



# STOCKMAN FLATS

BUSINESS & INDUSTRIAL PARK

1400 W SR-77 | Spanish Fork, UT 84660



1400 West SR-77  
Spanish Fork, UT 84660



Another quality Caspian project



Accelerating success.

Construction Underway

# STOCKMAN FLATS

INNOVATION & INDUSTRY

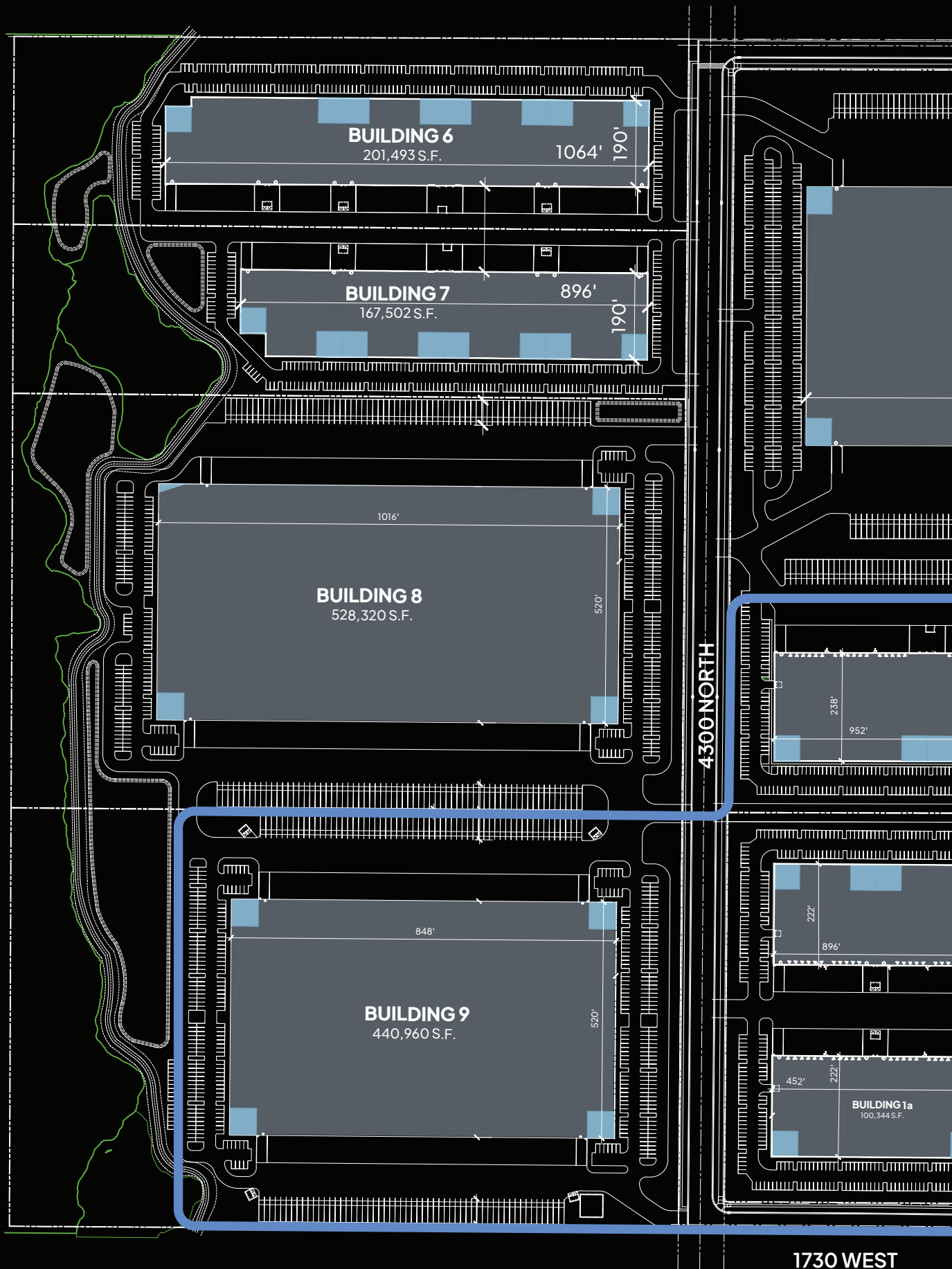


## Property Overview

Stockman Flats Business and Industrial Park is a new development in Spanish Fork, Utah, on the historic site of a former cattle stockyard. Blending its agricultural past with modern design, the park honors the legacy of the land while creating a space for new business growth, incorporating nods and references to its stockyard roots.

As a cutting-edge industrial hub, Stockman Flats offers state-of-the-art facilities and easy access to major highways. It is designed to support manufacturing, warehousing, and logistics, making it a key location for Utah's growing industrial sector. Stockman Flats is set to become a cornerstone for industrial business in the region.





1730 WEST





1150 WEST

**BUILDING 5**  
1,149,524 S.F.

2016'

570'

STATE ROUTE 77

**BUILDING 4**  
294,000 S.F.

1176'

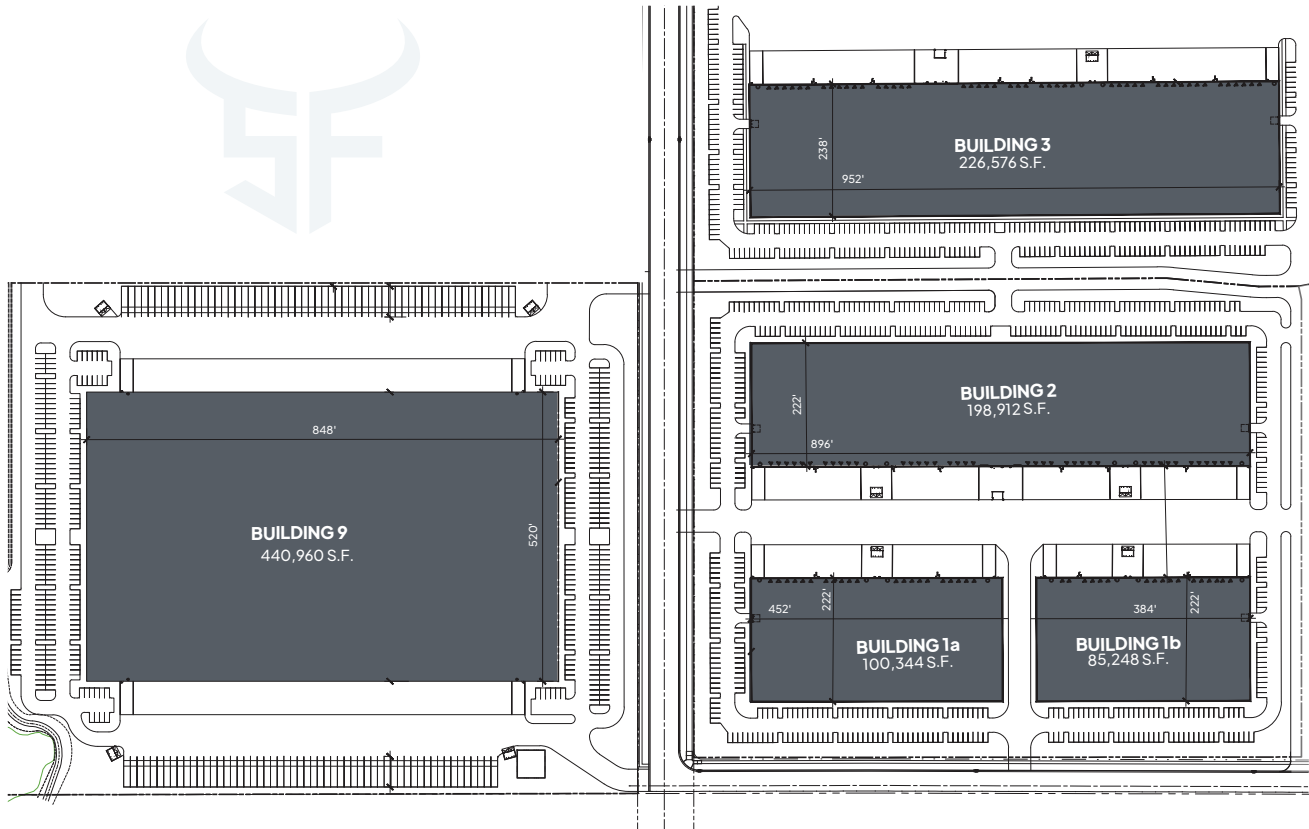
250'

**Phase One**  
**March 2026****BUILDING 1b**  
85,248 S.F.

384'

222'

**BUILDING 3**  
226,576 S.F.**BUILDING 2**  
198,912 S.F.



## 205 acre master-planned Class A industrial development

### Phase 1

#### Building 1a

- Building Size: 100,344 SF
- Available: 100,344 SF
- Divisible to: 50,127 SF
- Dock high doors: 21 (9'x10')
- Grade level doors: 4 (12'x14')
- Clear Height: 32'
- Parking: 143 auto stalls
- Trailer Stalls: 0
- Truck Court: 200'
- Column Spacing: 50'x56'
- Power: 2,000 amp, 277/480v, 3-phase
- Staging Area: 60'
- Fire Suppression: ESFR
- Construction Type: Thermal Insulated Sandwich Panels

#### Building 1b

- Building Size: 85,248 SF
- Available: 85,248 SF
- Divisible to: 35,948 SF
- Dock high doors: 17 (9'x10')
- Grade level doors: 4 (12'x14')
- Clear Height: 32'
- Parking: 95 auto stalls
- Trailer Stalls: 0
- Truck Court: 200'
- Column Spacing: 50'x56'
- Power: 2,000 amp, 277/480v, 3-phase
- Staging Area: 60'
- Fire Suppression: ESFR
- Construction Type: Thermal Insulated Sandwich Panels

#### Building 2

- Building Size: 198,912 SF
- Available: 198,912 SF
- Divisible to: 14,864 SF
- Dock high doors: 40 (9'x10')
- Grade level doors: 8 (12'x14')
- Clear Height: 32'
- Parking: 247 auto stalls
- Trailer Stalls: 0
- Truck Court: 200'
- Column Spacing: 50'x56'
- Power: 3000 amp, 277/480v, 3-phase
- Staging Area: 60'
- Fire Suppression: ESFR
- Construction Type: Thermal Insulated Sandwich Panels



## Building 3

- Building Size: 226,576 SF
- Available: 226,576 SF
- Divisible to: 26,656 SF
- Dock high doors: 48 (9'x10')
- Grade level doors: 8 (12'x14')
- Clear Height: 32'
- Parking: 274 auto stalls
- Trailer Stalls: 77
- Truck Court: 149'
- Column Spacing: 50'x56'
- Power: 4,000 amp, 277/480v, 3-phase
- Staging Area: 60'
- Fire Suppression: ESFR
- Construction Type: Thermal Insulated Sandwich Panels

## Building 9

- Building Size: 440,960 SF
- Available: 440,960 SF
- Divisible to: 102,955 SF
- Dock high doors: 78 (9'x10')
- Grade level doors: 6 (12'x14')
- Clear Height: 40'
- Parking: 389 auto stalls
- Trailer Stalls: 115
- Truck Court: 135'
- Column Spacing: 50'x56'
- Power: 4,000 amp, 277/480v, 3-phase
- Staging Area: 60'
- Fire Suppression: ESFR
- Construction Type: Thermal Insulated Sandwich Panels

Five buildings of Nine building industrial park to break ground Q2 2025





# STOCKMAN

## Base Building Specifications

- R-30 Roof
- Structural steel roofing
- 45,000 lb Dock levelers (Air Bag)
- TS150 Insulated doors
- Motorized Grade-level doors equipped with 3-inch tracks
- 50% of dock doors equipped with dock levelers
- Powder-coated track guards
- Insulated panels
- Oversized truck courts
- Significant trailer parking available
- Refined zero scape landscaping
- East/West dock orientation
- Unimpeded 32' clear height





# FLATS

## THE FUTURE OF INDUSTRIAL BUSINESS IN UTAH COUNTY

Caspian Investment is dedicated to providing tenants with superior properties and services, ensuring they stand out from the competition. Below is a non-comprehensive list of what will make Stockman Flats a unique business park:

- Exterior roof drains
- Exterior security lighting
- Enhanced power capacity
- 7-inch reinforced Floor Slab
- Clear story windows throughout warehouses
- Dark tinted glass in all store fronts
- Security card access for all man doors
- 4 inch Gas lines
- City has approved additional power and water as needed
- Significant sewer capacity
- ESFR Sprinklers system
- Fire suppression to meet FM Global Standards





## Why Stockman Flats?



- State of the art industrial park with a variety of size options providing flexibility for growing companies.



- Class A building finishes with efficient and cost-effective designs



- 205 acres of industrial land available for speculative development or build-to-suit opportunities



- Up to 4,000,000 SF planned master-planned development



- Connectivity to Highway 6 and the I-15 corridor
  - 2 minutes to I-15
  - 7 minutes to the Provo Airport
  - 5 minutes to Highway 6
  - 42 miles to SLC Airport



- Location is central to one of the fastest growing cities in the country



- I-1 Zoning provides a variety of uses including, warehouse & distribution and manufacturing.



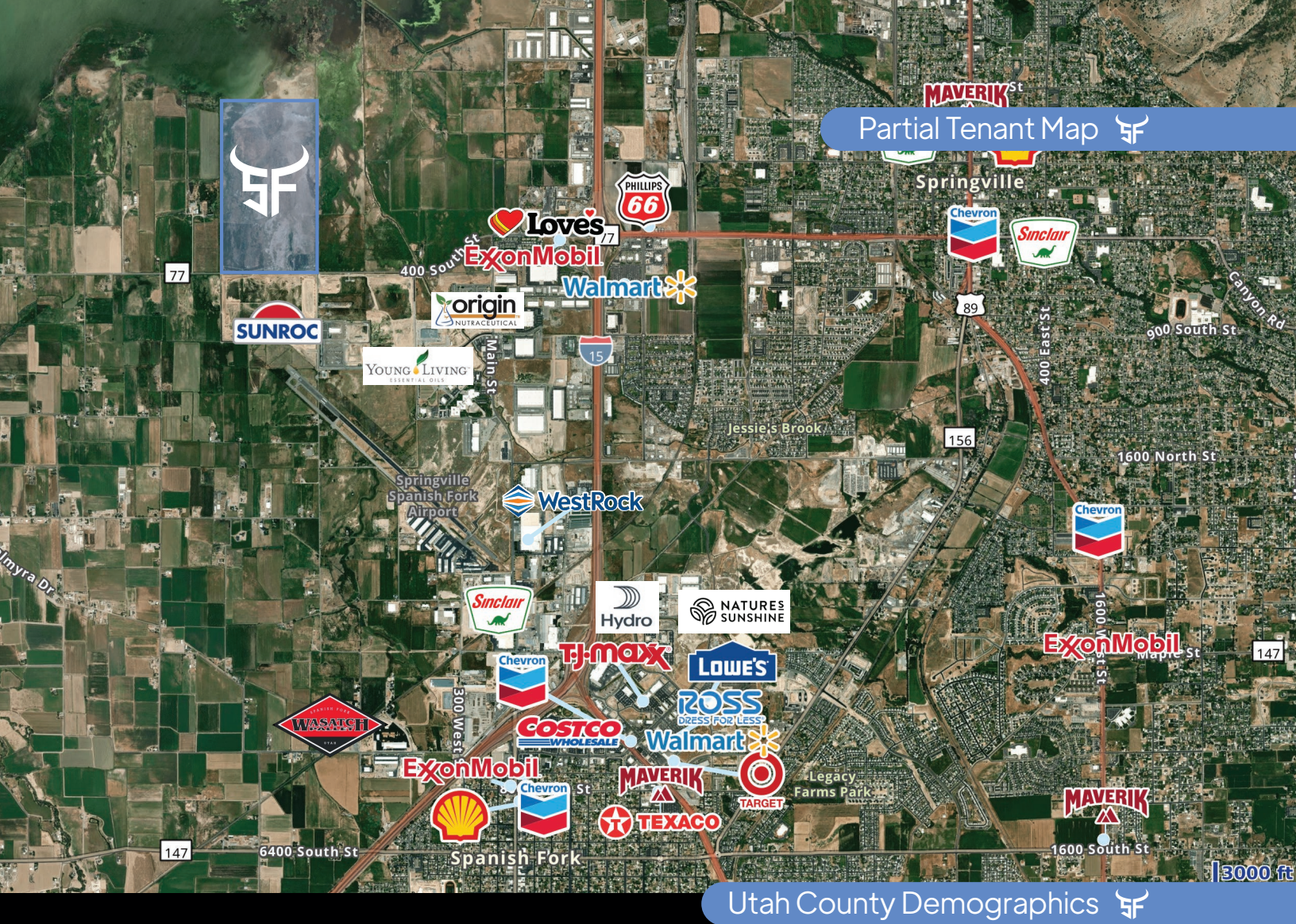
- Buildings divisible to 26,786 SF



- Access to a highly educated work force  
(Located within 5 minutes from two universities)

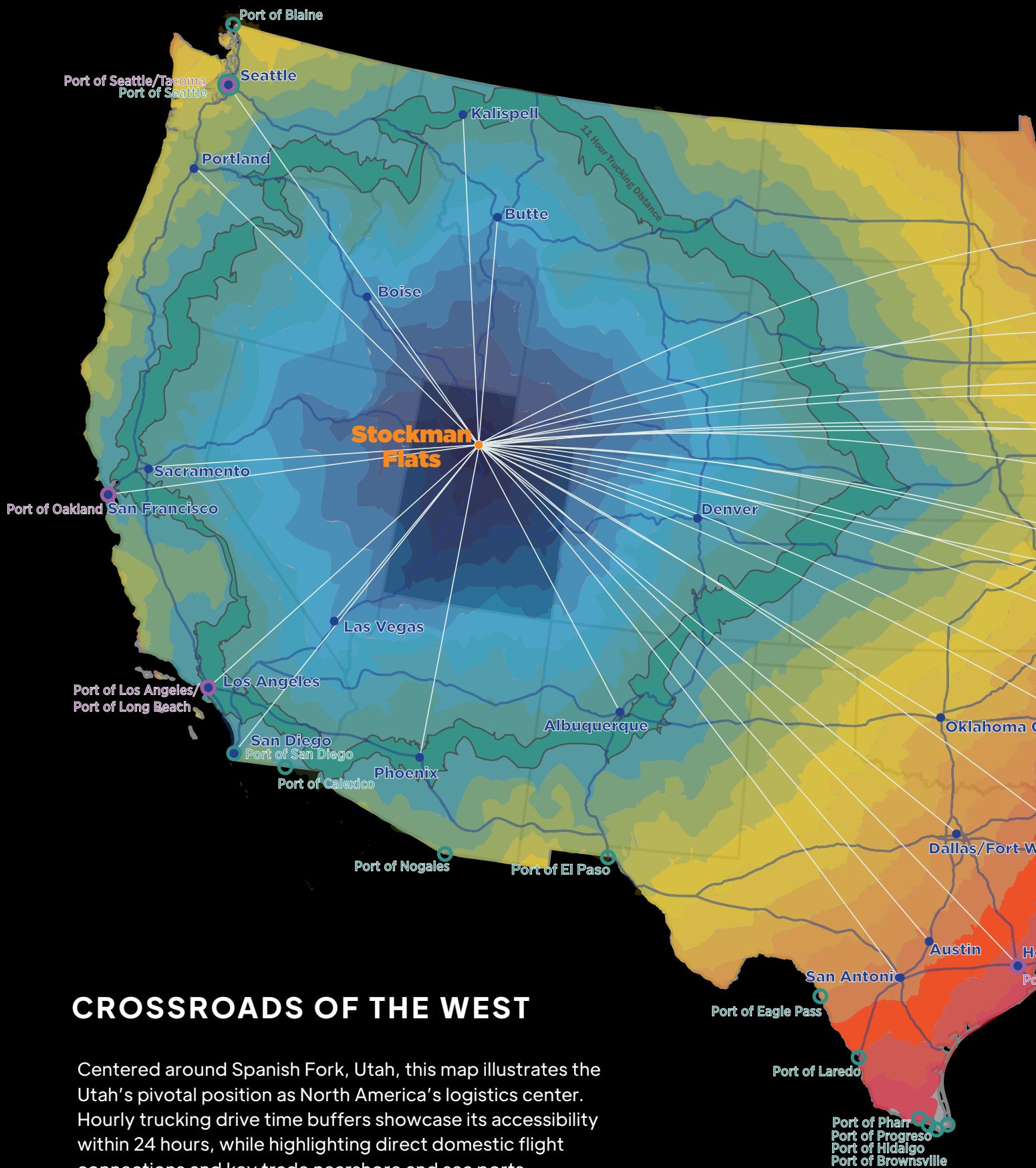






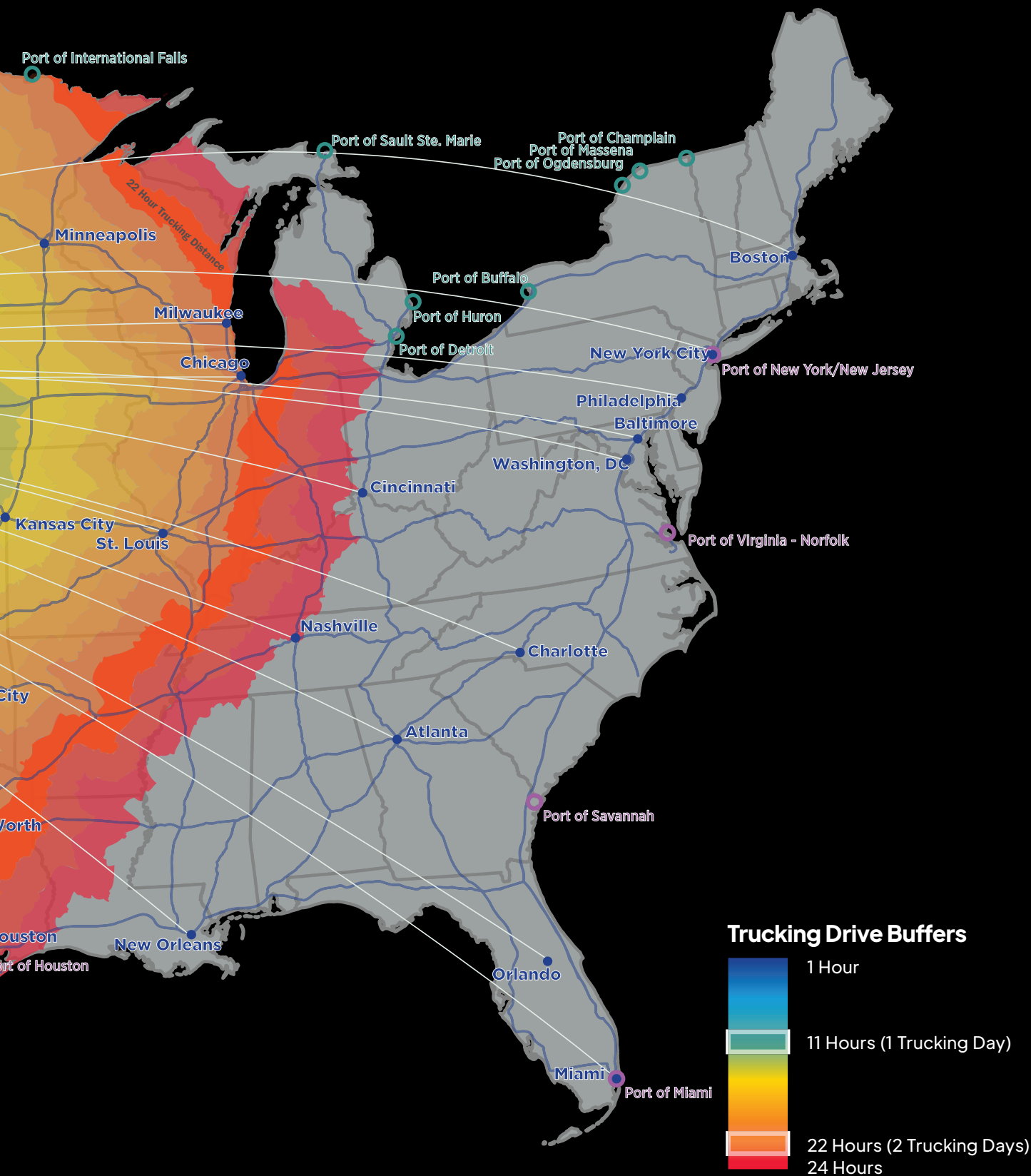
- Above average Employment Rate of 69.3%
- Total Population of 965,565 within a 30 minute drive time
- Median Household Income: \$100,895
- Access to highly educated workforce as 46.0% of the population has a Bachelor's Degree or higher
- Over 12,000 businesses located within a 20 mile radius





## 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.





#### Job Growth



**Utah 2.3%**  
National 2.0%

#### Population Growth



**Utah 1.8%**  
National 0.5%

#### Median Wage



**Utah \$61,269**  
National \$59,228

#### Median Age



**Utah 31.4**  
National 37.9

#### Educated Workforce with Bachelor's Degrees



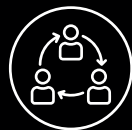
**Utah 35.4%**  
National 33.7%

#### Unemployment



**Utah 2.8%**  
National 3.6%

#### Labor Force Participation



**Utah 68.5%**  
National 62.6%

#### Job Growth Year Over Year



**Utah 2.3%**  
National 2.0%



#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)."



#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.



#4

**Best State to Live in the country  
2024****RICH STATES,  
POOR STATES'**

#1

Utah ranked No. 1 for the  
17th year in a row  
Rich States Poor States — April 2024



#1

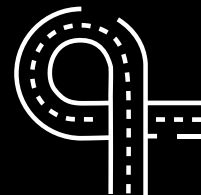
Utah ranks No. 1 Best State Overall  
by U.S. News and World Report for  
a Second Year — 2024

**Distribution In Utah**

**1,400 Miles**  
of railroad track



**695 Million**  
pounds of air cargo  
& freight annually



**43,155 Miles**  
of highways and roads

# STOCKMAN FLATS

*Blending the past with the future.*



Contact **The Freeman, Healey, & Jensen Industrial Team**  
for more information and to book your spot while it lasts.

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Colliers' Freeman, Healey, & Jensen Industrial Team brings extensive experience in Utah's industrial real estate market. With a deep understanding of businesses' needs, from warehouses to manufacturing spaces, they provide tailored solutions and expert guidance through every step of the process. Committed to your success, their local expertise and client-first approach ensure your business goals are met efficiently and effectively. Colliers © Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.