



WESTERN

DISTRIBUTION CENTER

For Lease

Up to **466,800 Available SF**

- 409,600 SF Warehouse
- 57,200 SF Office and Flex

Yard Space Available for Lease

Highly-Competitive Lease Rate





PROJECT OVERVIEW

Total Building Size	1,054,000 SF
Available SF	466,800 SF
Warehouse SF	409,600 SF
Office and Flex SF	57,200 SF
Lot Size	69.9 Acres
Flex Clear Height	14'
Warehouse Clear Height	36'
Power	4,000 amp 480/277 volt
Parking	580
Truck Parking	246
Dock-High Doors	45
Roll-up Doors	2
Column Spacing	46' x 46' 38' x 46'



- Air-conditioned office/flex space and heated warehouse
- Full-time on-site management
- Ability to add additional dock-high doors if needed
- Ability to add additional parking spaces if needed
- Dock-high doors with power ramp, dock plates and trailer locks
- Yard Space available to lease

PHOTOS

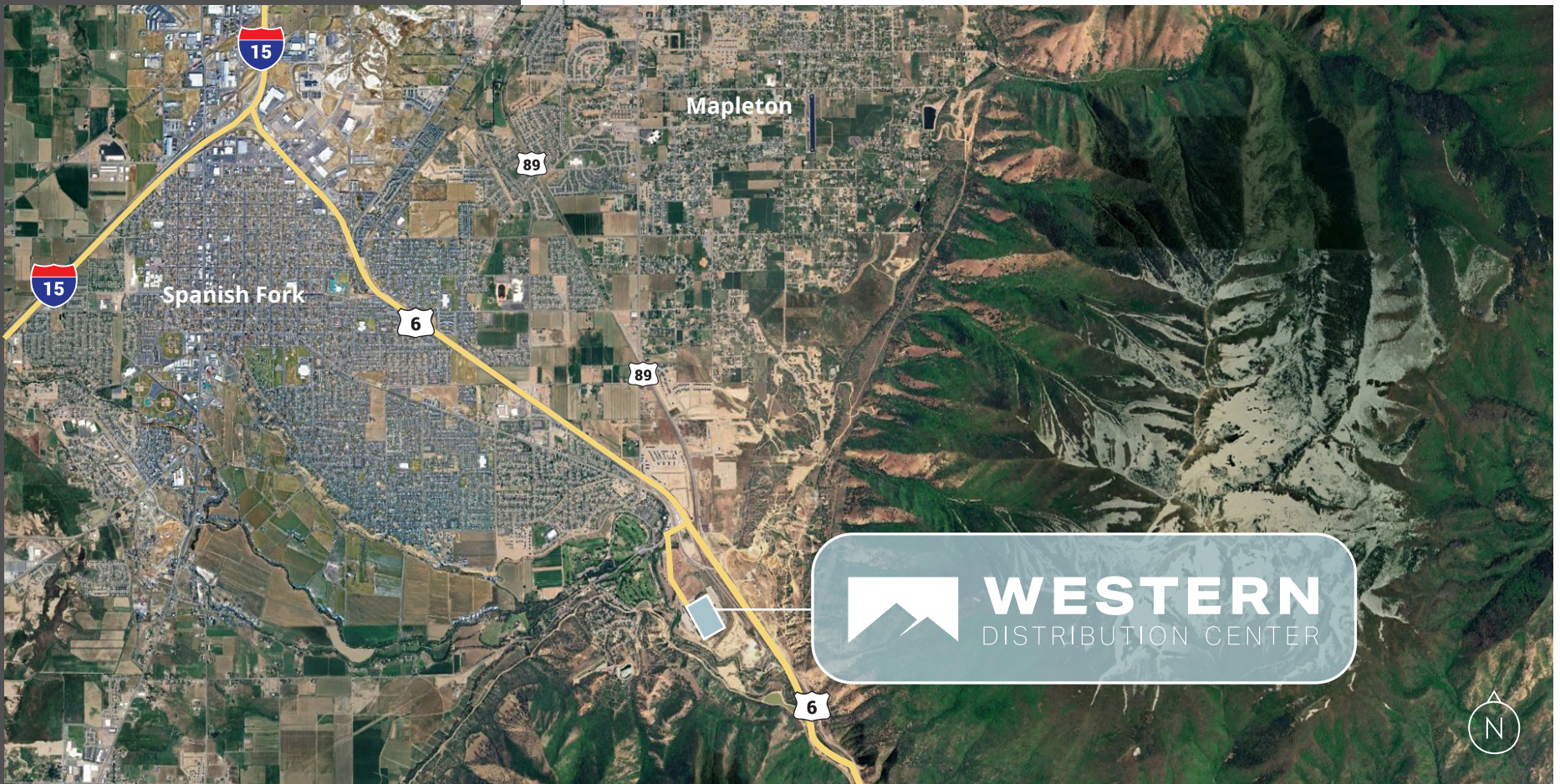
4000 E Highway 6 | Spanish Fork, Utah 84660





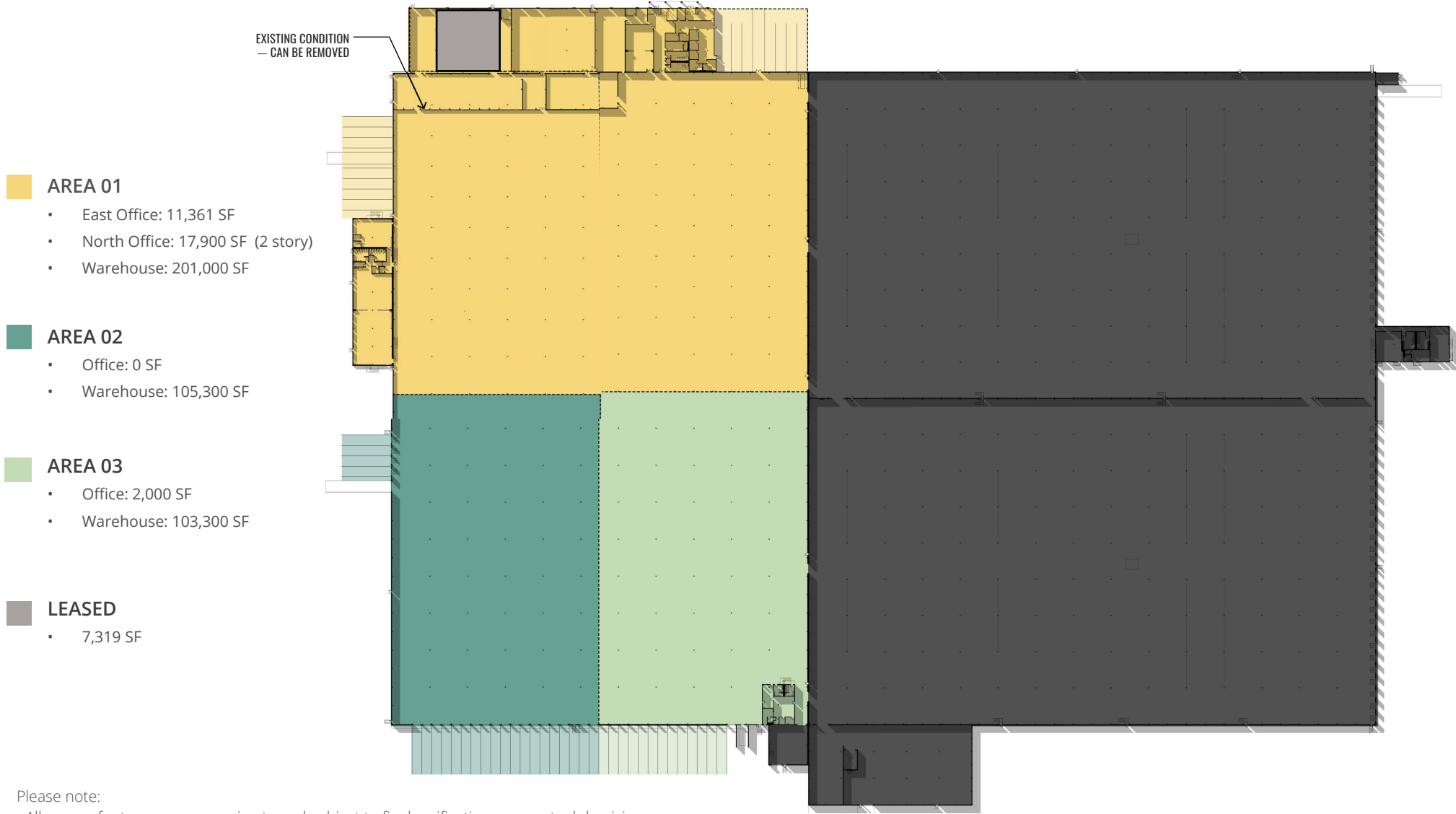
PROJECT LOCATION

Western Distribution Center is strategically located **3.5 miles from I-15** and adjacent to Highway 6. The project is only **45 min from SLC International Airport**.



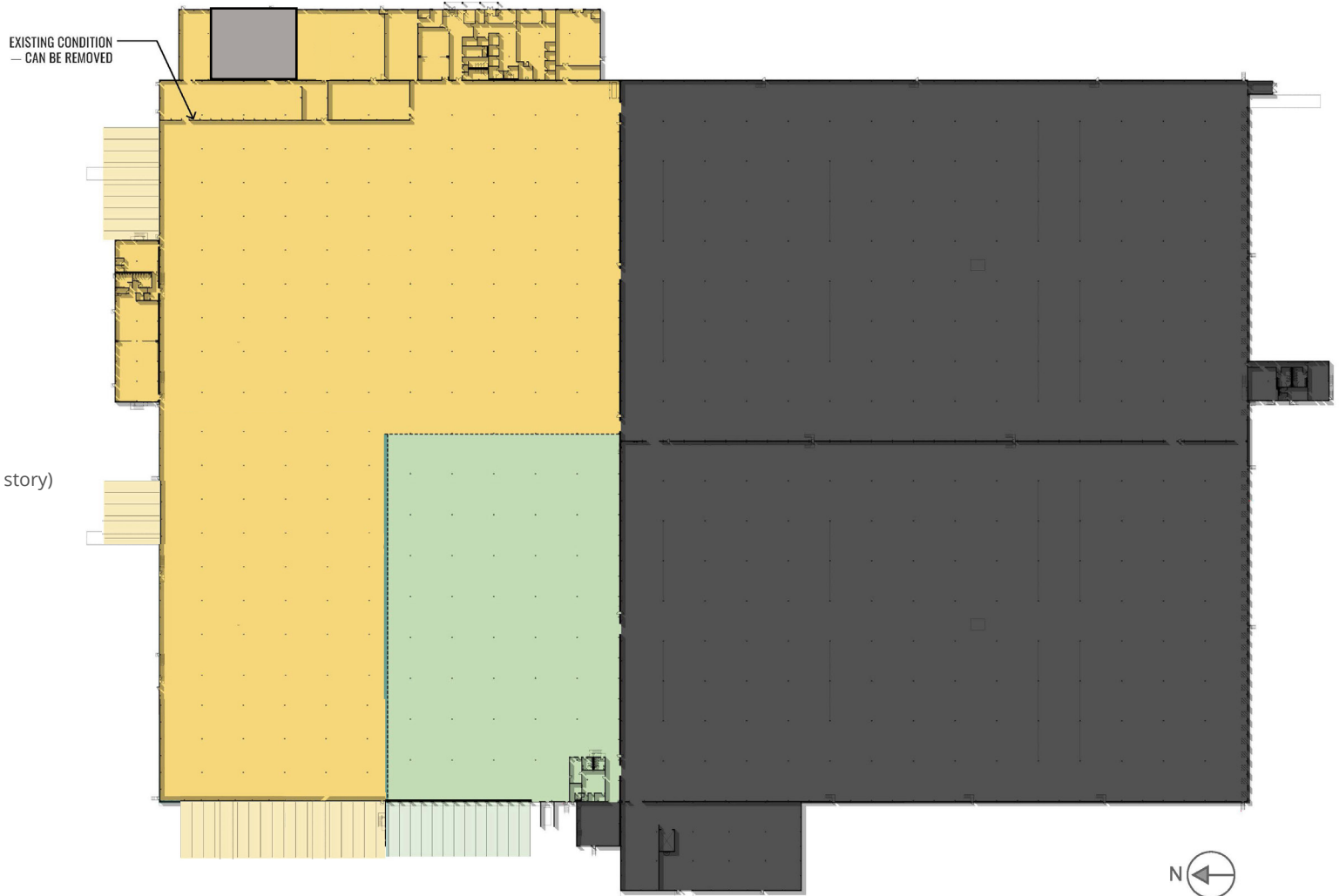


OPTION 01



- AREA 01**
 - East Office: 11,361 SF
 - North Office: 17,900 SF (2 story)
 - Warehouse: 201,000 SF
- AREA 02**
 - Office: 0 SF
 - Warehouse: 105,300 SF
- AREA 03**
 - Office: 2,000 SF
 - Warehouse: 103,300 SF
- LEASED**
 - 7,319 SF

Please note:
- All square footages are approximate and subject to final verification upon actual demising
- Office areas listed are maximum available areas.
- All floor plans are representative and can be demised to meet user requirements



AREA 01

- East Office: 18,650 SF
- North Office: 17,900 SF (2 story)
- Warehouse: 306,300 SF

AREA 02

- Office: 2,000 SF
- Warehouse: 103,300 SF

LEASED

- 7,319 SF

Please note:

- All square footages are approximate and subject to final verification upon actual demising
- Office areas listed are maximum available areas.
- All floor plans are representative and can be demised to meet user requirements

UTAH COUNTY DEMOGRAPHICS

4000 E Highway 6 | Spanish Fork, Utah 84660



KEY FACTS

Population
700,586

Median Age
26.8

Average Household Size
3.48

BUSINESS

Total Businesses
15,407

Total Employees
227,749

Daytime Population
678,097

INCOME

Median Household Income
\$85,910

Per Capita Income
\$30,834

Median Net Worth
\$190,161

EDUCATION

No High School Diploma
4%

High School Graduate
96%

Some College
79%

College Degree
43%

EMPLOYMENT

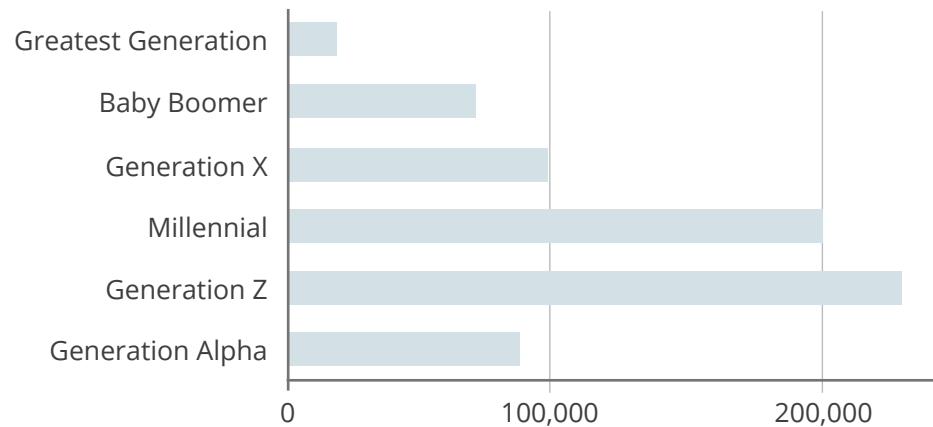
White Collar
71%

Blue Collar
18%

Services
10%

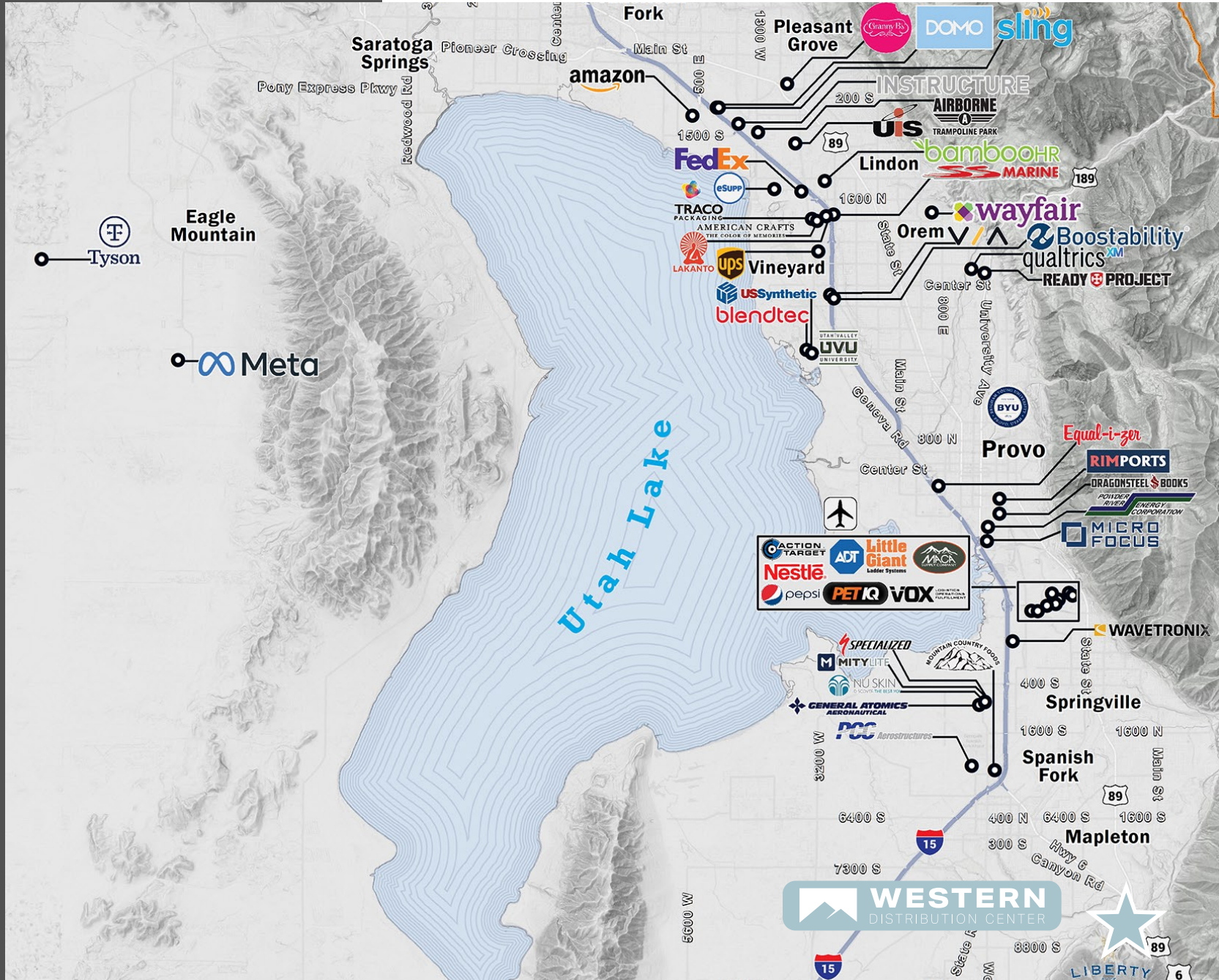
Unemployment
1.9%

2019 POPULATION BY GENERATION



UTAH COUNTY MAJOR OCCUPIERS

4000 E Highway 6 | Spanish Fork, Utah 84660

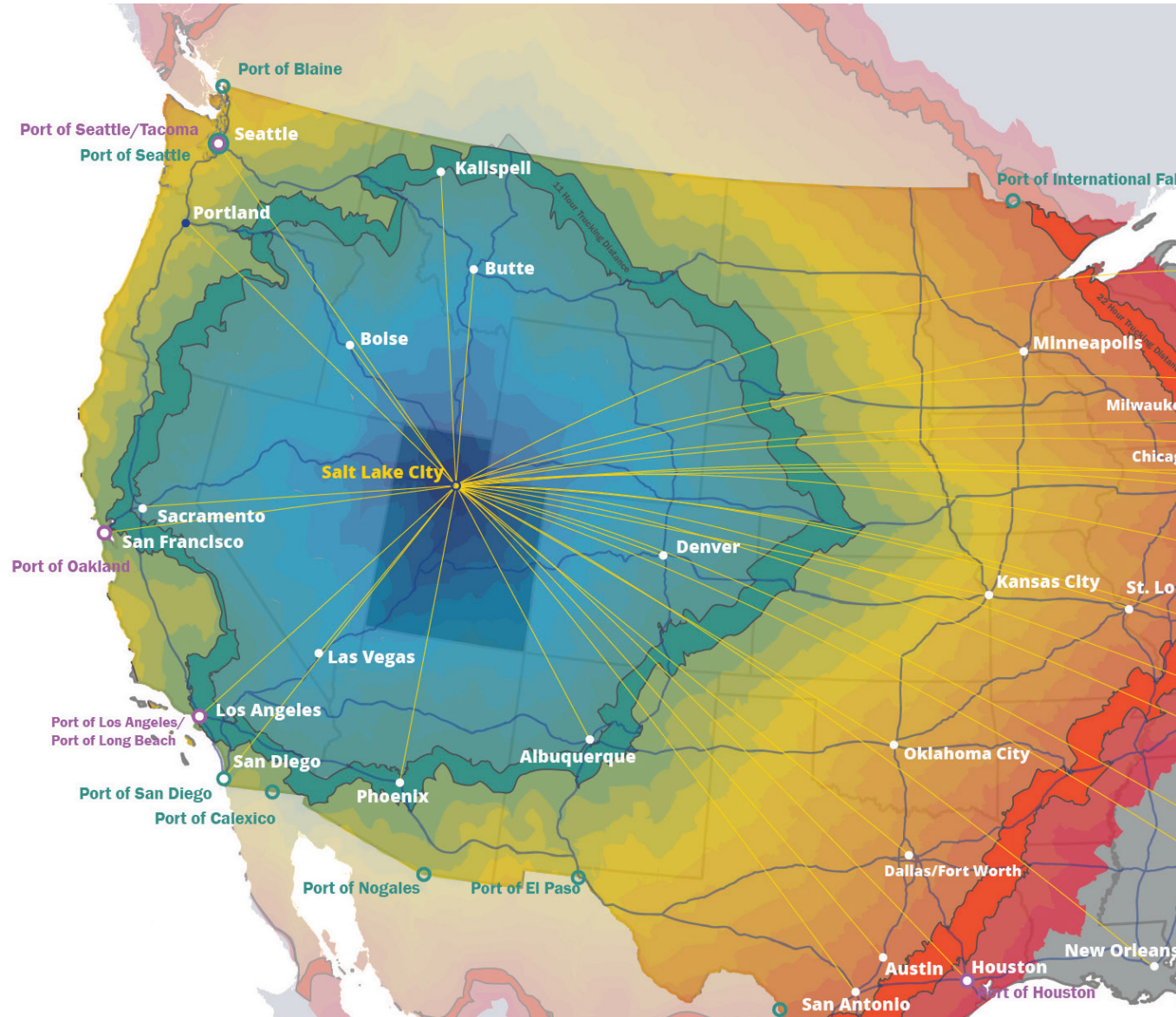


CROSSROADS OF THE WEST

4000 E Highway 6 | Spanish Fork, Utah 84660



CITY	DRIVE TIME (65 MPH)
Provo, UT	14.5 miles 0.22 hours
Salt Lake City, UT	32 miles 0.49 hours
Ogden, UT	68.1 miles 1.05 hours
Pocatello, ID	194 miles 2.98 hours
Idaho Falls, ID	243 miles 3.74 hours
Twin Falls, ID	252 miles 3.88 hours
Grand Junction, CO	253 miles 3.89 hours
Saint George, UT	271 miles 4.17 hours
Boise, ID	372 miles 5.72 hours
Las Vegas, NV	390 miles 6 hours
Casper, WY	430 miles 6.62 hours
Cheyenne, WY	463 miles 7.12 hours
Flagstaff, AZ	488 miles 7.51 hours
Denver, CO	494 miles 7.6 hours
Boulder, CO	506 miles 7.78 hours
Helena, MT	514 miles 7.91 hours
Reno, NV	544 miles 8.37 hours
Missoula, MT	554 miles 8.52 hours
Colorado Springs, CO	560 miles 8.62 hours
Albuquerque, NM	567 miles 8.72 hours
Billings, MT	578 miles 8.89 hours
Santa Fe, NM	595 miles 9.15 hours
Great Falls, MT	601 miles 9.25 hours
Pueblo, CO	603 miles 9.28 hours
Phoenix, AZ	632 miles 9.72 hours
Los Angeles, CA	658 miles 10.12 hours
Bakersfield, CA	673 miles 10.35 hours
Sacramento, CA	675 miles 10.38 hours
San Diego, CA	719 miles 11.06 hours
Yakima, WA	721 miles 11.09 hours
Tucson, AZ	744 miles 11.45 hours
Spokane, WA	751 miles 11.55 hours
San Francisco, CA	762 miles 11.72 hours
Medford, OR	764 miles 11.75 hours
Fresno, CA	782 miles 12.03 hours
Las Cruces, NM	792 miles 12.18 hours
Eugene, OR	820 miles 12.62 hours



At the epicenter of the Western United States, Utah's geographic position is ideal for a growing number of distribution, shipping and trucking companies. Utah offers easy access to Interstates 15, 70 and 80, as well as a number of other U.S. Highway and State Routes. Spanish Fork in Utah County is less than 900 miles to every city in the Western United States.



WESTERN

DISTRIBUTION CENTER

**CONTACT
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