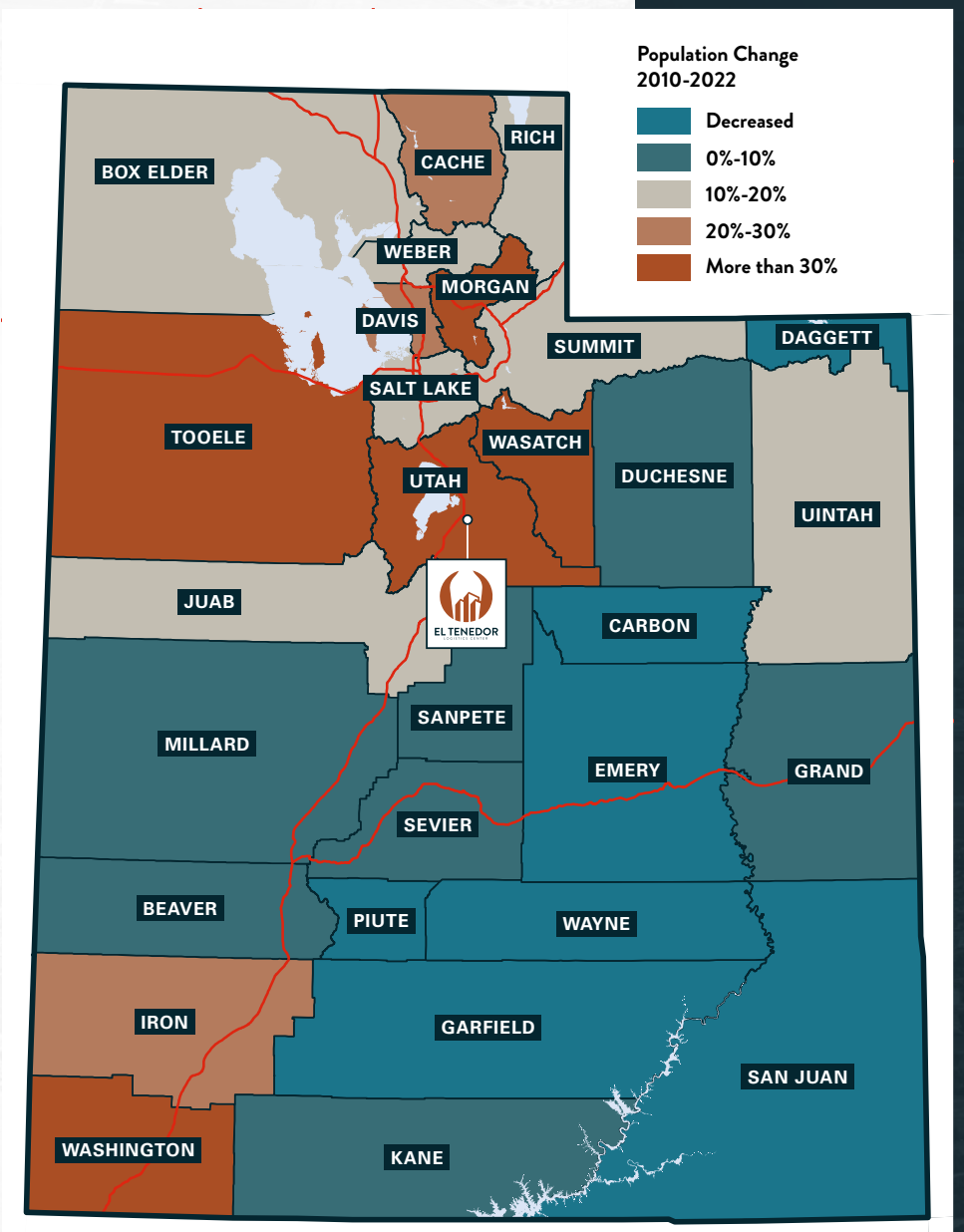


UTAH COUNTY POPULATION GROWTH

Utah County led the state in both percentage and numeric growth of population from 2020 to 2021. The bureau reported that Utah County gained 13,655 in net migration, or the number of people moving in the county versus moving out. It also gained 8,256 through natural increase, or more babies were born than people died.

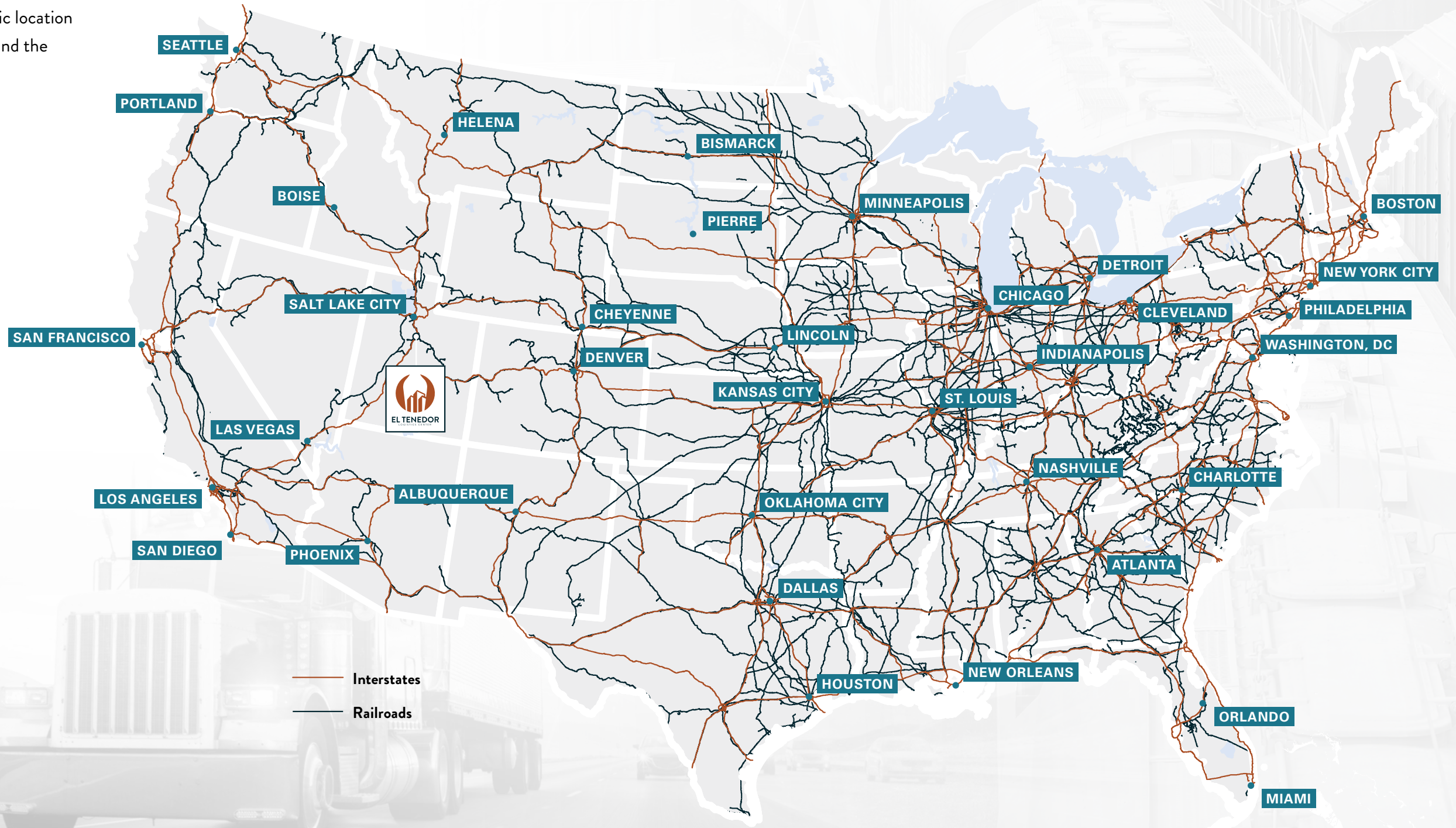
With an estimated increase of 21,843 people, Utah County had the 10th largest jump in population from July 1, 2020, to July 1, 2021, among the 3,143 counties in the country, according to a report released by the Census Bureau.

Source: www.ksl.com/article/50374370/multiple-utah-communities-crack-top-10-in-2021-population-growth-report-finds



MITIGATED RISK BETWEEN PORTS

Utah is known as the “Crossroads of the West” for its excellent connectivity to the entire nation. Spanish Fork, Utah, specifically, benefits from a favorable geographic location that provides access to the major ports via rail and the interstate system.





THE WDG ADVANTAGE

Wadsworth Development Group (“WDG”) is a vertically integrated regional real estate firm headquartered in Salt Lake City, UT. The company provides development and management services throughout the inter-mountain west for a wide range of clients and partners. The firm is active in development of multifamily, office, retail, industrial, and hospitality assets. WDG maintains a first-class property management team to operate its portfolio to class A standards on behalf of the family and its shareholders.

A multi-generational family company, WDG has always approached commercial real estate development with a long-term vision and drive to win. The firm has always been dedicated to maintaining the highest standards of conduct in doing business and maintains an unwavering commitment to excellence and integrity. This conduct has afforded WDG a first-class reputation within the community. The charge to act with honor and to do things right the first time has led to an internal company motto of doing things the “Wadsworth Way.”

WDG has performed in 12 states and is currently developing nearly \$800 million of constructed projects over a handful of platforms. This includes 1,600 units of multifamily, 4 million SF of industrial warehouse, 120 key hotel, and 10,000 SF of retail.



ABOUT COLMENA GROUP

Colmena Group is a real estate development and investment company headquartered in Salt Lake City, Utah. The managing partners of Colmena Group have more than 65 combined years of real estate experience, building their reputation on thoughtful stewardship of investment opportunities. Founded in 2008, Colmena’s mission is to build a legacy of quality, long-lasting communities. Since its inception, Colmena has developed, co-developed and invested in real estate projects that built a current portfolio value of more than \$1.6 Billion (exceeding six million square feet and 12,000 apartment units). Colmena’s success is rooted in our ability to understand market need, source capital and work successfully with local and national partners.



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