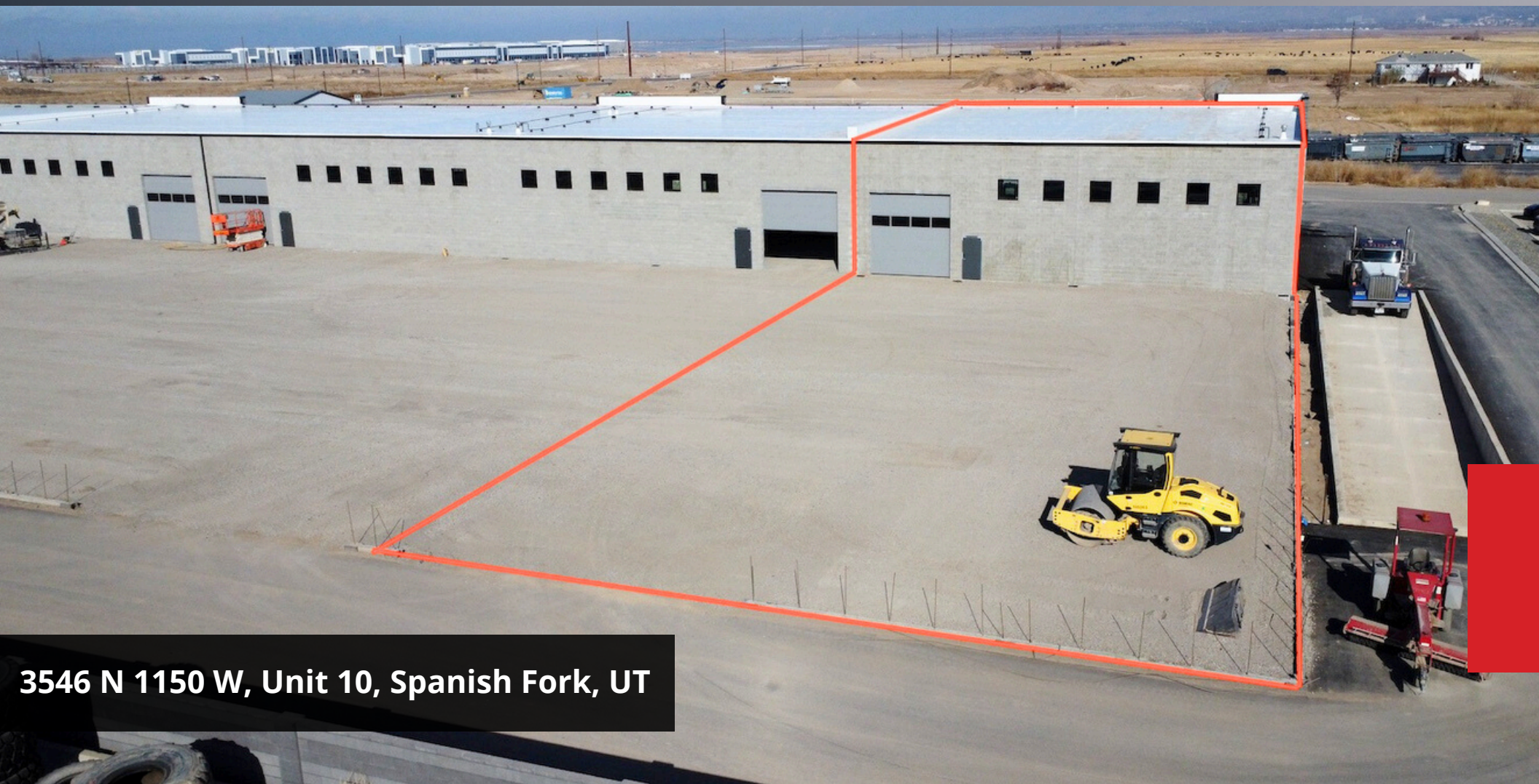


INDUSTRIAL BUILDING WITH YARD — SPANISH FORK

PRIME-LOCATION WAREHOUSE NEAR I-15



3546 N 1150 W, Unit 10, Spanish Fork, UT

PROPERTY HIGHLIGHTS

Building Features

- ±19' clear ceiling height
- Lobby
- Private office
- Conference room
- Bathroom
- 2 ground-level doors
- 1 shared dock

Lease Rate:

- Building: \$1.10 NNN (\$5,331.70/month)
- Yard: \$0.32 per SF/month (\$2,784/month)

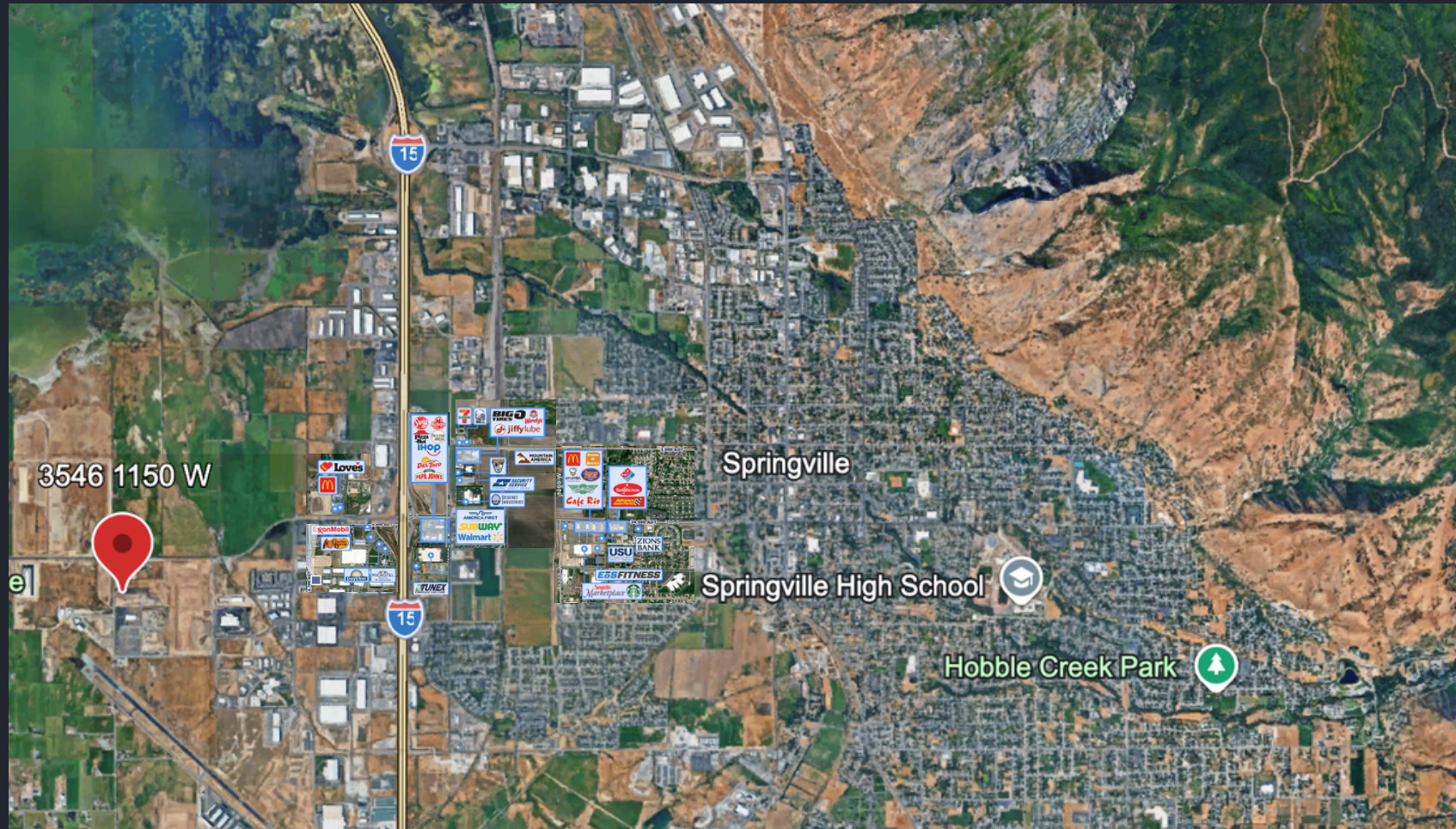
Yard Space:

- ±8,700 SF
- Yard must be leased with the building
- Yard will be fully fenced with block fencing and gated
- Crushed concrete yard surface





AERIAL VIEW



**CONTACT US TODAY
FOR A PRIVATE TOUR!**

Aaron Cook - Aaron@Coreutah.com - 801-787-7255

Kevin Ford - Kevin@Coreutah.com - 801-473-6519



861 W 1000 N Spanish Fork, UT, 84660