

SPANISH FORK I-15 FLEX

FOR SALE OR LEASE

SALE PRICE: \$3,775,000

CONTACT AGENT FOR LEASE RATE



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

TAYLOR OGDEN

togden@mwcre.com

direct 801.750.6342

[View Profile](#)

JEFFERY SORENSON

jsorenson@mwcre.com

direct 636.219.5642

[View Profile](#)

DANNY SANDER

dsander@mwcre.com

direct 717.512.4195

[View Profile](#)

LANCE PENDLETON

lpendleton@mwcre.com

direct 801.456.8808

[View Profile](#)

PROPERTY HIGHLIGHTS

1327 NORTH 200 EAST, SPANISH FORK, UT 84660

- 22,080 SF total
 - » 16,080 SF available now
 - » 6,000 SF entitled expansion
- 1.63 acres
- Loading: one dock-high door and two ground-level doors
- Visibility from I-15
- Easily demisable down to 3,000 SF
- Private yard
- Large parking area recently repaved
- New roof just completed August 25, 2024
- Perfect owner/user opportunity
- Creative financing available



**FULL SERVICE
COMMERCIAL REAL ESTATE**

2015 W. Grove Parkway Suite J

Pleasant Grove, UT 84062

Office 385.233.9140

www.mtnwest.com



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

TAYLOR OGDEN

togden@mwcre.com
direct 801.750.6342
[View Profile](#)

JEFFERY SORENSON

jsorenson@mwcre.com
direct 636.219.5642
[View Profile](#)

DANNY SANDER

dsander@mwcre.com
direct 717.512.4195
[View Profile](#)

LANCE PENDLETON

lpendleton@mwcre.com
direct 801.456.8808
[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**

2015 W. Grove Parkway Suite J
Pleasant Grove, UT 84062
Office 385.233.9140
www.mwcre.com



**EXISTING BUILDING
16,080 SF**

200 EAST

**ENTITLED
EXPANSION
BUILDING**

MAIN STREET

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

TAYLOR OGDEN

togden@mwcre.com
direct 801.750.6342
[View Profile](#)

JEFFERY SORENSON

jsorensen@mwcre.com
direct 636.219.5642
[View Profile](#)

DANNY SANDER

dsander@mwcre.com
direct 717.512.4195
[View Profile](#)

LANCE PENDLETON

lpendleton@mwcre.com
direct 801.456.8808
[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**

2015 W. Grove Pkwy., Ste J
Pleasant Grove, UT 84062
Office 385.233.9140
www.mwcre.com



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

TAYLOR OGDEN

togden@mwcre.com
direct 801.750.6342
[View Profile](#)

JEFFERY SORENSON

jsorens@mwcre.com
direct 636.219.5642
[View Profile](#)

DANNY SANDER

dsander@mwcre.com
direct 717.512.4195
[View Profile](#)

LANCE PENDLETON

lpendleton@mwcre.com
direct 801.456.8808
[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**

2015 W. Grove Pkwy., Ste J
Pleasant Grove, UT 84062
Office 385.233.9140
www.mwcre.com