

FOR LEASE

INDUSTRIAL FLEX

3546 NORTH 1150 WEST
SPANISH FORK, UT 84660



UNIT 8

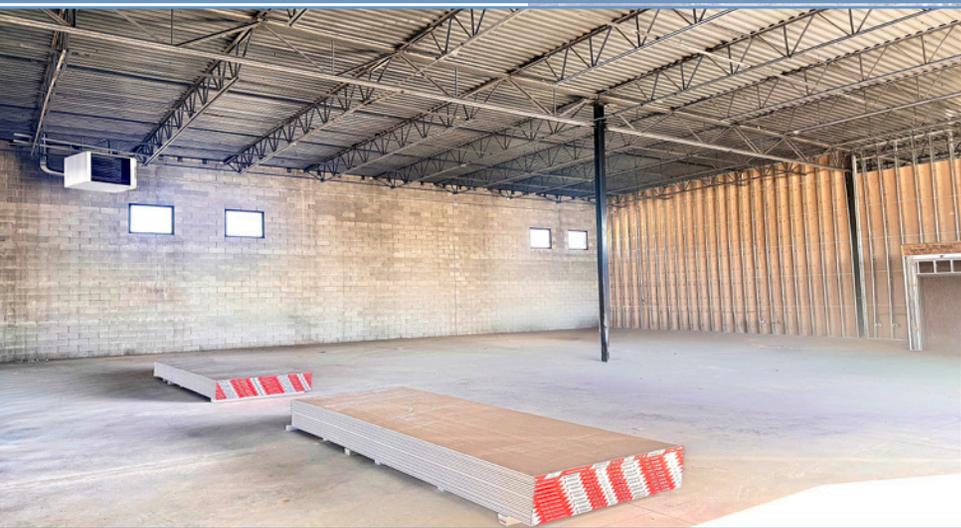
UNIT 9



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Property Details

3546 N 1150 W, Units 8 & 9 | Spanish Fork, UT

AVAILABLE SPACE | +/- 3,865 SF - 8,181 SF

RENTAL RATE | \$1.25 PSF/NNN

ZONING | I-1 Light Industrial

CLEAR HEIGHT | 19'

POWER | 3 Phase, 200 Amp (per unit)

AVAILABLE | April 30, 2026

UNITS MAY BE COMBINED OR LEASED SEPARATELY

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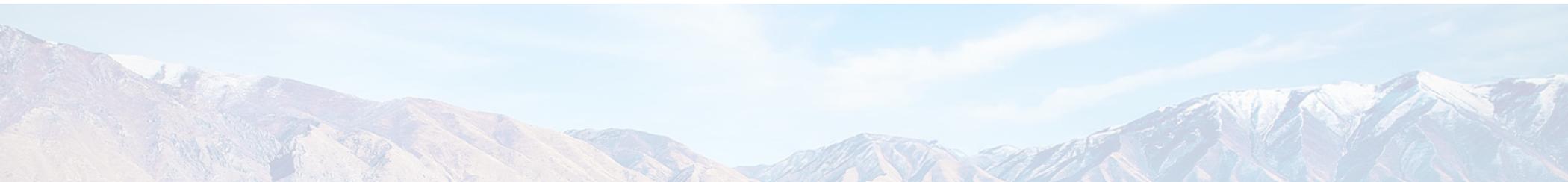
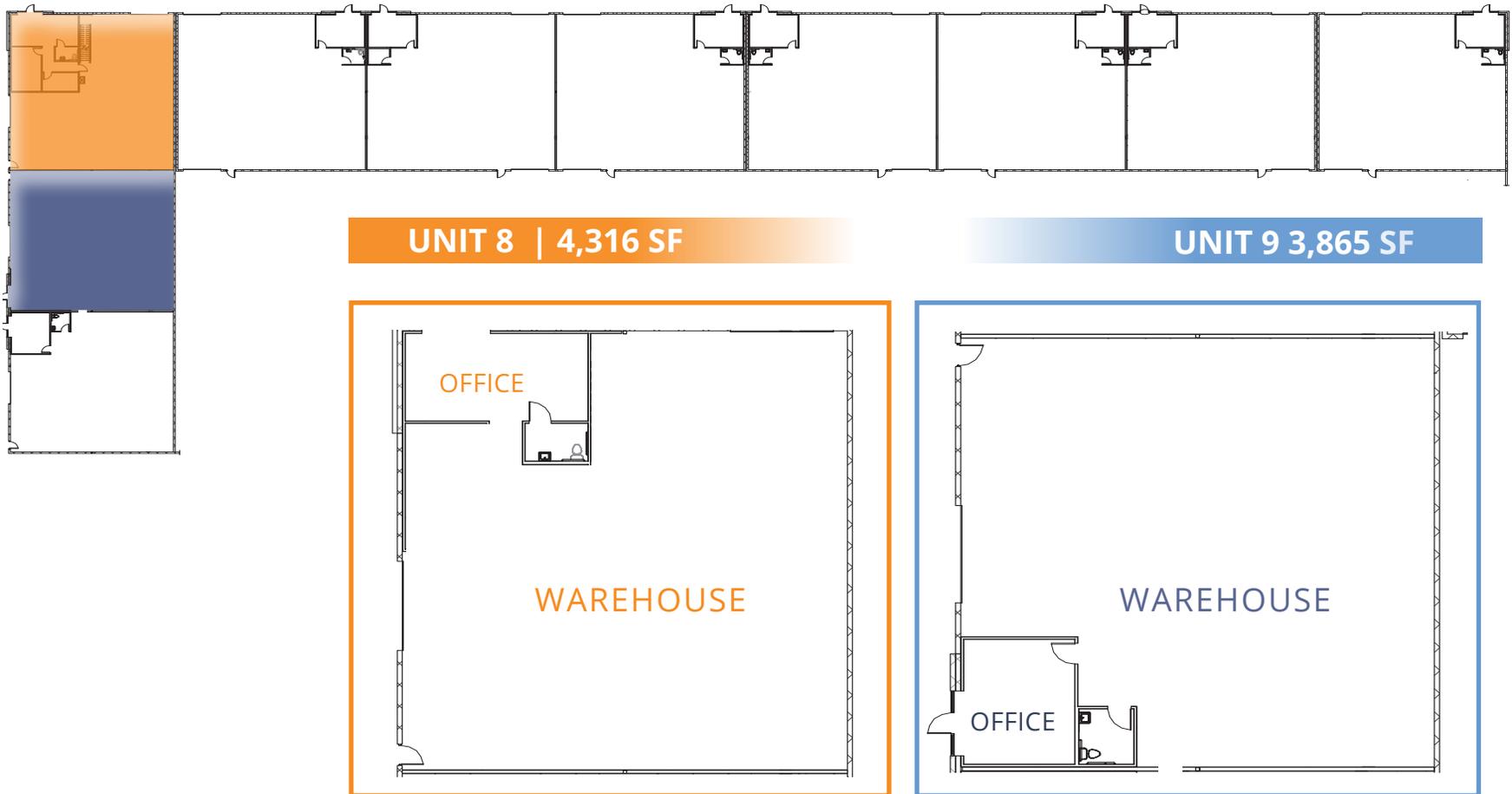
- 4,316 Total SF
- Warehouse: 3,716 SF
- Office: 600 SF
- 2 GL Doors
- Private restroom
- Lease Rate: \$1.25 SF/NNN

UNIT 9

- 3,865 Total SF
- Warehouse: 3,465 SF
- Office: 400 SF
- 1 GL Door
- Private restroom
- Lease Rate: \$1.25 SF/NNN

Floor Plans

3546 N 1150 W, Units 8 & 9 | Spanish Fork, UT



Aerial Map & Demographics

3546 N 1150 W, Units 8 & 9 | Spanish Fork, UT



SITE

Population | 3 Mile Radius

2025 Population 16,790
2030 Projected 17,865

Households

2025 Population 4,999
2030 Projected 5,409

Income

2025 Median HHI \$91,585
2030 Average HHI \$102,487

Information provided by ESRI Business Analyst



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