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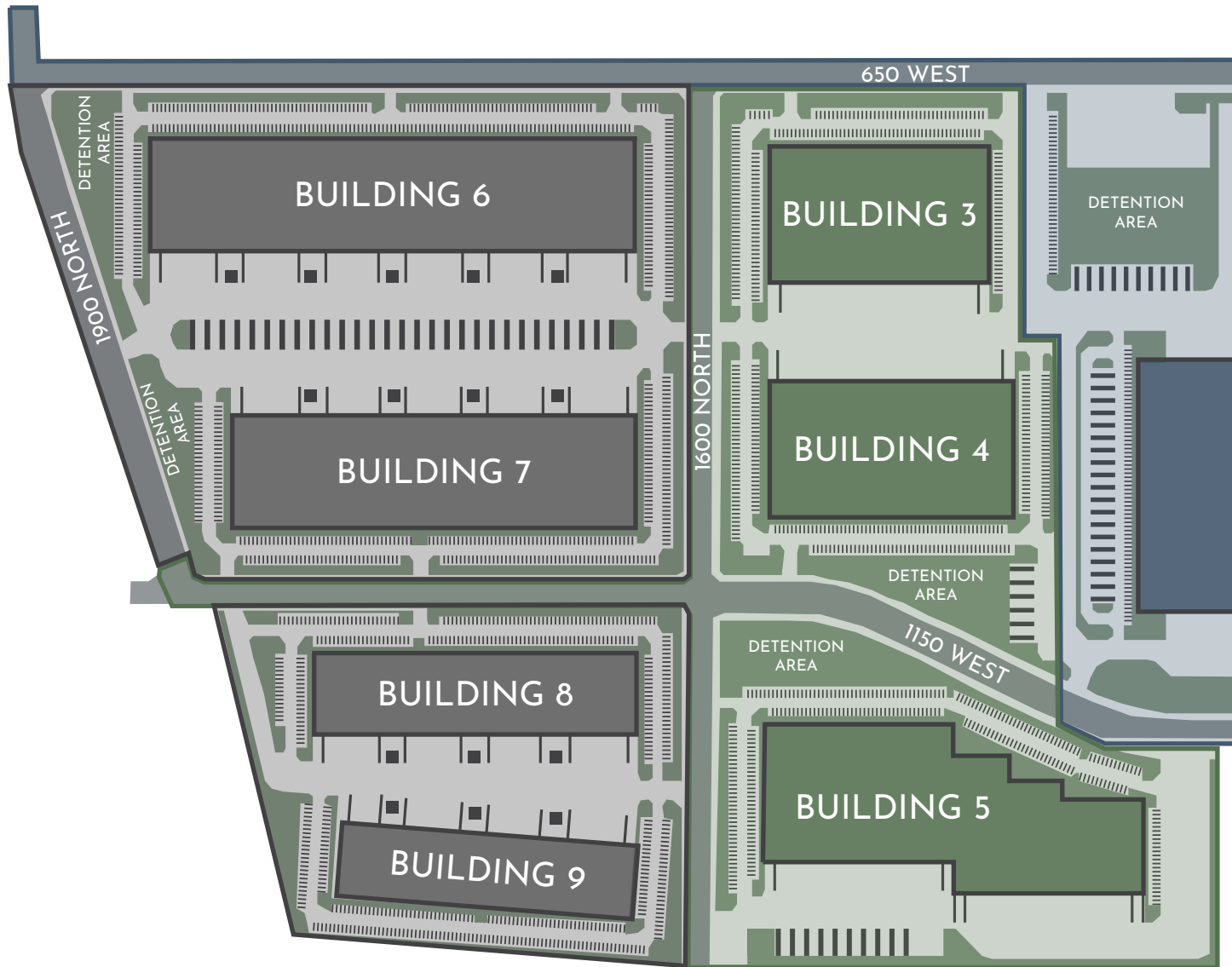
SPANISH FORK
SKYPARK

6000 South 650 West | Spanish Fork, UT 84660

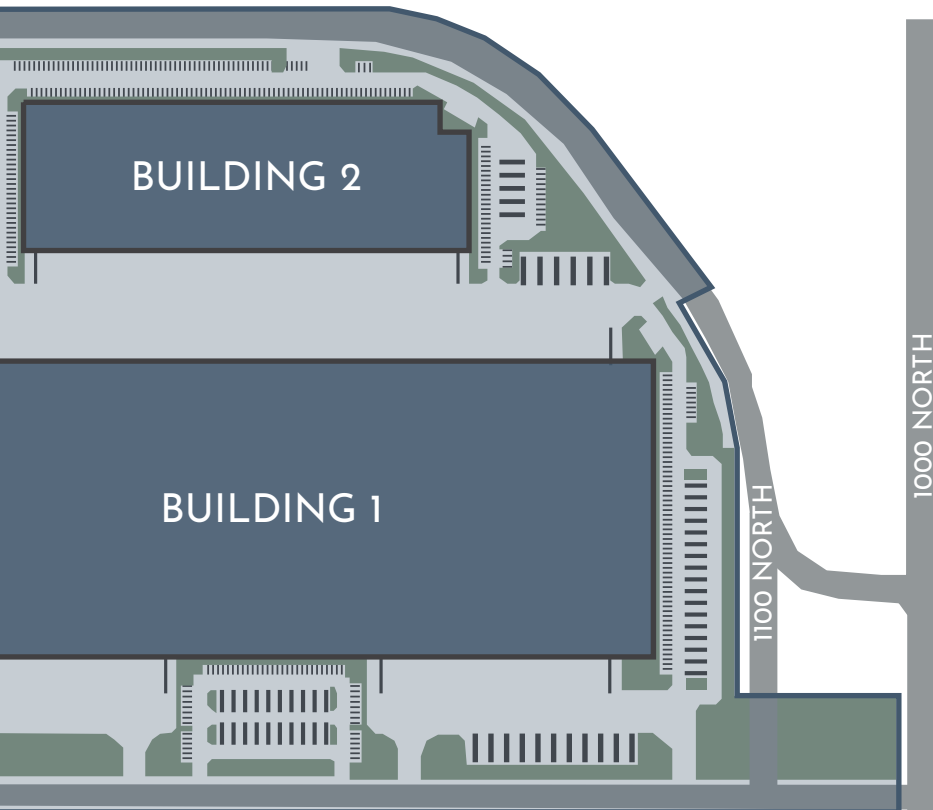
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SITE PLAN



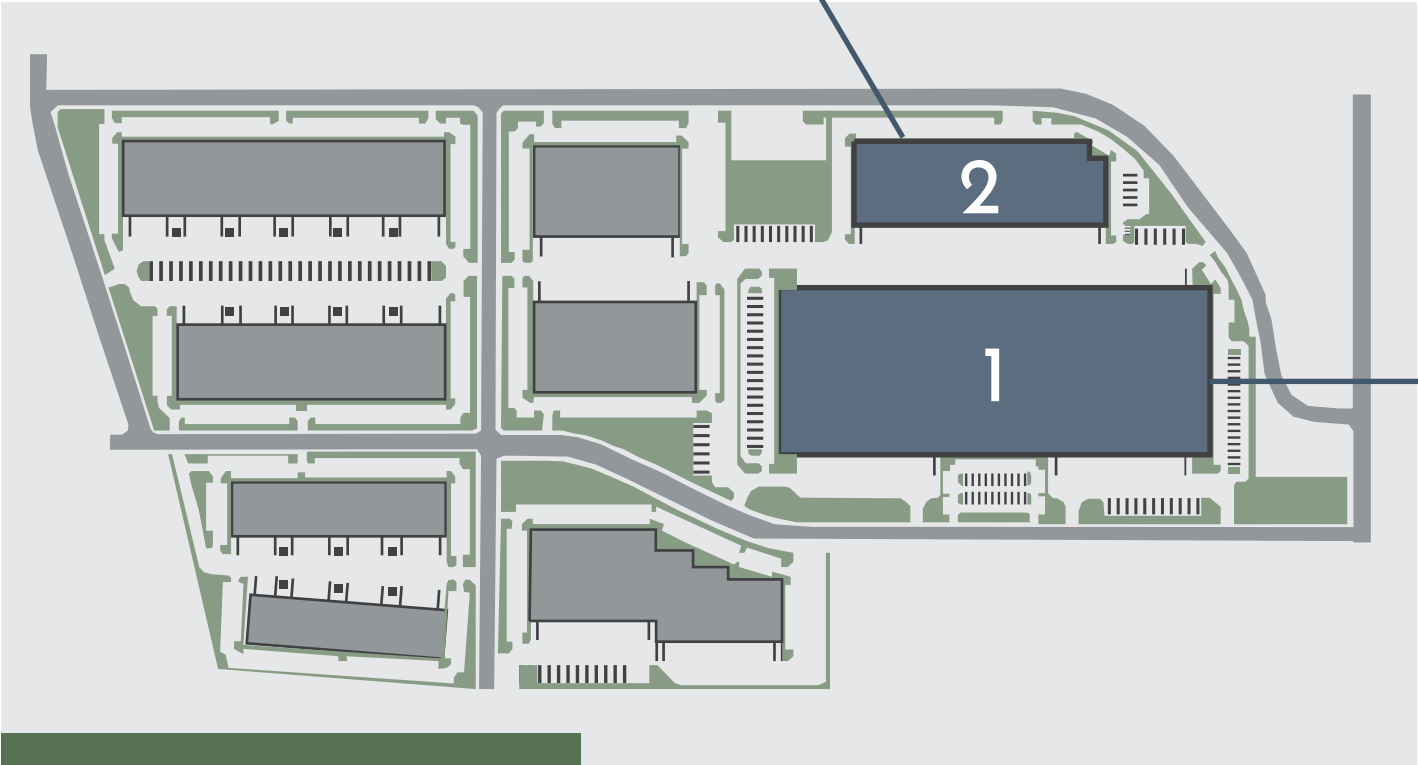
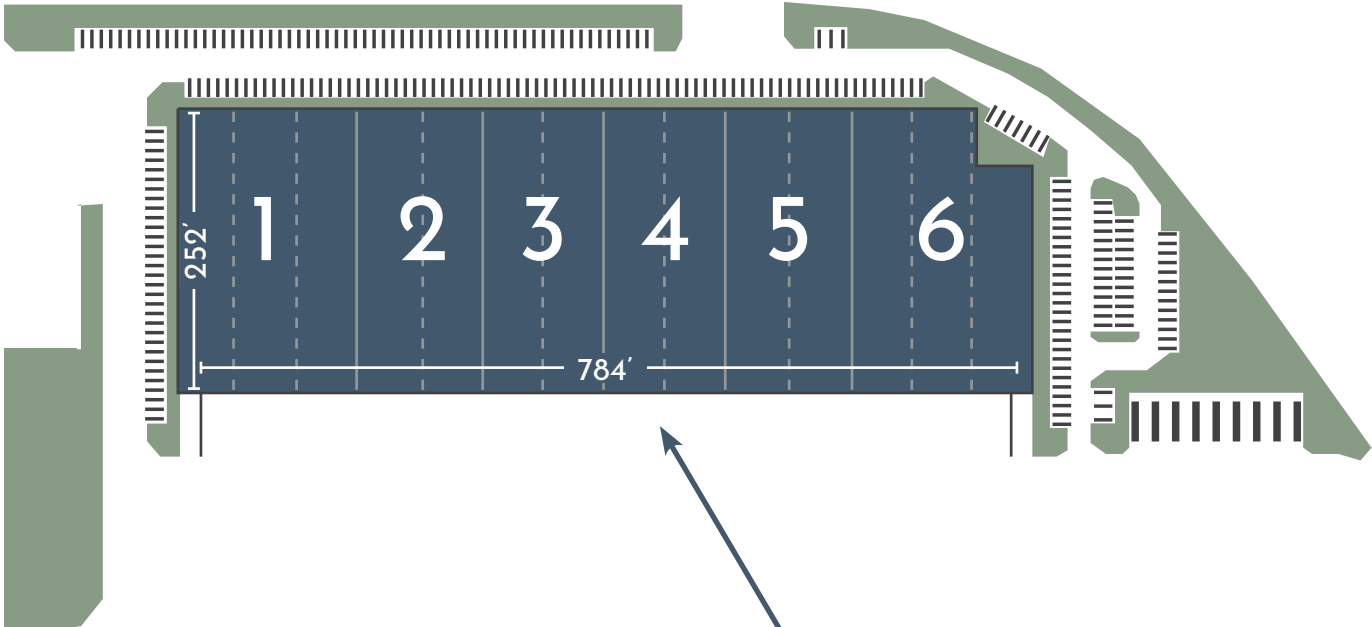
2,007,586 TOTAL SF



Phase	Building Number	Size (SF)	Clear Height	Parking Ratio	Parking Stalls	Trailer Stalls
1	1	698,880	40'	0.68/1,000	472	44
	2	194,768	36'	1.37/1,000	267	13
2	3	129,960	32'	1.86/1,000	242	21
	4	145,920	36'	1.71/1,000	250	14
	5	201,305	36'	1.32/1,000	265	29
3	6	236,880	36'	1.49/1,000	353	37
	7	193,200	36'	1.55/1,000	300	36
	8	114,240	32'	1.92/1,000	219	NA
	9	92,433	32'	2.12/1,000	196	NA

PHASE 1

DEMISING PLAN

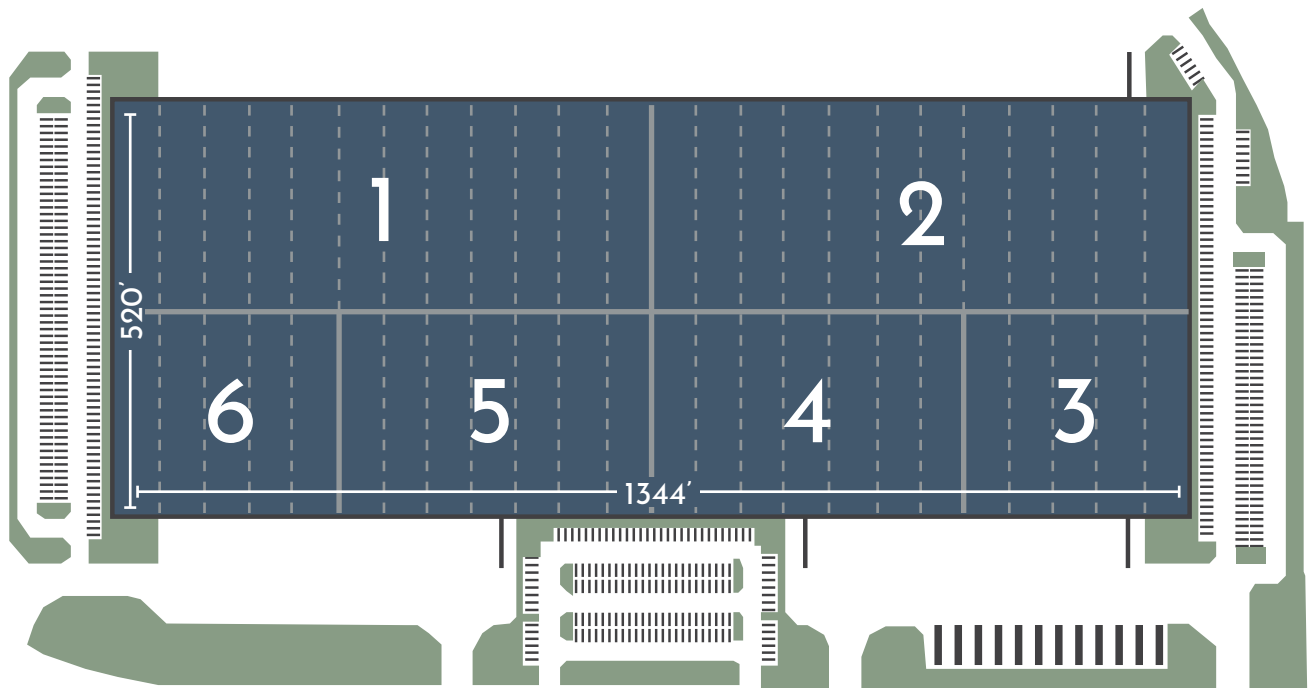


BUILDING 2

Total Building Size	194,768 SF
Unit 1	42,336 SF
Unit 2	28,224 SF
Unit 3	28,224 SF
Unit 4	28,224 SF
Unit 5	28,224 SF
Unit 6	39,536 SF

BUILDING 1

Total Building Size	698,880 SF
Unit 1	174,720 SF
Unit 2	174,720 SF
Unit 3	72,800 SF
Unit 4	101,920 SF
Unit 5	101,920 SF
Unit 6	72,800 SF

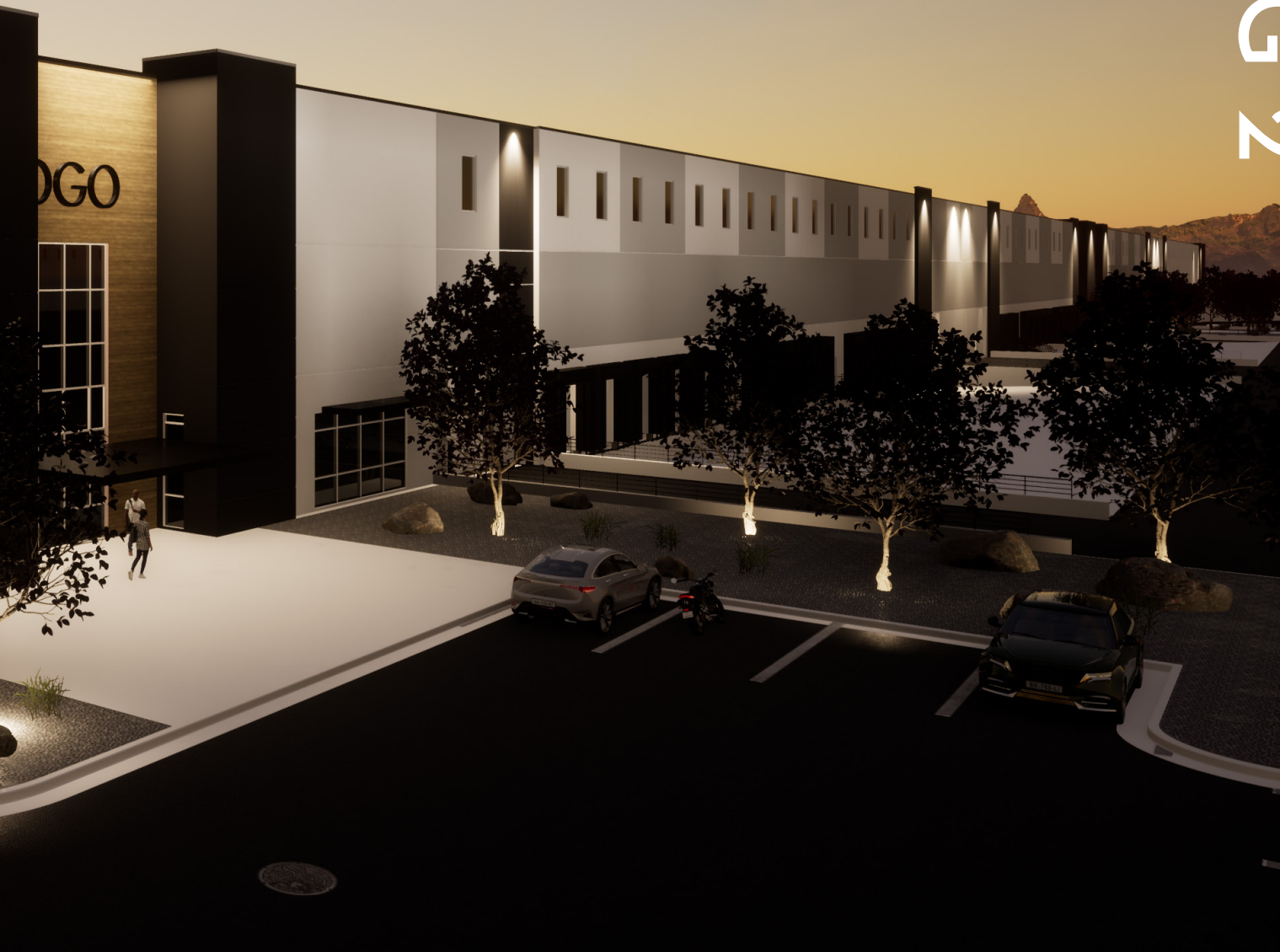




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BUILDING 2



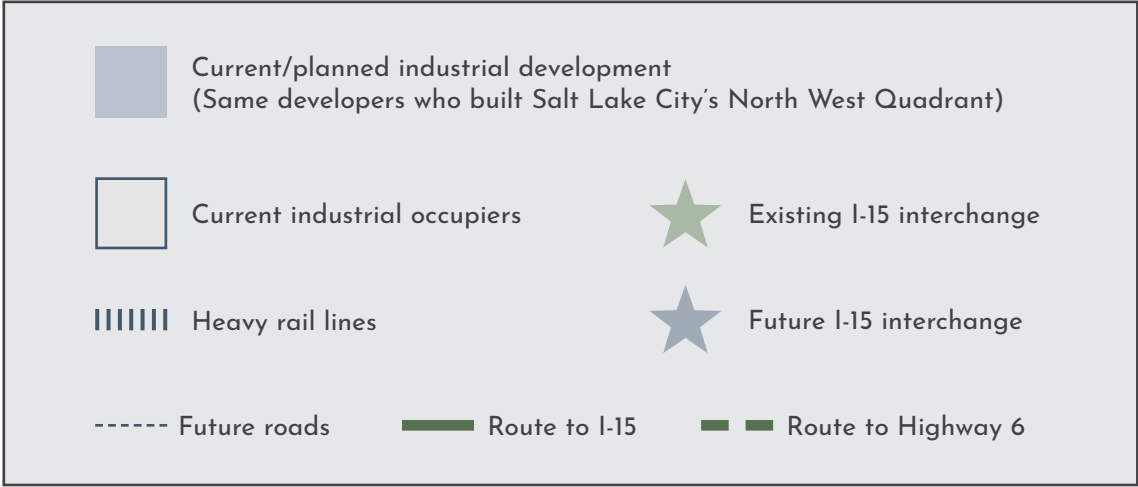
AREA MAP



DRIVE TIMES	
SLC Airport	50 minutes
Provo Airport	17 minutes
I-80 Eastbound	45 minutes
I-80 Westbound	50 minutes
Los Angeles	9.5 hours
Highway 6	7 minutes
I-15	2 minutes
I-70	2.5 hours

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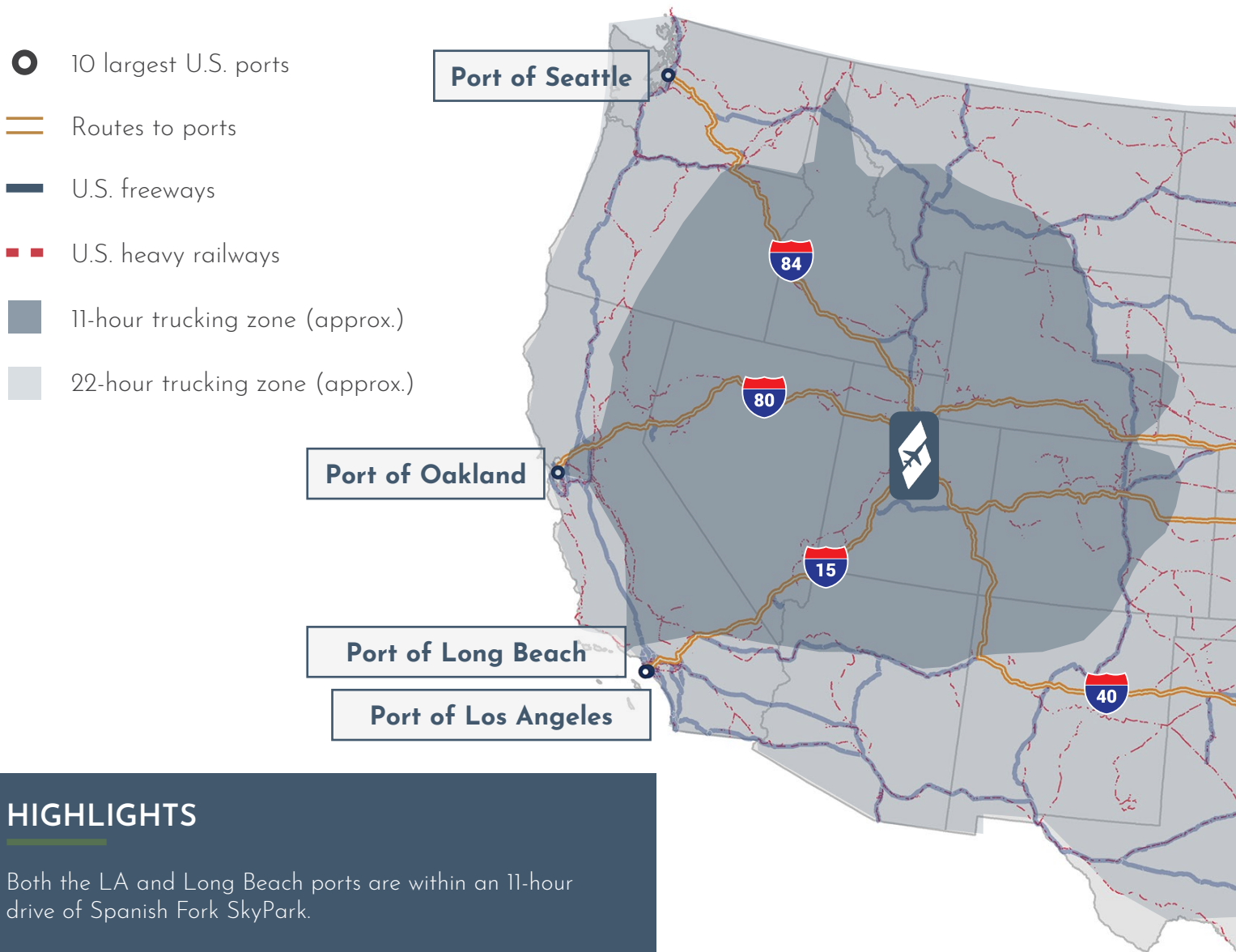
Connects to I-70



UTAH

CROSSROADS OF THE WEST

Aptly nicknamed “The Crossroads of the West,” Utah is strategically located in the center of the Western United States, with major interstate, rail and airport connections. Utah is connected to and serves as a key logistics relief valve for Western U.S. ports, as evidenced by the recently-announced Inland Port spanning 16,000 acres in Salt Lake City’s North West quadrant. The state’s proximity to I-80, I-84 and I-70 (for east/west access) and I-15 (for north/south access) provides compelling regional accessibility.



HIGHLIGHTS

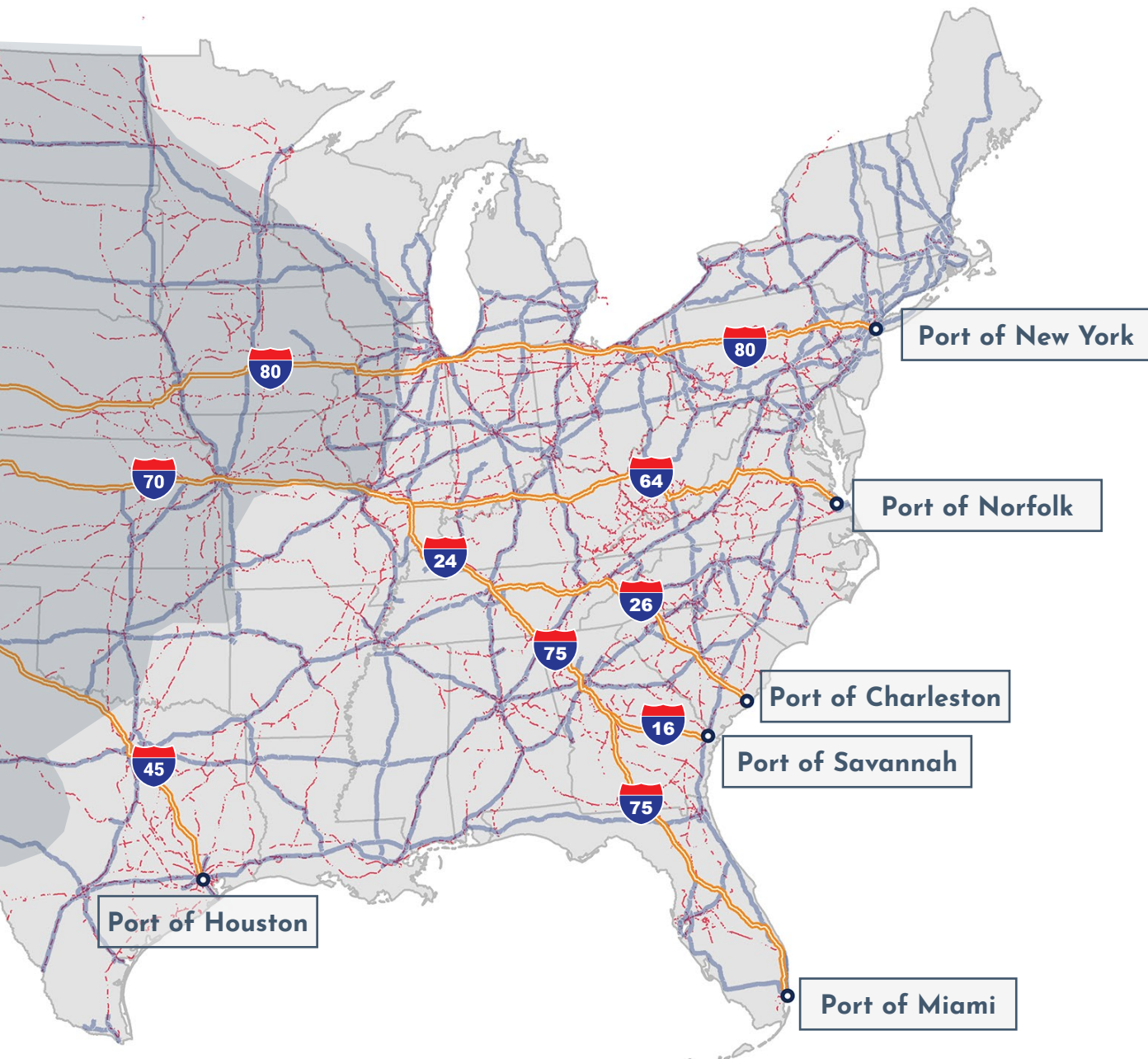
Both the LA and Long Beach ports are within an 11-hour drive of Spanish Fork SkyPark.

80 percent of Utah’s international containers come through California ports.

36 percent of Utah’s GDP and incomes are dependent on the logistics system.

DRIVE TIMES 65 MPH

Albuquerque, NM	545 miles	8.5 hours	Oklahoma City, OK	1,028 miles	16 hours
Boise, ID	394 miles	6 hours	Phoenix, AZ	613 miles	9.5 hours
Dallas, TX	1,192 miles	18.5 hours	Portland, OR	816 miles	12.5 hours
Denver, CO	469 miles	7.5 hours	Salt Lake City, UT	56 miles	1 hour
Kansas City, MO	1,102 miles	17 hours	San Francisco, CA	704 miles	11 hours
Las Vegas, NV	374 miles	6 hours	Seattle, WA	895 miles	14 hours
Los Angeles, CA	642 miles	10 hours			



MAJOR OCCUPIERS

UTAH COUNTY



SPANISH FORK BY THE NUMBERS

DEMOGRAPHICS

Job Growth
27.3%
2016-2021
(Lightcast Q4 2022)

From 2016 to 2021, jobs in Spanish Fork increased by 27.3 percent – from 17,007 to 21,652. This change outpaced the national growth rate of 1.9 percent.

Population Growth
14.7%
2016-2021
(Lightcast Q4 2022)

Spanish Fork's population grew by 6,133 – or 14.7 percent – from 2016 to 2021.

ECONOMIC DRIVERS

Manufacturing
#2
Fastest-growing
Industry
(Lightcast Q4 2022)

Manufacturing is the second-fastest growing industry and is the industry with the top gross regional product in Spanish Fork.

Commercial Trucking
Drive Times
1 DAY
From LA/Long
Beach Ports
(Container News)

Spanish Fork is located within an 11-hour radius (one-day commercial trucking drive time) to North America's two largest ports: Los Angeles and Long Beach, which handle 39 percent of U.S. cargo.

COMMUNITY

Lowest Crime
per Capita
#1
Among Large
Utah Cities
(FBI: 2018)

As of 2018, Spanish Fork had the lowest crime rate in the State of Utah among cities with more than 35,000 residents.

College Students
60k+
30-mile Radius
(spanishfork.org)

Spanish Fork is located within a 30-mile radius of four colleges and universities, with more than 60,000 current student residents.



UTAH COUNTY DEMOGRAPHICS

25 MILE RADIUS

KEY FACTS

Population
690,809

Median Age
27.1

Average Household Size
3.44

BUSINESS

Total Businesses
14,455

Total Employees
216,726

Daytime Population
660,804

INCOME

Median Household Income
\$88,596

Per Capita Income
\$34,006

Median Net Worth
\$190,161



EDUCATION

No High School Diploma
2.8%

High School Graduate
97.2%

Some College
23.3%

College Degree
44.4%

EMPLOYMENT

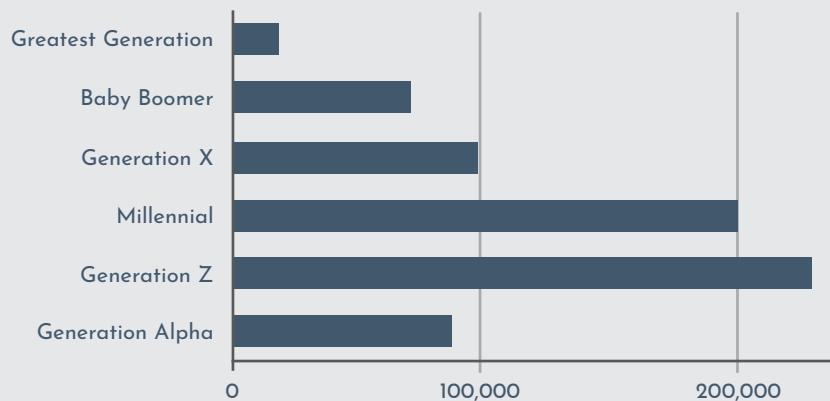
White Collar
67.9%

Blue Collar
18.7%

Services
13.4%

Unemployment
3.1%

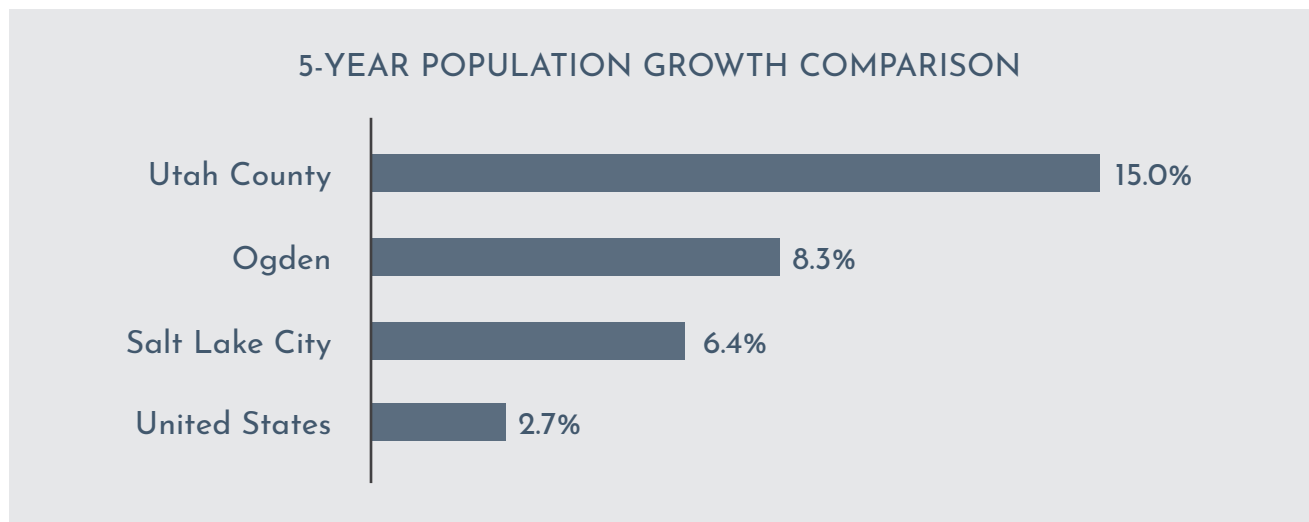
2023 POPULATION BY GENERATION



UTAH COUNTY AT A GLANCE

As of 2020, Utah is the **fastest-growing** state in the nation with the **highest employment growth** and **second-highest GDP growth**. Utah County is the largest contributor to that growth, leading all counties with **11 percent employment growth** and **15 percent population growth** over the last five years.
(BLS; FRED)

Over the last 18 months, Utah County ranked **#10 in the U.S. for numerical population growth** amongst all counties, experiencing an **increase of 21,843**.
(BLS; FRED)



The Provo-Orem MSA was ranked as the **#12 most-educated MSA** in the U.S. with **78 percent** of the population attaining **post-high school education**.
(WalletHub)





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RENDERINGS







DEVELOPMENT TEAM



Gardner Group is a 40-year old Salt Lake City-based full-service real estate company with over 40 million square feet of development experience across office, retail, industrial, residential and medical buildings.

With decades of experience in initial planning, governmental relations, financial planning, architectural direction and property management, Gardner Group has prioritized sustainable practices to develop and manage real estate, build utility scale power plants, utilize renewable energy and technology and provide results-oriented philanthropy.





Vesta Realty Partners is an institutional real estate sponsor focused on real estate investment out-performance. Vesta uses a macro-driven, value-oriented approach coupled with hands-on business plan execution to focus on undervalued office, life science, industrial and residential opportunities. The firm has a portfolio and development pipeline exceeding \$1.5 billion across office, life science, industrial and residential investments with offices in Salt Lake City, Utah, and New York City.



BlackPine is a commercial real estate development and acquisition sponsor specializing in precision-based investments, leveraging local market knowledge and extensive relationships to generate out-sized risk-adjusted returns for their investment partners. They offer superior investment returns through risk mitigation, capital preservation and data-driven investment strategies.

BlackPine primarily focuses on the acquisition and development of industrial and multifamily properties and single-family communities throughout the Wasatch Front. The firm has a portfolio and development pipeline exceeding \$650 million and is located in Ogden, Utah.



Accelerating success.

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