

863 E. 1950 N. Spanish Fork, UT 84660

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▶ canyoncreek-space.com

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



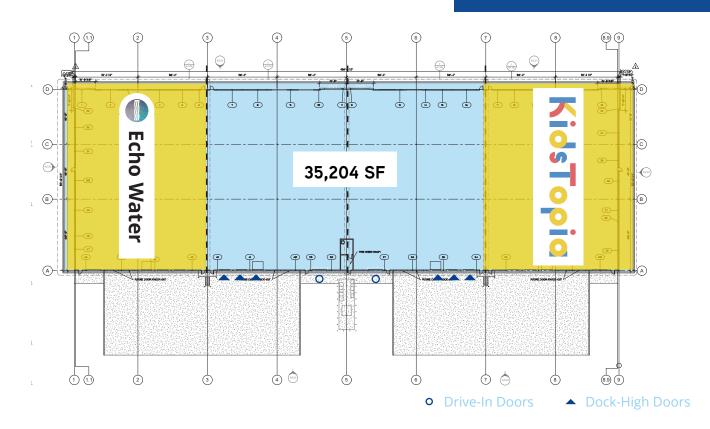
Freestanding facility with quality office presence

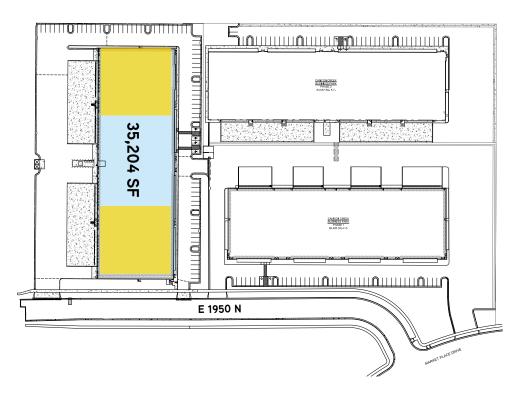
Property
Site Plan

Per Space

Minimal Divisible: 17,602 SF

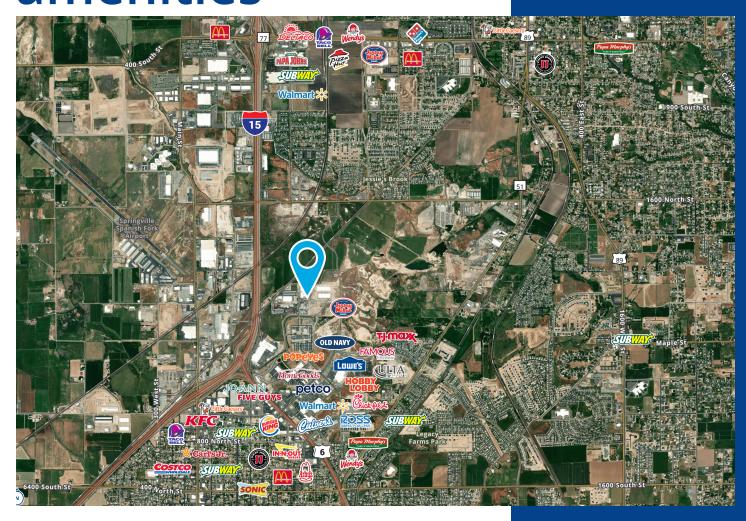
- 3 Dock High Doors
- 2 Knock-outs
- 1 Full dock seal package





Easy access to local amenities





Local Amenities











More than twenty quick service and sit-down restaurants in the surrounding area.

Drive Times

Salt Lake City, UT	45 min
Las Vegas, NV	5hr 17min
Denver, CO	7hr 41min
Los Angeles, CA	9hr 31min

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