



Industrial for Lease

Canyon Creek Business Park Bldg. 3

863 E. 1950 N.
Spanish Fork, UT 84660

Jarrold Hunt
Vice Chair
+1 801 787 8940
jarrod.hunt@colliers.com

Lana Howell
Senior Director T.M.
+1 801 453 6857
lana.howell@colliers.com

► canyoncreek-space.com

Accelerating success.

Property Profile

Building #3

The highly anticipated third building in the Canyon Creek Business Park is now complete and ready for tenant improvements! This new addition to the business park is set to further enhance the area's reputation as an ideal industrial hub.

Base Lease Rate	\$0.95 NNN
Completion Date	Ready for T.I.s
Available SF	35,204 SF
Minimal Divisible	17,602 SF (bay)
Dock-high Doors	6
Grade-level Door	3
Dock Leveler	1 per space
Clear Height	24'
Zoning	Light industrial

Building #3



74 Parking stalls



Excellent access
to highways
and transit



Great Spanish
Fork, UT location



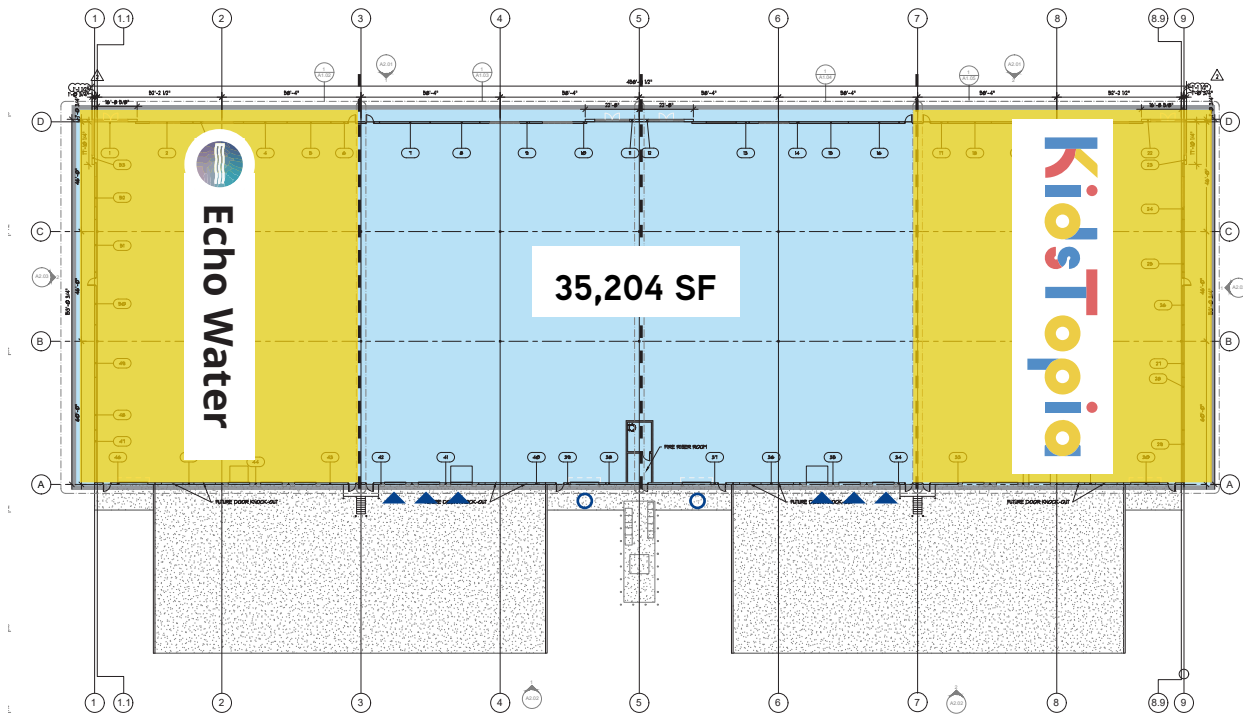
Freestanding
facility with quality
office presence

Property Site Plan

Per Space

Minimal Divisible: 17,602 SF

- 3 Dock High Doors
- 2 Knock-outs
- 1 Full dock seal package



○ Drive-In Doors ▲ Dock-High Doors

