

FOR LEASE

SPANISH SPRINGS INDUSTRIAL PARK

PHASE 3

2761 North 170 East | Spanish Fork, UT



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Website

PROPERTY SUMMARY

Spanish Springs Phase3 is a new Class A industrial development located in the growing business hub of Spanish Fork, Utah. The project includes two modern industrial buildings — 88,334 SF and 47,704 SF — designed for distribution, logistics, and light-manufacturing users.

A major advantage of this site is its connection to a significant new UDOT improvement. UDOT is building a new I-15 Interchange at 1600 S / 2700 N and widening the road from Main Street to the UPRR Tintic Line. Once complete, this interchange will provide direct, efficient access to the Spanish Springs project and improve traffic flow for both trucks and employees.

2 buildings with a total of
135,999 SF

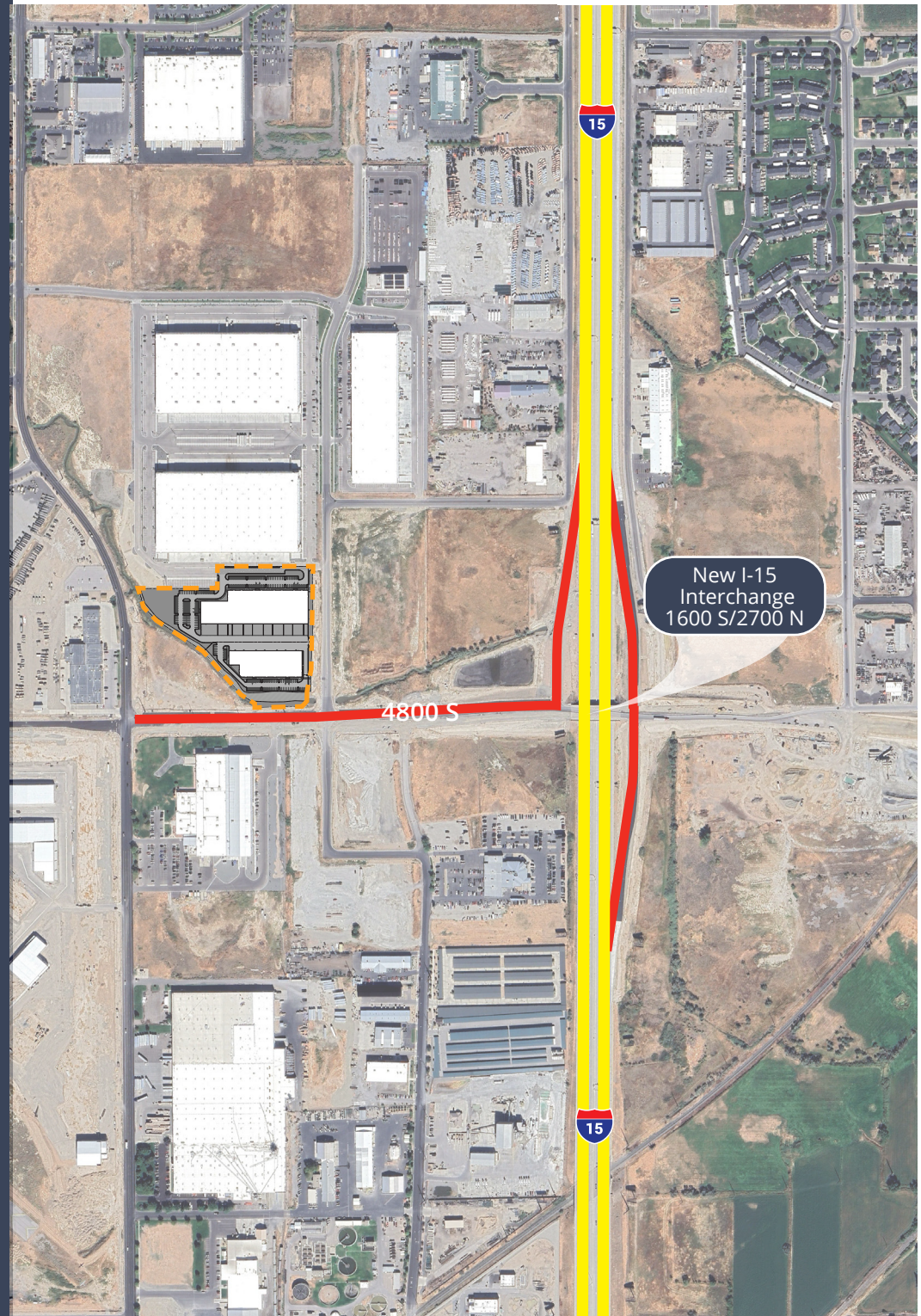
216
parking stalls

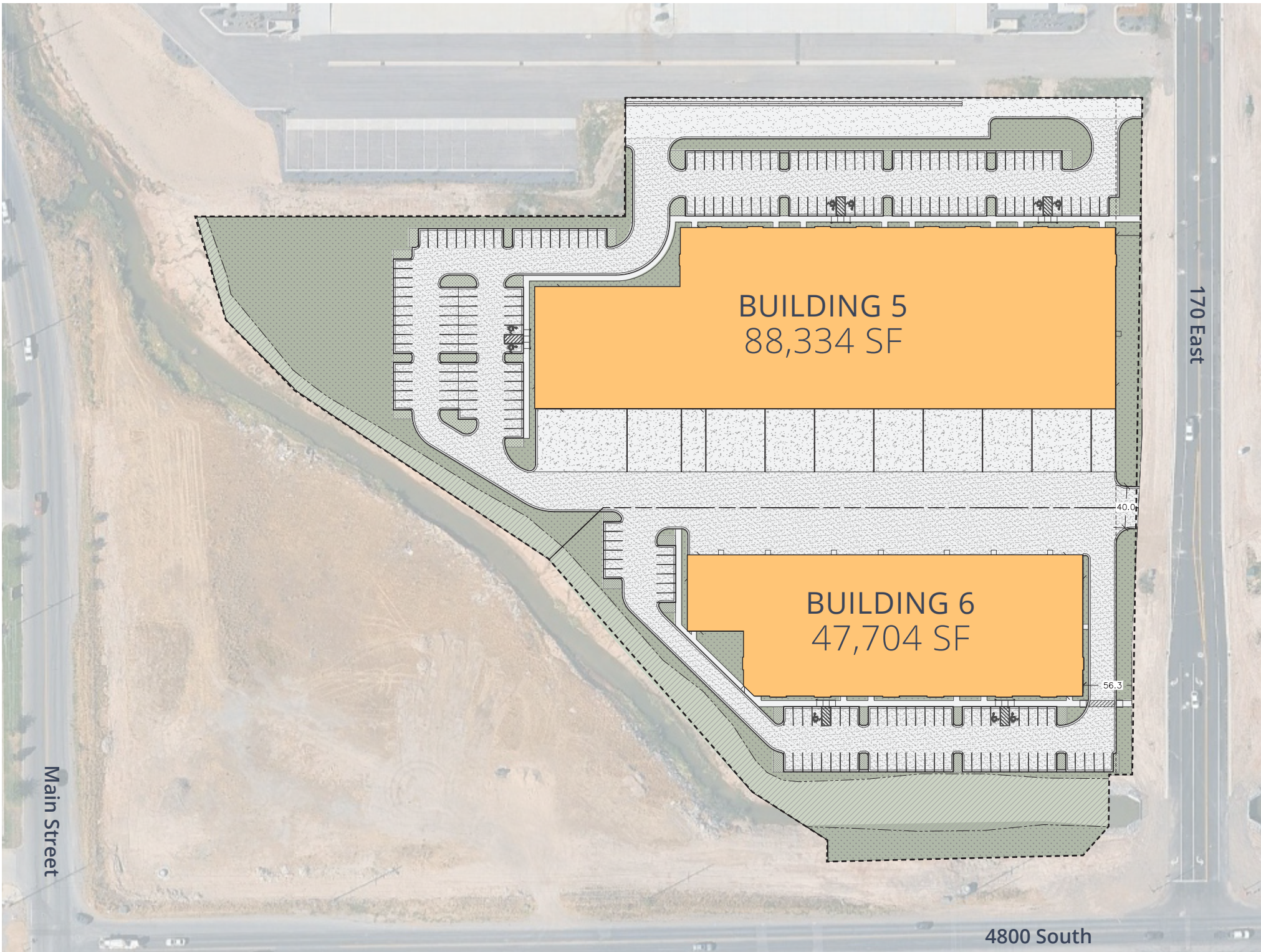
1 gigabit (up and down)
telecommunication service

Zoned
Light Industrial

ESFR
Fire Suppression

2026
Completed Construction





BUILDING 5
88,334 SF

BUILDING 6
47,704 SF

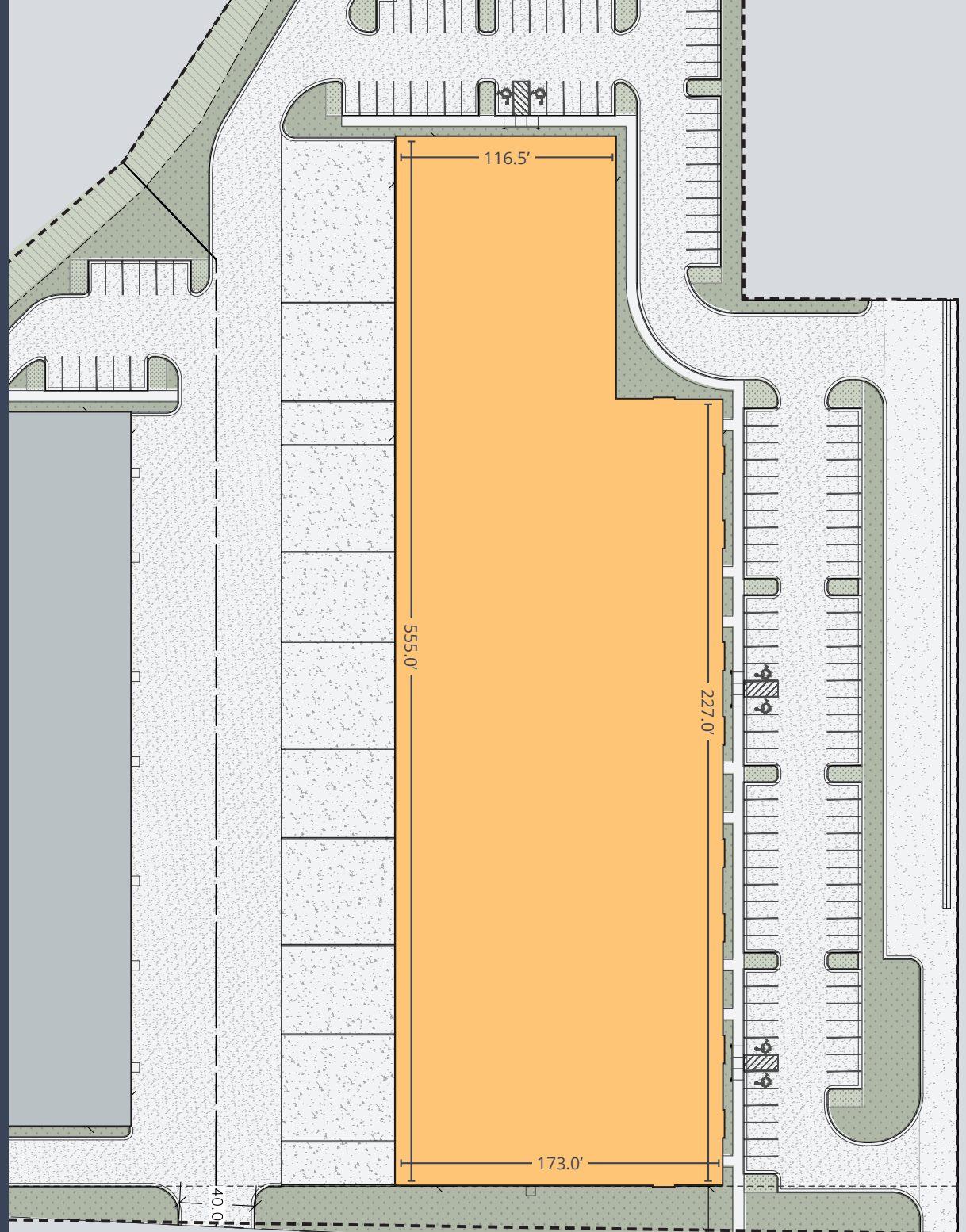
Main Street

170 East

4800 South

BUILDING 5 FLOORPLANS

Total SF	88,334 SF
Available SF	88,334 SF
Minimum Divisibility	9,008 SF
Dock High Doors	20
Ground Level Doors	9
Power Per Bay	3 Phase 200 A 480 V
Clear Height	28'
Column Spacing	52' x 56' 6"
Parking Stalls	145



*1 Bay Minimum/9 Bay Maximum Divisibility

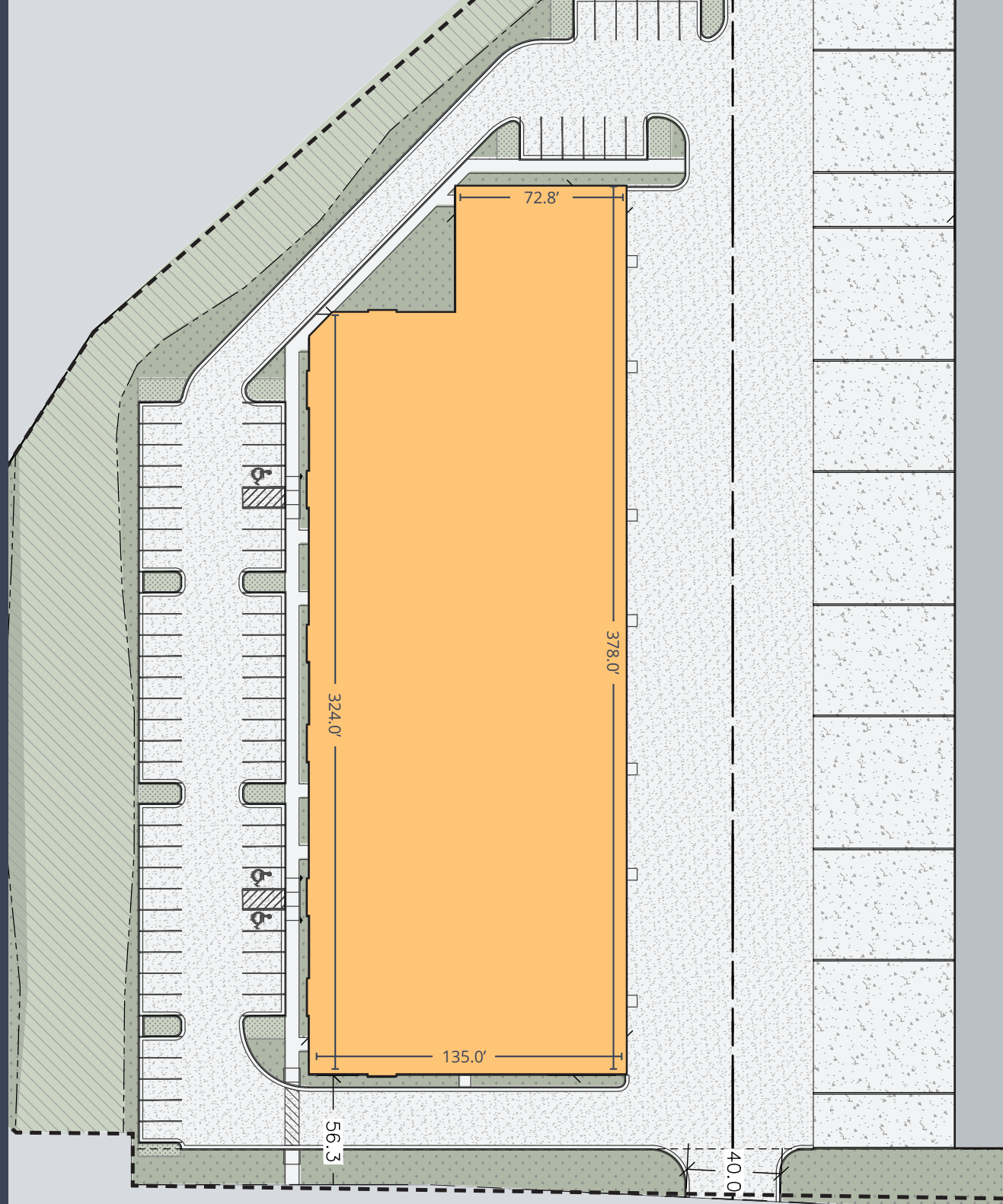
*SF per Bay (Gross): 9,008 - 9,018 SF (varies based on building popouts)

BUILDING 6 FLOORPLANS

Total SF	47,704 SF
Availabe SF	47,704 SF
Minimum Divisibility	7,301 SF
Dock High Doors	0
Ground Level Doors	14
Power Per Bay	3 Phase 200 A 480 V
Clear Height	24'
Column Spacing	54' x 45'
Parking Stalls	71

*1 Bay Minimum/6 Bay Maximum Divisibility

*SF per Bay (Gross): 7,301 - 7,310 SF (varies based on building popouts)



AREA MAP



SPANISH FORK DEMOGRAPHICS

285,796

Population

26.3

Median Age

94,137

5 year total households

\$595,354

Median home value

7,248

Total businesses

105,766

Total employees

68%

White Collar

19%

Blue Collar

BY THE NUMBERS

From 2019 to 2024, jobs increased by 16.3% in Spanish Fork, UT from 18,296 to 21,285. This change outpaced the national growth rate of 4.4% by 11.9%.

Spanish Fork's population grew by 6,540 over the last 5 years and is projected to grow by 6,924 over the next 5 years

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

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.

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

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





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