

2 CONSTRUCTION-READY SITES

128 ACRES FOR SALE

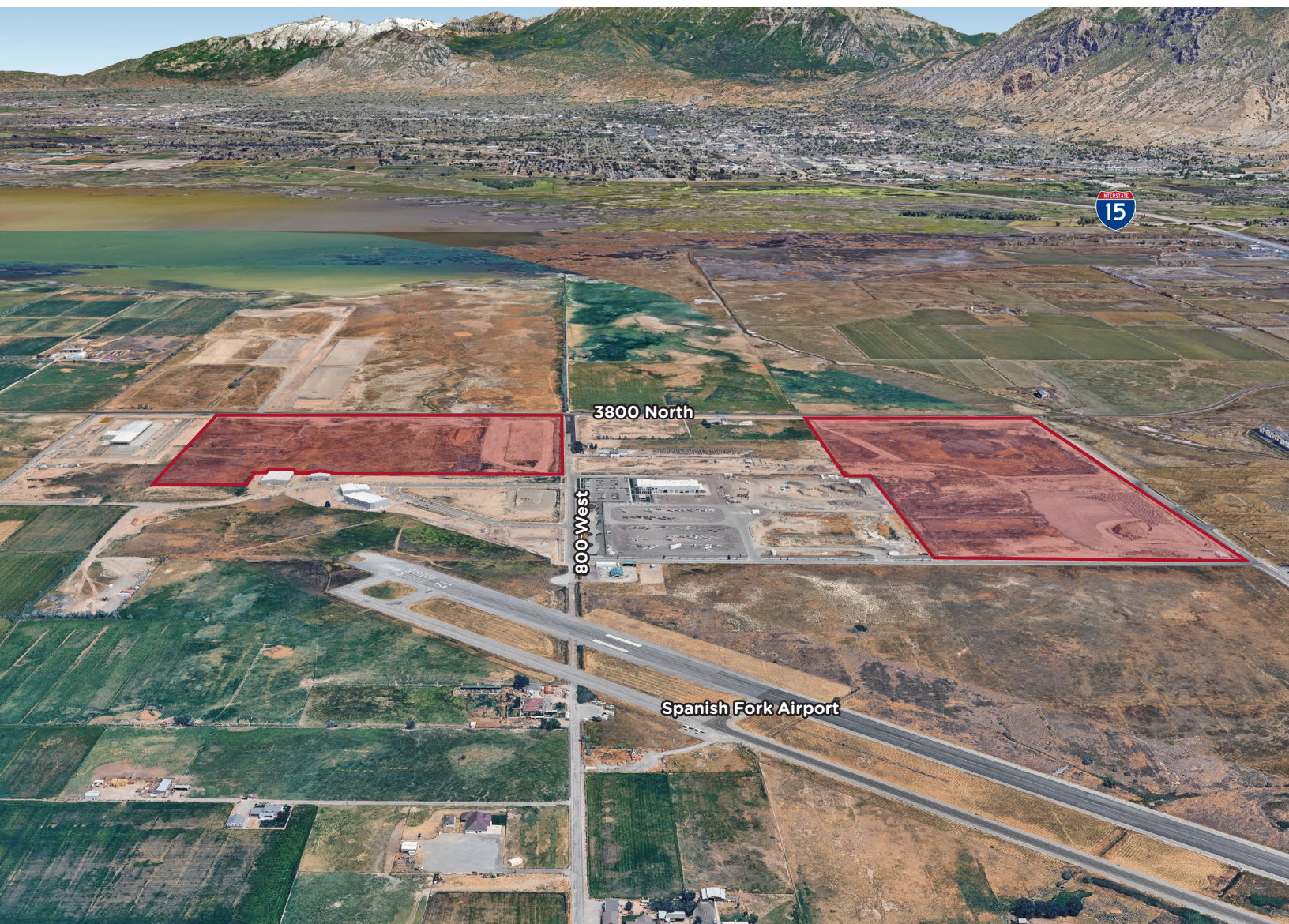
57 ACRES | 71 ACRES



IASILIA



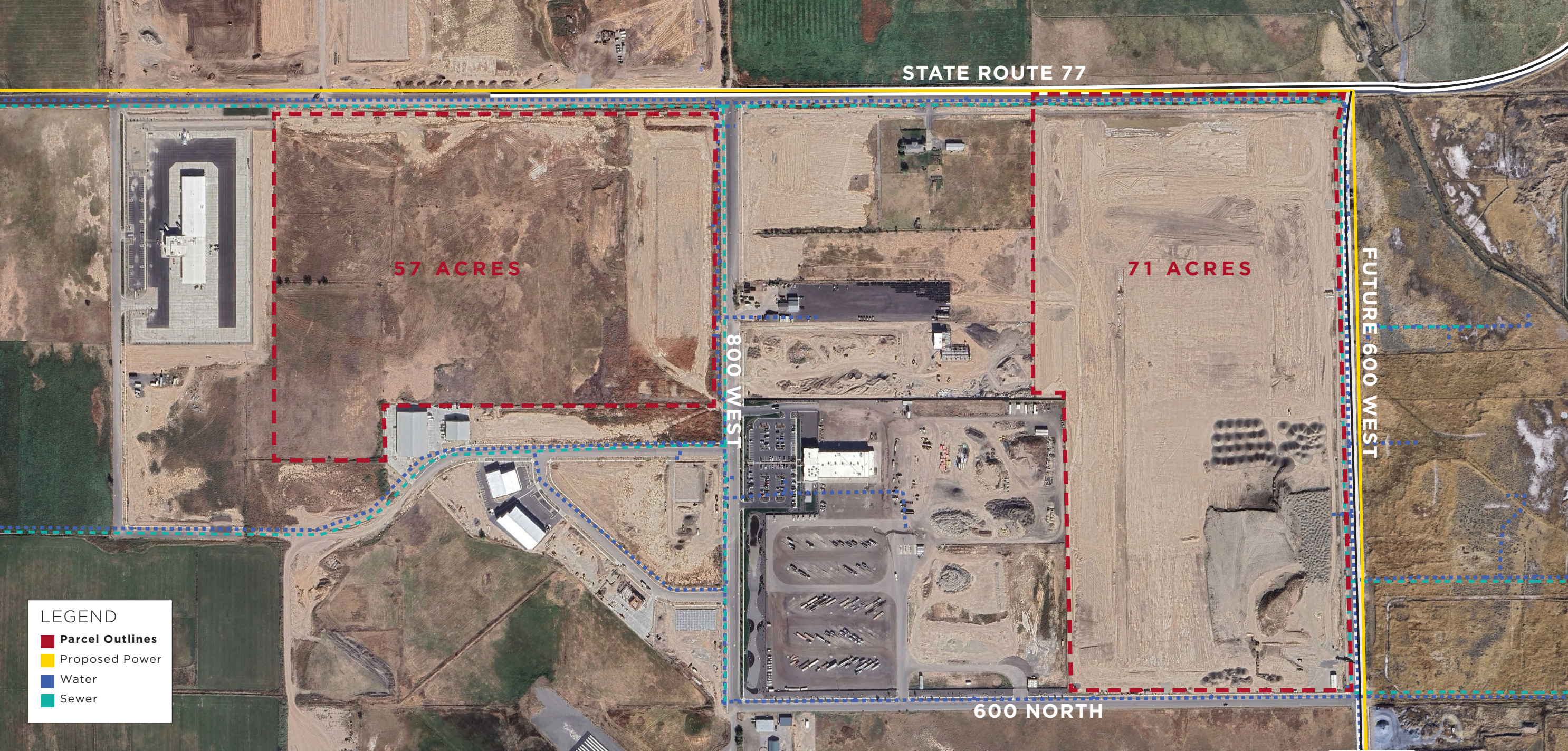
BOYER



1417 & 751 WEST 3800 NORTH
SPANISH FORK, UT 84660

FREEMAN, HEALEY, & JENSEN
INDUSTRIAL TEAM | UTAH

Colliers



SITE INFORMATION

Zoning: Light Industrial (L-I)
Utilities: To Site
Status: Development Ready
Parcel ID:
43:309:0002
43:309:0003
66:812:0001

Three Parcels of Light Industrial land ready for immediate development. All parcels are located within the Verk Industrial Park Project Area overlay designated by the Utah Inland Port Authority. The sites are shovel ready with

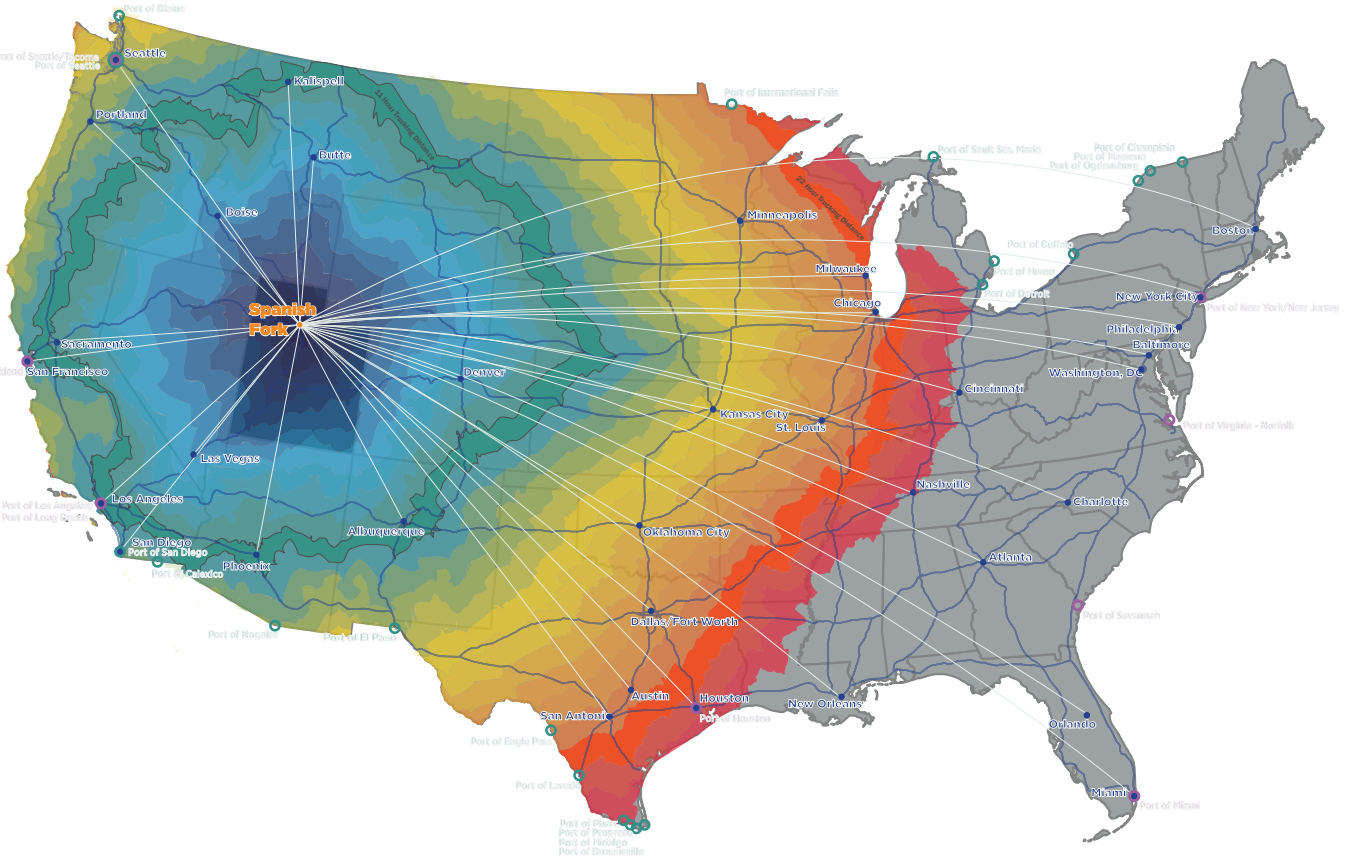
new roadway infrastructure currently being constructed in the area. New infrastructure includes 600 West with all utilities and a second access to I-15 via 4800 South, which will provide superior access to the site.

Spanish Fork has a unique advantage as the City is the utility provider for power and water. This allows them to supply utilities quickly and more competitively than surrounding cities. Conveniently located near the city of Spanish Fork, this location offers access to many major

highways, rail lines, and airports offering robust transportation access. Located in the fastest growing county in Utah, this area provides businesses with a strong educated workforce. This growing workforce is fueled by a rising population and two major universities. Brigham Young

University enrolls over 37,000 students, while Utah Valley University serves more than 46,000. Within a 15-minute drive, the population is over 221,000 — projected to reach 236,000 by 2029. Housing is also on the rise, with 66,116 units in 2024 and an expected 72,667 by 2029.

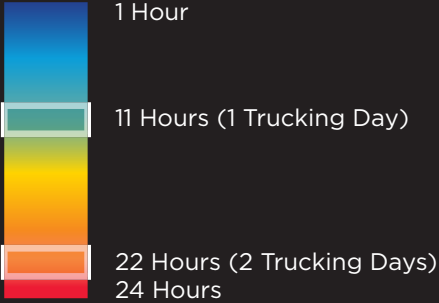
TRAVEL TIMES



CROSSROADS OF THE WEST

Centered around Spanish Fork, Utah, this map illustrates the Utah's pivotal position as North America's logistics center. Hourly trucking drive time buffers showcase its accessibility within 24 hours, while highlighting direct domestic flight connections and key trade nearshore and sea ports.


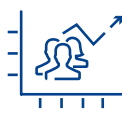






Trucking Drive Buffers



NEIGHBORS AND PARTNERS



WHY UTAH?

<p>Job Growth</p>  <p>Utah 2.3% National 2.0%</p>	<p>Population Growth</p>  <p>Utah 1.8% National 0.5%</p>	<p>Median Wage</p>  <p>Utah \$61,269 National \$59,228</p>	<p>Median Age</p>  <p>Utah 31.4 National 37.9</p>
<p>Educated Workforce with Bachelor's Degrees</p>  <p>Utah 35.4% National 33.7%</p>	<p>Unemployment</p>  <p>Utah 2.8% National 3.6%</p>	<p>Labor Force Participation</p>  <p>Utah 68.5% National 62.6%</p>	<p>Job Growth Year Over Year</p>  <p>Utah 2.3% National 2.0%</p>

YES, UTAH!



#1

Most Affordable State to Live 2024

Studies found that Utah is the most affordable state with one of the lowest costs of living, boasting the lowest percentage of income spent (63.3%) and the highest disposable income per capita (\$32,732). Contributing to Utah's affordability is its median income of \$89,168, coupled with the nation's lowest health care spending at \$6,213.

#1

Place to Move 2024

Consumer Affairs ranks Utah #1 place to move to 2024 "analysis shows Utah should get top consideration as a new home. Its affordability score is the highest of any state and can be attributed to its low property taxes — residents had a 0.57% average effective rate in 2021, according to the Tax Foundation — and relatively high median household income (\$79,449 median in 2021, according to census data)."

DISTRIBUTION IN UTAH



1,400 Miles of railroad track



695 Million pounds of air cargo & freight annually



43,155 Miles of highways & roads

1

Utah is a hub to all major western cities and states, as well as a central point for distribution between the Canada and Mexico borders. Two major interstates (I-80 and I-15) and all three major rail lines leaving Seattle, San Francisco, and Los Angeles ports meet in Salt Lake City.

2

Utah ranks well across business costs compared to regional competitor states. Utah has a favorable tax climate-ranked 8th best in the nation-and has low utility and real estate costs. Utah also has a business friendly government and has eliminated or modified nearly 400 business regulations since 2011 to ease the burdens placed on businesses.

3

Utah's Manufacturing and Distribution industry has experienced employment growth of over 15% over the past five years. Within the industry, Warehousing and Storage increased by 44%.

Source: EDC Utah



THE BOYER COMPANY, founded and headquartered in Salt Lake City, is one of the largest full-service real estate development firms in the Western United States. During the past 50 years, The Boyer Company has developed more than 43 million square feet of commercial and government projects in Utah and across the country.

The Boyer Company has delivered 20+ million sf of new warehouses, logistics, food processing, and light manufacturing spaces in the Intermountain West. This has led to a deep understanding of the evolving design and space utilization trends in the industrial market, and the construction delivery techniques that result in minimized delivery times, reduced costs and delivery of high-quality buildings to the tenant.



ASILIA INVESTMENTS is a full-service real estate investment, development, leasing, and management firm focused on the Mountain West Region. We are experienced in a broad range of product types and have capital relationships built on performance and trust. Asilia has a proven track record of generating attractive risk-adjusted returns for our investors across multiple real estate cycles.

Our team develops facilities tailored to meet occupiers' business and strategic needs on speculative development, acquisition/re-development ventures, build-to-suit development and incentive-based fee development services. Our team has developed or acquired over 43 buildings across the country totaling over \$2.7B in value. We provide comprehensive real estate services to both investor and tenant clients through every stage of the development, from land acquisition, planning, entitlement, design and construction.



PROPERTY HIGHLIGHTS

- Utilities to the sites on both 600 West and SR-77/ 4000 North. All off-site improvements completed, including a 138 KV loop line
- One of the **fastest growing** cities/counties in Utah
- Access to highly educated workforce (within 5 miles of **Brigham Young University** and **Utah Valley University**)
- Zoned: L-I (Light Industrial)
- Connectivity to Highway 6 and the I-15 Corridor via Hwy 77 and new interchange at 4800 South—slated to deliver Q2 2026.
- **2 miles to I-15**
- 5 miles to Highway 6
- 7 miles to Provo Regional Airport
- 42 miles to SLC International Airport



TO BOOK A TOUR, ASK ABOUT PRICING, & FOR ANY QUESTIONS,
CONTACT THE FREEMAN, HEALEY, & JENSEN INDUSTRIAL TEAM

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