

SPANISH FORK FLEX WAREHOUSE

184 WEST 1400 NORTH | SPANISH FORK, UT 84660



FOR LEASE
\$1.15/Month NNN



HIGHLIGHTS

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- Total Available:
 - Five (5) 2,995 SF Units
 - Units Can Be Combined
- Office: 308 SF Per Unit
- Warehouse: 2,687 SF Per Unit
- One (1) 14'x14' Overhead Door
- Clear Height: 14'-19'
- Gas Forced Heaters
- Power: 200 Amp / 120V 3-Phase / 4-Wire
- Free Span Building
- Mop Sink in Warehouse
- Zoning: I-1 (Light Industrial)
- Access: Great Freeway Access ¼ Mile From I-15 Via Exit 257
- Location: Conveniently Located In The Highly Desirable Spanish Fork Submarket

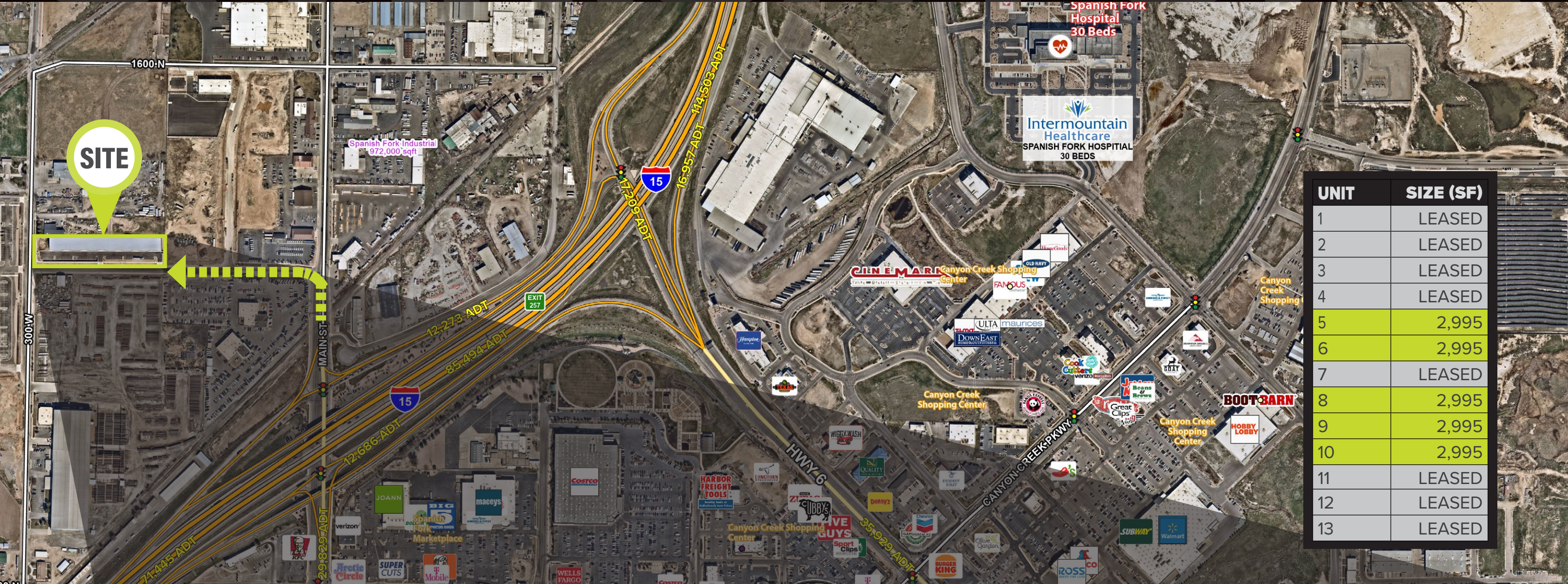
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 EST. POPULATION	4,998	37,561	127,561
2028 PROJECTED POPULATION	5,297	41,307	142,830
2023 EST. DAYTIME POPULATION	2,941	15,034	35,705
2023 EST. AVG HH INCOME	\$90,969	\$100,260	\$102,170
2023 EST. HOUSEHOLDS	1,454	11,314	38,647
2023 EST. BUSINESSES	187	1,387	3,891



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SPANISH FORK



UNIT	SIZE (SF)
1	LEASED
2	LEASED
3	LEASED
4	LEASED
5	2,995
6	2,995
7	LEASED
8	2,995
9	2,995
10	2,995
11	LEASED
12	LEASED
13	LEASED

