



CANYON CREEK BUSINESS PARK

BUILDING 5

863 E. 1950 N.
Spanish Fork, UT 84660

Jarrold Hunt
Vice Chair
+1 801 787 8940
jarrod.hunt@colliers.com

Andy Blunt
Vice President
+1 801 870 9648
andy.blunt@colliers.com



PROPERTY PROFILE

Canyon Creek continues to expand its portfolio with the recent completion of Bldg 3, now offering 35,204 square feet of space.

Additionally, the development is entering its second phase with Buildings 4 and 5. Building 5 available for pre-lease, offering even larger blocks of space for those requiring a more substantial presence.

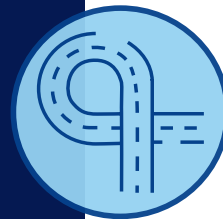
Building 5 Specs

Base Lease Rate	\$1.35
Available SF	71,641 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

863 E. 1950 N.
Spanish Fork, UT 84660



74 Parking stalls



Excellent access to highways and transit



Great Spanish Fork, UT location



Freestanding facility with quality office presence

Phase 1 has been delivered with the successful completion of Building 3. Looking ahead, Phase 2 will complete the 287,000 SF business park with Buildings 4, and 5.

PROPERTY SITE PLANS

Deliveries

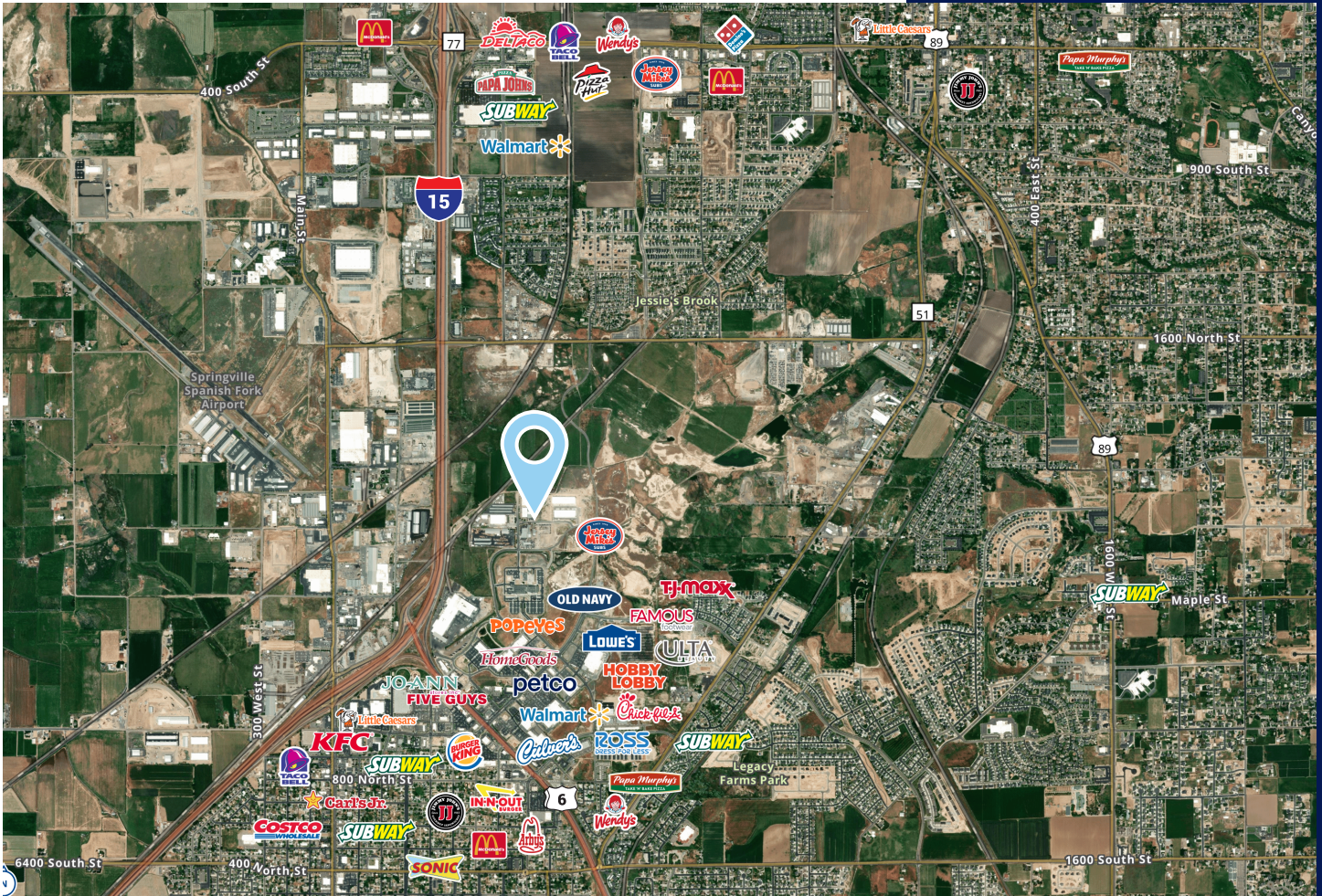
Building 4 and 5:
June 2026



Business Park Tenants

1		4		7	
2		5		8	
3		6			

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

Jarrod Hunt

Vice Chair

+1 801 787 8940

jarrod.hunt@colliers.com

Andy Blunt

Vice President

+1 801 870 9648

andy.blunt@colliers.com

Lana Howell

Broker

+1 801 453 6857

lana.howell@colliers.com

Colliers

2100 Pleasant Grove Blvd. | Suite 200

Pleasant Grove, UT 84062

Main: +1 801 947 8300

colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.