

Westridge IOS Land

3800 N 650 W • Spanish Fork, UT

FOR LEASE



PROPERTY HIGHLIGHTS

- Up to 1.96 acres available
- Industrial Outdoor Storage (IOS)
- Easy access to I-15
- Short or long term lease available

**LEASE RATE:
\$3,500/ACRE/MO NNN**



3768 N University Ave. Suite 204
Provo, Utah 84604
www.andersoncrg.com

Jon Anderson
Chief Executive Officer
jon@andersoncrg.com
(801) 472-1000

Chase Bryan
President/ Principal Broker
chase@andersoncrg.com
(801) 425-3655

The offering is presented solely for informational purposes and is submitted subject to errors, omissions, change of price, rental or other terms, withdrawal without notice, and to any special listing conditions imposed by the seller. No warranty of representation, express or implied, is made as to the accuracy of the information contained herein and buyers and tenants are encouraged to conduct their own due diligence and research regarding the property.

3800 N 650 W • Spanish Fork, UT

FOR LEASE



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Households			
2023	506	9,984	31,819
Population			
2023	1,435	32,308	109,260
Income			
2023	\$48,351.65	\$83,390.96	\$92,995.92

Nearby Retailers



3768 N University Ave. Suite 204
Provo, Utah 84604
www.andersoncrg.com

Jon Anderson
Chief Executive Officer
jon@andersoncrg.com
(801) 472-1000

Chase Bryan
President/ Principal Broker
chase@andersoncrg.com
(801) 425-3655

The offering is presented solely for informational purposes and is submitted subject to errors, omissions, change of price, rental or other terms, withdrawal without notice, and to any special listing conditions imposed by the seller. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein and buyers and tenants are encouraged to conduct their own due diligence and research regarding the property.