



# CANYON

## LOGISTICS CENTER

4000 E Highway 6, Spanish Fork, Utah 84660

**NEWMARK**  
MOUNTAIN WEST

**V** VESTA  
REALTY PARTNERS

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# CANYON

LOGISTICS  
CENTER

## EXECUTIVE SUMMARY

The Canyon Logistics Center, located at 4000 E Highway 6, Spanish Fork, Utah, is a premier industrial facility tailored to meet the needs of modern manufacturing, logistics, and distribution businesses.

Strategically positioned in Utah County, just 3.5 miles from I-15 and adjacent to Highway 6, the center offers seamless access to key transportation corridors and is within 45 minutes of Salt Lake City International Airport.

Utah County stands out as a manufacturing powerhouse within Utah's dynamic economy. The region benefits from a robust infrastructure, a skilled and educated workforce, and a pro-business environment that attracts companies across advanced manufacturing, aerospace, and technology sectors. With access to low-cost energy, competitive labor costs, and high-quality resources, manufacturers in Utah County gain operational advantages that enhance productivity and profitability.

Utah's strategic location at the crossroads of the Western United States further boosts its appeal to logistic, manufacturers, and distributors. The ability to reach major markets, including Denver, Las Vegas, Los Angeles, and Phoenix, within a day's drive reduces shipping costs and accelerates time-to-market. This is complemented by Utah's strong logistics ecosystem, which includes extensive rail and trucking networks, as well as proximity to intermodal hubs and the Salt Lake City International Airport.

The Canyon Logistics Center supports multiple users including manufacturers with its high-clearance warehouse space, flexible office/flex areas, and customizable dock-high configurations. With scalable options for growth, this facility provides the connectivity, infrastructure, and workforce access needed to thrive in today's competitive manufacturing landscape.



## PROJECT OVERVIEW

# For Lease

- Up to 451,792 available SF
  - Divisible to 196,249 SF Warehouse
  - 46,944 SF office
- Thirty-Six (36) dock-high doors
- One (1) ground level doors (12'x14')
- 36' warehouse clear height
- 4,000 amps, 480 V, 3 phase, with approximately 6 - 8 MW of additional power available
- Air-conditioned office and heated warehouse
- Full-time on-site management
- Ability to add additional dock-high doors
- Ability to add additional parking spaces
- Potential yard space for lease

### EXCLUSIVELY MARKETING BY:

**KYLE ROBERTS, CCIM, SIOR, CSCMP**  
 † 801-578-5525  
 kroberts@newmarkmw.com

**BEN RICHARDSON**  
 † 801-746-4733  
 brichardson@newmarkmw.com



<b>Total Building Size</b>	1,053,555 SF
<b>Available SF</b>	Up to 451,792 SF
<b>Available Warehouse SF</b>	Divisible to 196,249 SF
<b>Available Office SF</b>	46,944 SF
<b>Lot Size</b>	69.9 Acres
<b>Warehouse Clear Height</b>	36'
<b>Power</b>	4,000 amps, 480 V, 3 phase, with approximately 6 - 8 MW of additional power available
<b>Parking</b>	580 total on-site
<b>Truck Parking</b>	246 total on-site
<b>Dock-High Doors</b>	36
<b>Ground Level Doors</b>	2 Ground Level doors (9'x10') 1 Ground Level (12' x 14')
<b>Column Spacing</b>	45' x 45'

## PROJECT LOCATION

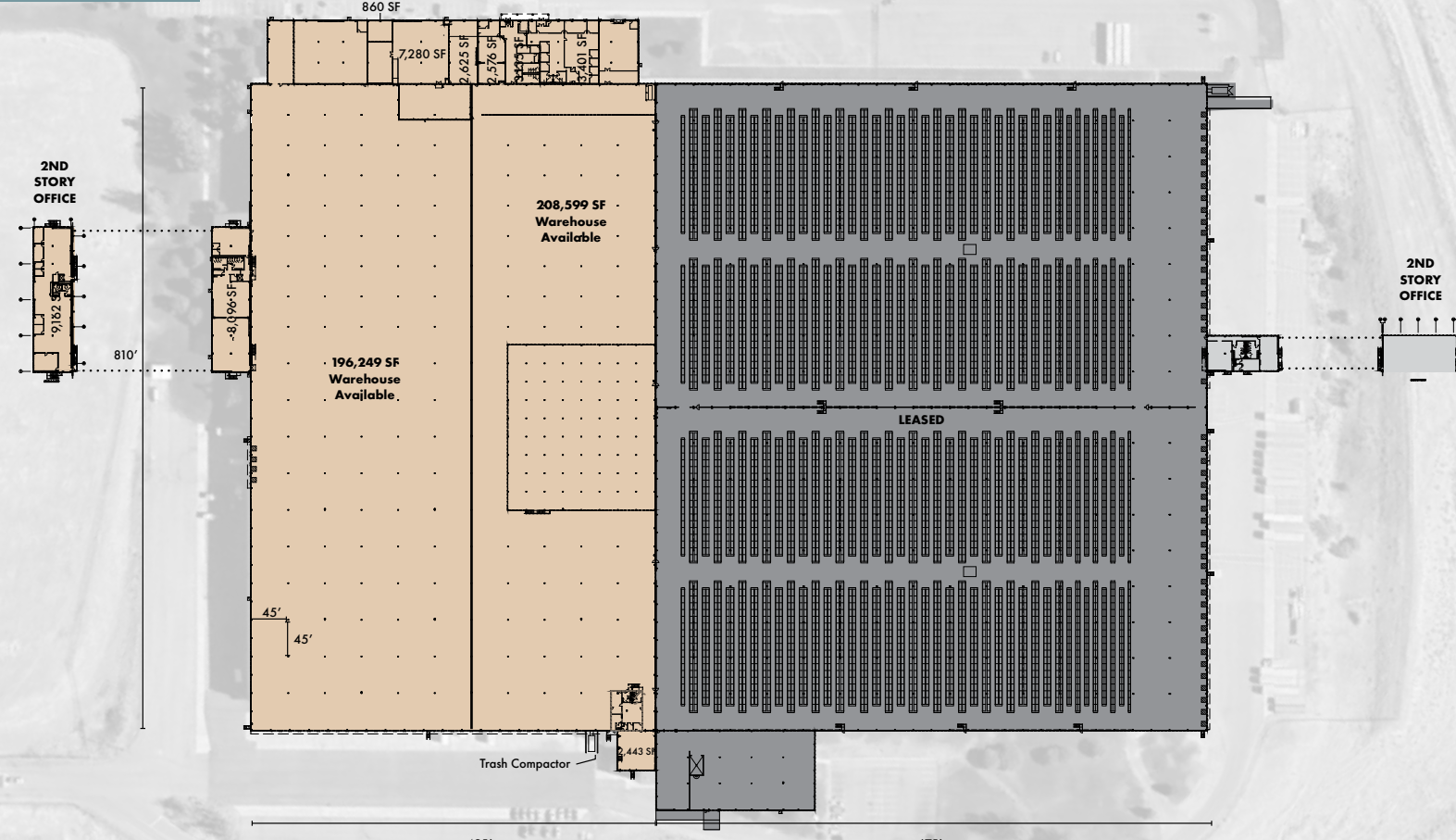


Site Location is strategically located 3.5 miles from I-15 and adjacent to Highway 6. The project is only 45 min from SLC International Airport.

## UTAH COUNTY MAJOR OCCUPIERS



## SITE PLAN



Available  
Leased

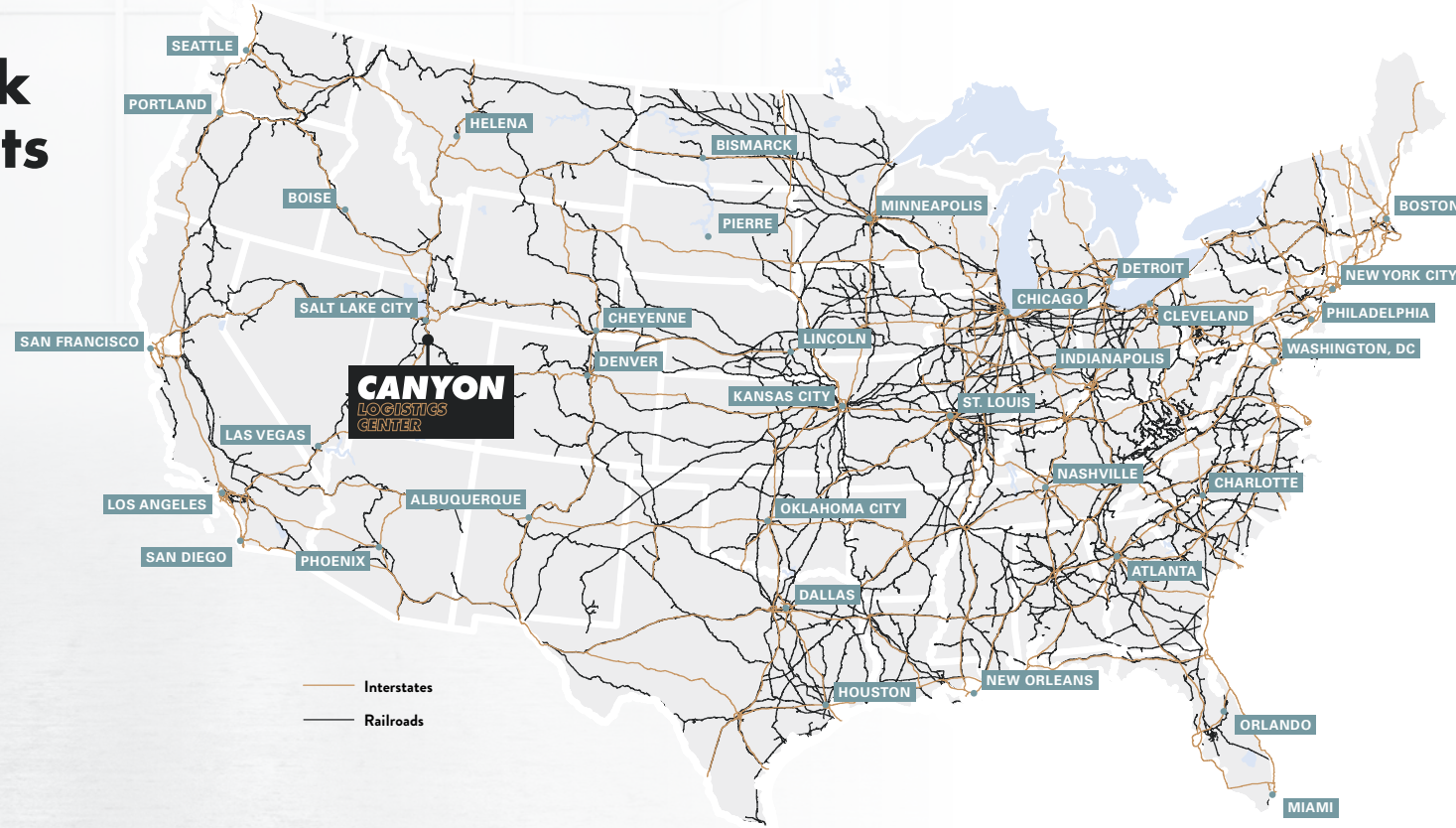
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## CROSSROADS OF THE WEST

# Mitigated Risk Between Ports

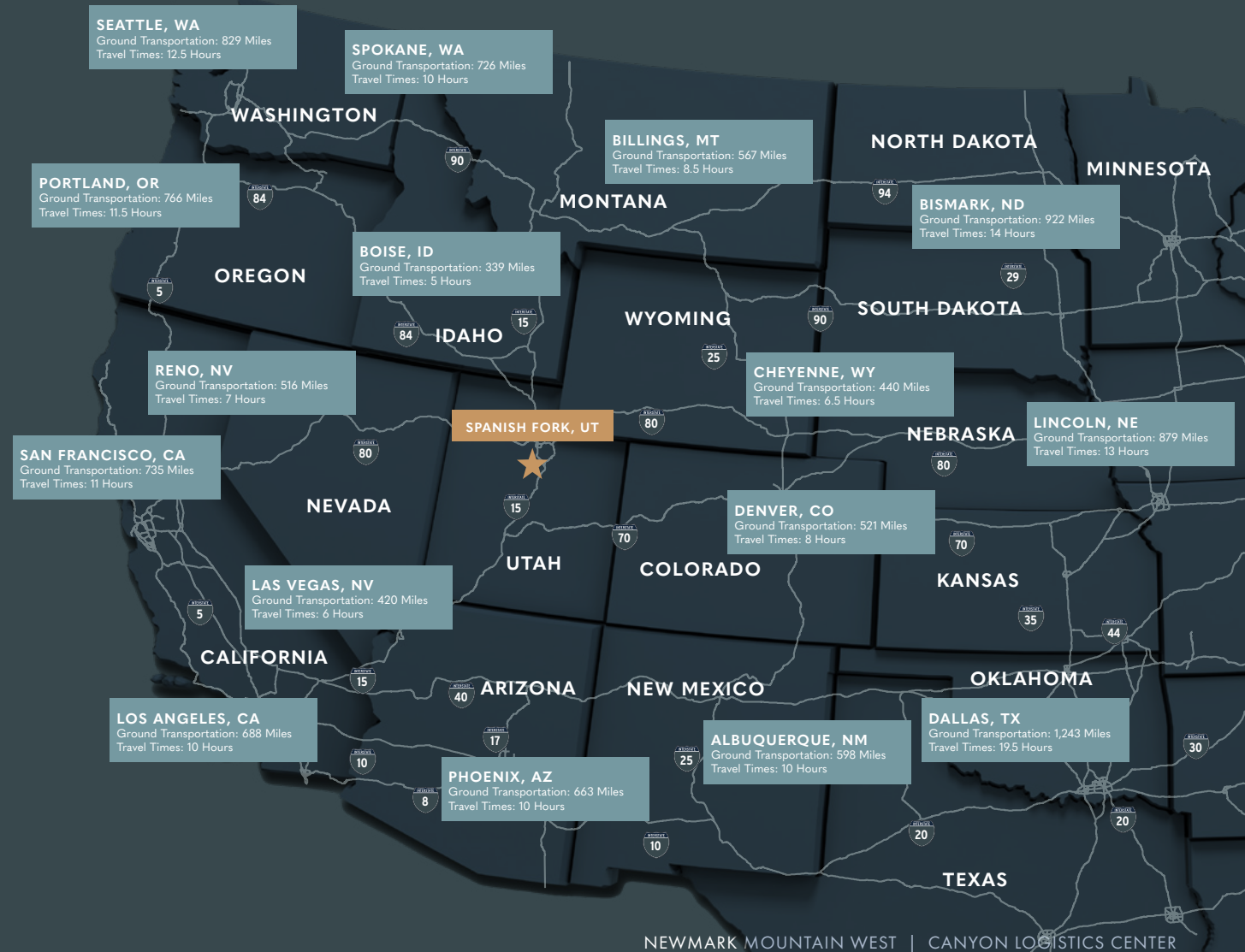
Spanish Fork, Utah, specifically, benefits from a favorable geographic location that provides access to the major ports via rail and the interstate system.



## CROSSROADS OF THE WEST

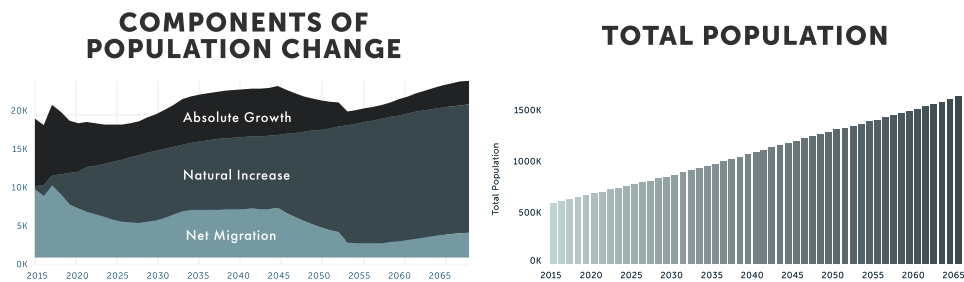
# Commercial Drive Times

Utah is known as the “Crossroads of the West” for its excellent connectivity to the entire nation. Spanish Fork, specifically, benefits from a favorable geographic location that provides easy access to primary commercial hubs across the country. This connectivity has helped establish the region as a global marketplace for its ability to facilitate an efficient flow of goods through its vast transportation networks. All major metros in the Western Region, and many major metros in the Mid-West, are within a 24-hour drive time.



# Utah County Population Growth

Utah County has experienced tremendous economic growth in recent years, primarily in the form of population growth and employment growth, as a plethora of new and established businesses are choosing to setup shop in the area in order to capitalize on Utah County's business friendly environment and relatively low cost of doing business. Over the next 50 years, Utah County is projected to add over 575,000 jobs, which will increase its share of total state employment from 17% to nearly one quarter (24%) of all state jobs. This is an increase of 185%, the highest growth rate among all counties. One in three of the state's new jobs are projected to be created in Utah County.



Population growth in Utah County has increased more than 25% since 2010, as people are drawn to the area by ample employment opportunity, which has outpaced the National Index every year since 2011. Utah County is projected to have the largest numeric population increase in the state of Utah over the 50 year projection period by adding over 1,000,000 new residents to reach 1,600,000 by 2065. Strong employment and population growth has bolstered Utah County's industrial market in recent years, particularly for logistics properties, evidenced by the signing of numerous large leases such as Amazon's 230,000 SF facility, Facebook's 970,000 SF data center, NewVistas' 150,000 SF lease, Young Living's 90,000 SF lease, and Granny B's Cookies 56,000 SF lease.

NEWMARK MOUNTAIN WEST | CANYON LOGISTICS CENTER

## UNPARALLEL UTAH LIFESTYLE

<p><b>SALT LAKE RANKED BEST PLACE TO LIVE &amp; PARK CITY RANKED BEST TOWN EVER</b> Outside Magazine</p>	<p><b>14 WORLD-CLASS SKI RESORTS</b></p>
<p><b>MORE THAN 9 MILLION ACRES OF NATIONAL FOREST</b></p>	<p><b>SALT LAKE RANKED ONE OF THE HEALTHIEST METRO AREAS</b> Atlantic Cities Magazine</p>
<p><b>43 STATE PARKS</b></p>	<p><b>2ND MOST LIVABLE STATE</b> CQ Press, 2013</p>
<p><b>#1 HIKING CITY - SALT LAKE CITY</b> National Geographic Adventure</p>	<p><b>#1 STATE FOR FUTURE LIVABILITY</b> Gallup Wellbeing</p>
<p><b>5 NATIONAL PARKS</b></p>	<p><b>UTAH HAS 6TH LOWEST CRIME RATE IN THE U.S.</b></p>

## DEMOGRAPHICS

As a whole, the State of Utah is known for its dynamic economic climate, well-run state government, young, highly-educated work force and business friendly environment. Since 2010, Forbes has consistently ranked the state as one of the top five "Best States for Business." Utah features low costs of doing business, countless economic incentives, relatively affordable real estate costs, low wages, competitive corporate income and sales tax and affordable health care insurance.

The state of Utah has a population of 3.46 million. Approximately 2.7 million (77% of the population) lives along the Wasatch Front, a four-county geographic area surrounding Salt Lake City. The state has the ninth-fastest growing population in the country, which is also the youngest. Major universities in the Greater Salt Lake area include Brigham Young University, Utah Valley University, Salt Lake Community College, Westminster College, Eagle Gate College, Broadview University and The University of Utah.

<p><b>3.6M</b> Population</p>	<p><b>#1</b> Fastest Growing Population</p>	<p><b>77%</b> of State's Population (2.7M) Live in Greater Salt Lake Region</p>
<p><b>91%</b> Have a High School Diploma, 70% have College Experience, 37% Have a Bachelor's Degree</p>	<p><b>31.4</b> Median Age (Lowest in the Nation)</p>	<p><b>2.9%</b> Unemployment Rate (BLS, May 2024)</p>

## WHY UTAH?

<b>#1</b>	<b>ECONOMIC OUTLOOK</b> <small>(Rich States, Poor States, 2024)</small>
<b>#1</b>	<b>BEST STATE TO START A BUSINESS</b> <small>(WalletHub, 2024)</small>
<b>#1</b>	<b>BEST STATE FOR SOCIAL MOBILITY</b> <small>(Archbridge Institute, 2024)</small>
<b>#1</b>	<b>BEST STATE OVERALL</b> <small>(U.S. News, 2024)</small>
<b>#1</b>	<b>TOP JOB MARKET</b> <small>(WSI/Moody Analytics, 2024)</small>
<b>#2</b>	<b>BEST STATE ECONOMY</b> <small>(WalletHub, 2024)</small>
<b>#2</b>	<b>MOST FINANCIALLY LITERATE STATE</b> <small>(WalletHub, 2023)</small>
<b>#4</b>	<b>BEST-PERFORMING SMALL CITIES: ST. GEORGE</b> <small>(Milken Institute, 2024)</small>
<b>#4, #5</b>	<b>BEST-PERFORMING LARGE CITIES: SALT LAKE CITY, PROVO</b> <small>(Milken Institute, 2024)</small>
<b>AAA</b>	<b>CREDIT RATING</b> <small>(Fitch Ratings, 2024)</small>

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