

CANYON

LOGISTICS CENTER

4000 E Highway 6, Spanish Fork, Utah 84660

NEWMARK



VESTA
REALTY PARTNERS

nmrk.com



EXECUTIVE SUMMARY

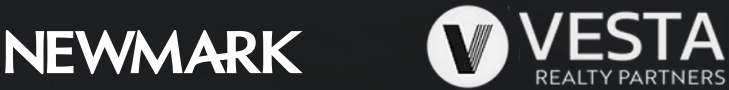
The Canyon Logistics Center, located at 4000 E Highway 6, Spanish Fork, Utah, is a premier industrial facility tailored to meet the needs of modern manufacturing, logistics, and distribution businesses.

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 appealed 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 462,510 Available SF
 - 409,848 SF Warehouse
 - 18,058 Office SF
 - 34,604 Flex SF
- Air-conditioned office/flex space and heated warehouse
- Full-time on-site management
- Ability to add additional dock-high doors
- Ability to add additional parking space
- All thirty-six (36) dock-high doors equipped with power ramps, dock plates and trailer locks
- Potential Yard Space for lease

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Total Building Size	1,053,555 SF
Available SF	Up to 462,510 SF
Warehouse SF	409,848 SF
Office	18,058 SF
Flex	34,604 SF
Lot Size	69.9 Acres
Flex Clear Height	14’
Warehouse Clear Height	36’
Power	4000 amps, 480v, 3 phase, with an additional 2,000 amps available
Parking	580 total on-site
Truck Parking	246 total on-site
Dock-High Doors	36
Ground Level Doors	2 Ground Level (12’ x 14’) in warehouse 1 Ground Level (9’ x 10’) in flex space
Column Spacing	45’ x 45’

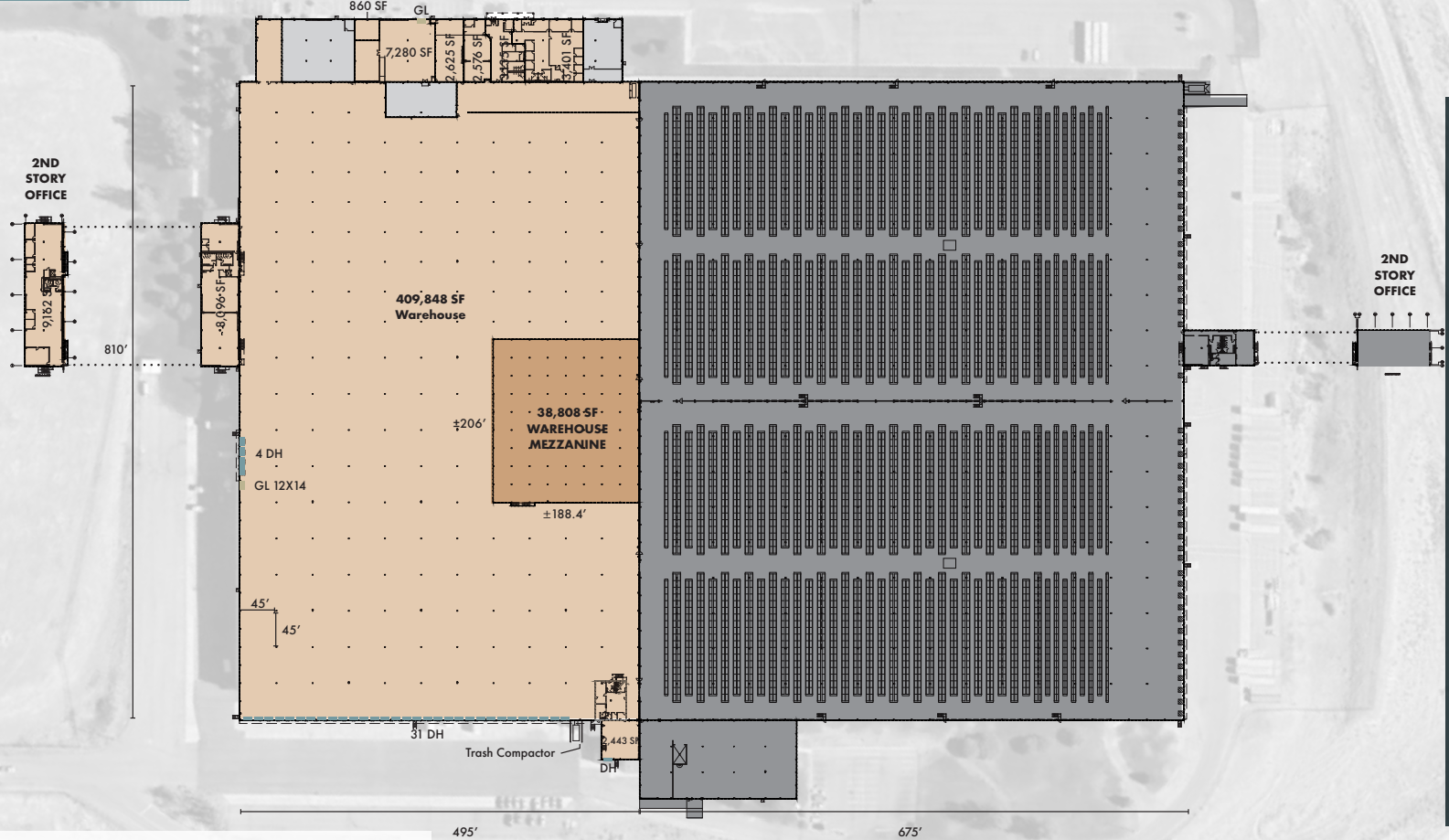
PROJECT
LOCATION



UTAH COUNTY
MAJOR OCCUPIERS



SITE
PLAN



- Available
- Leased - Occupancy can be arranged
- Leased - Future availability on or before September 2028

- Up to 462,510 Available SF
 - 409,848 SF Warehouse
 - 18,058 SF Office
 - 34,604 SF Flex
- Thirty Six (36) Dock-High Doors
- Two (2) Ground Level (12' x 14') in warehouse
- One (1) Ground Level (9' x 10') in flex space
- 36' Warehouse clear height
- 4000 amps, 480v, 3 phase, with an additional 2,000 amps available
- Air-conditioned office/flex space and heated warehouse
- Full-time on-site management
- Ability to add additional dock-high doors
- Ability to add additional parking spaces
- All thirty-six (36) dock-high doors equipped with power ramps, dock plates and trailer locks
- Potential Yard Space for lease

OPTION ONE

AREA 1 Office: 2,000 SF
Warehouse: 103,300 SF

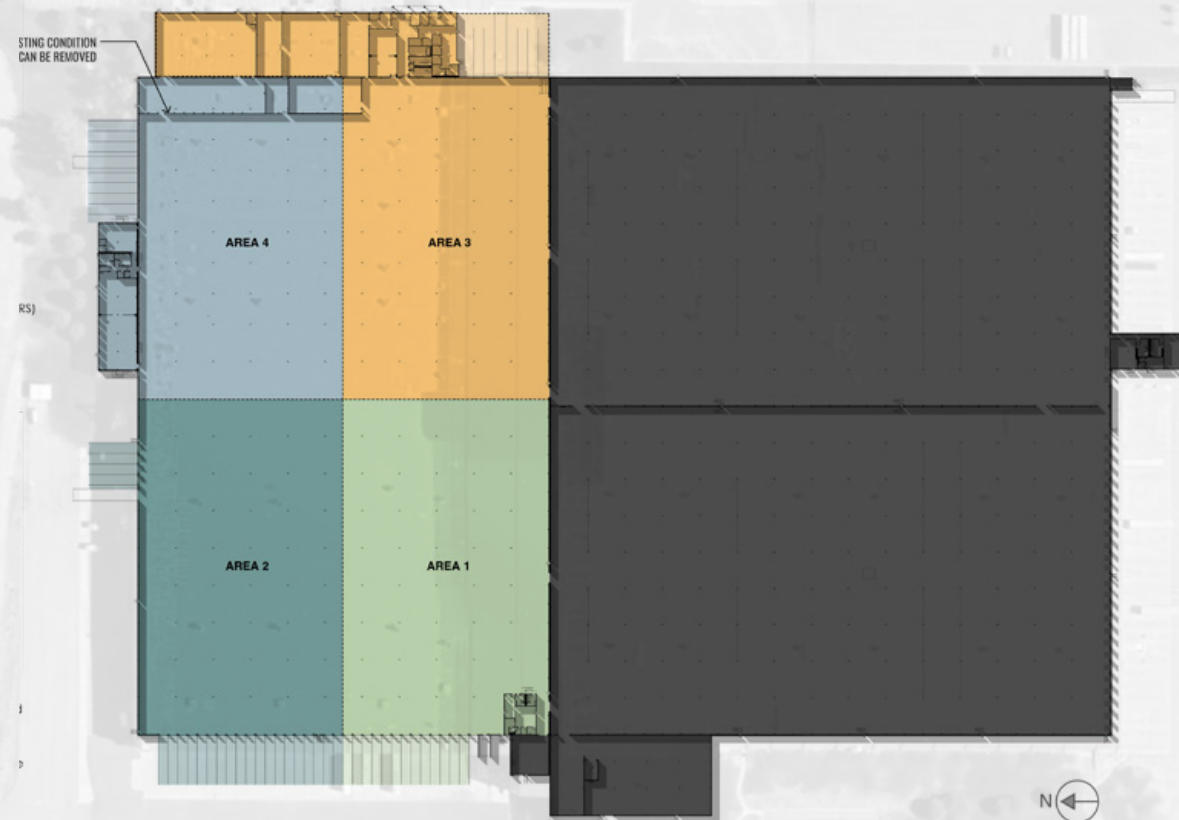
AREA 2 Office: 0 SF
Warehouse: 105,300 SF

AREA 3 Office: 29,800 SF
Warehouse: 100,500 SF

AREA 4 Office: 17,900 SF (Over 2 floors)
Warehouse: 100,500 SF

Please note:

- All square footages are approximate and subject to final verification upon actual demising
- Office areas listed are maximum available areas.



OPTION TWO

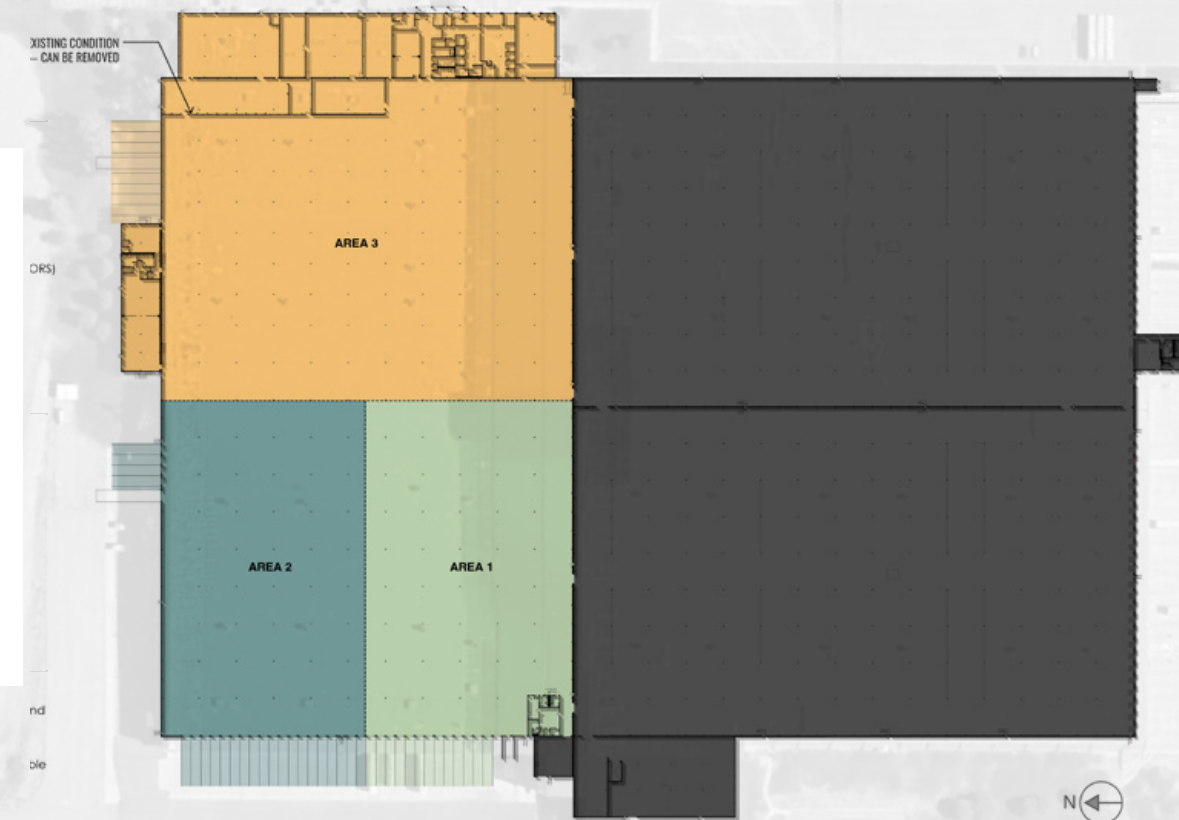
AREA 1 Office: 2,000 SF
Warehouse: 103,300 SF

AREA 2 Office: 0 SF
Warehouse: 105,300 SF

AREA 3 Office (East): 37,300 SF
Office (North): 17,900 SF (Over 2 Floors)
Warehouse: 201,000 SF

Please note:

- All square footages are approximate and subject to final verification upon actual demising
- Office areas listed are maximum available areas.



OPTION THREE

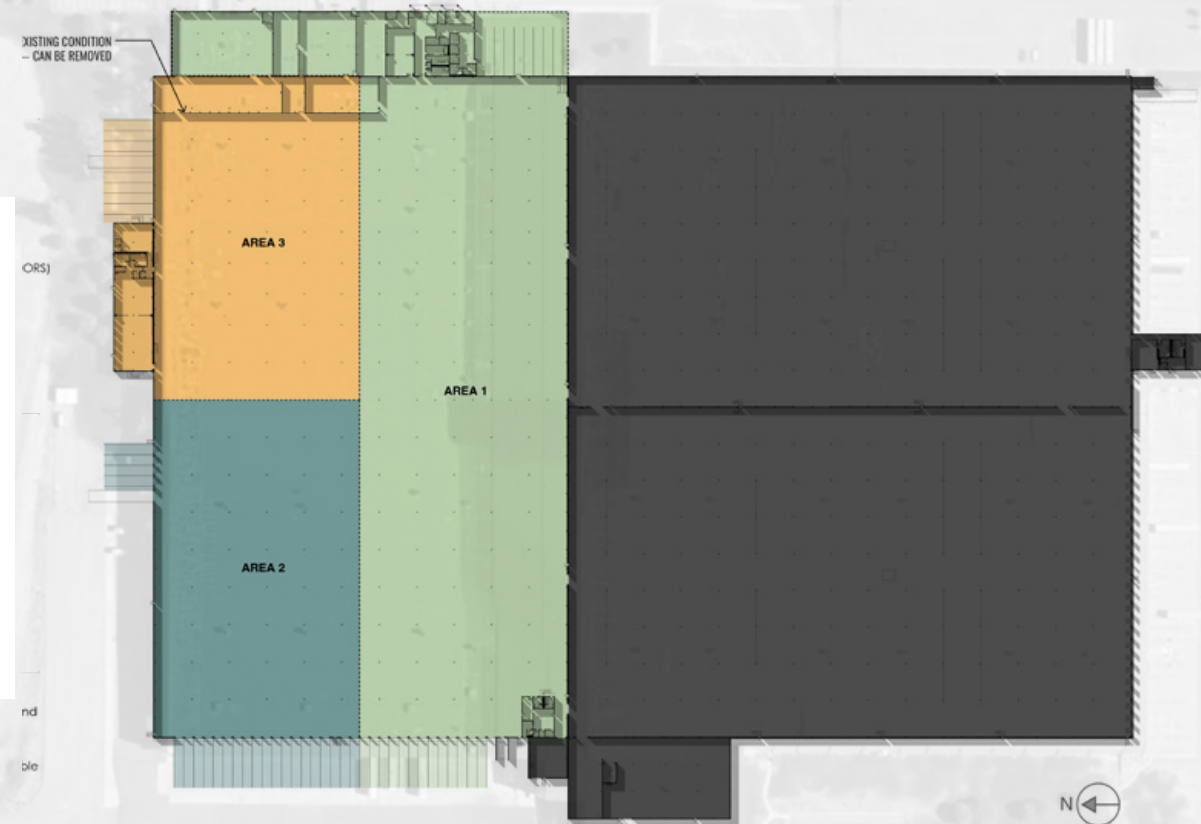
AREA 1 Office (East): 29,800 SF
Office (West): 2,000 SF
Warehouse: 203,800 SF

AREA 2 Office: 0 SF
Warehouse: 105,300 SF

AREA 3 Office: 17,900 SF (Over 2 floors)
Warehouse: 100,500 SF

Please note:

- All square footages are approximate and subject to final verification upon actual demising
- Office areas listed are maximum available areas.



OPTION FOUR

AREA 1 Office: 2,000 SF
Warehouse: 103,300 SF

AREA 2 Office: 0 SF
Warehouse: 92,300 SF

AREA 3 Office (East): 37,300 SF
Office (North): 17,900 SF (Over 2 Floors)
Warehouse: 214,000 SF

Please note:

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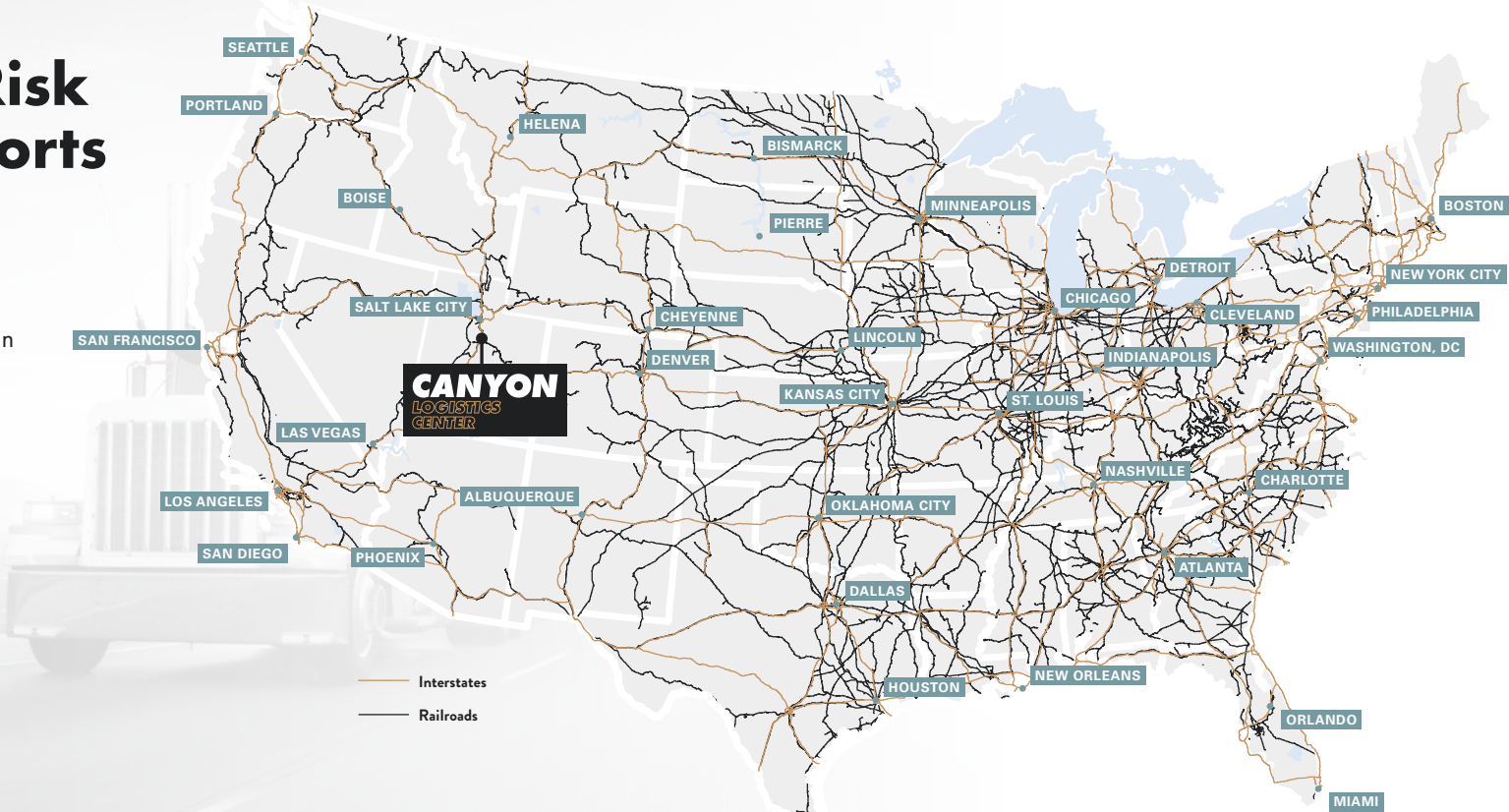




CROSSROADS
OF THE WEST

Mitigated Risk
Between Ports

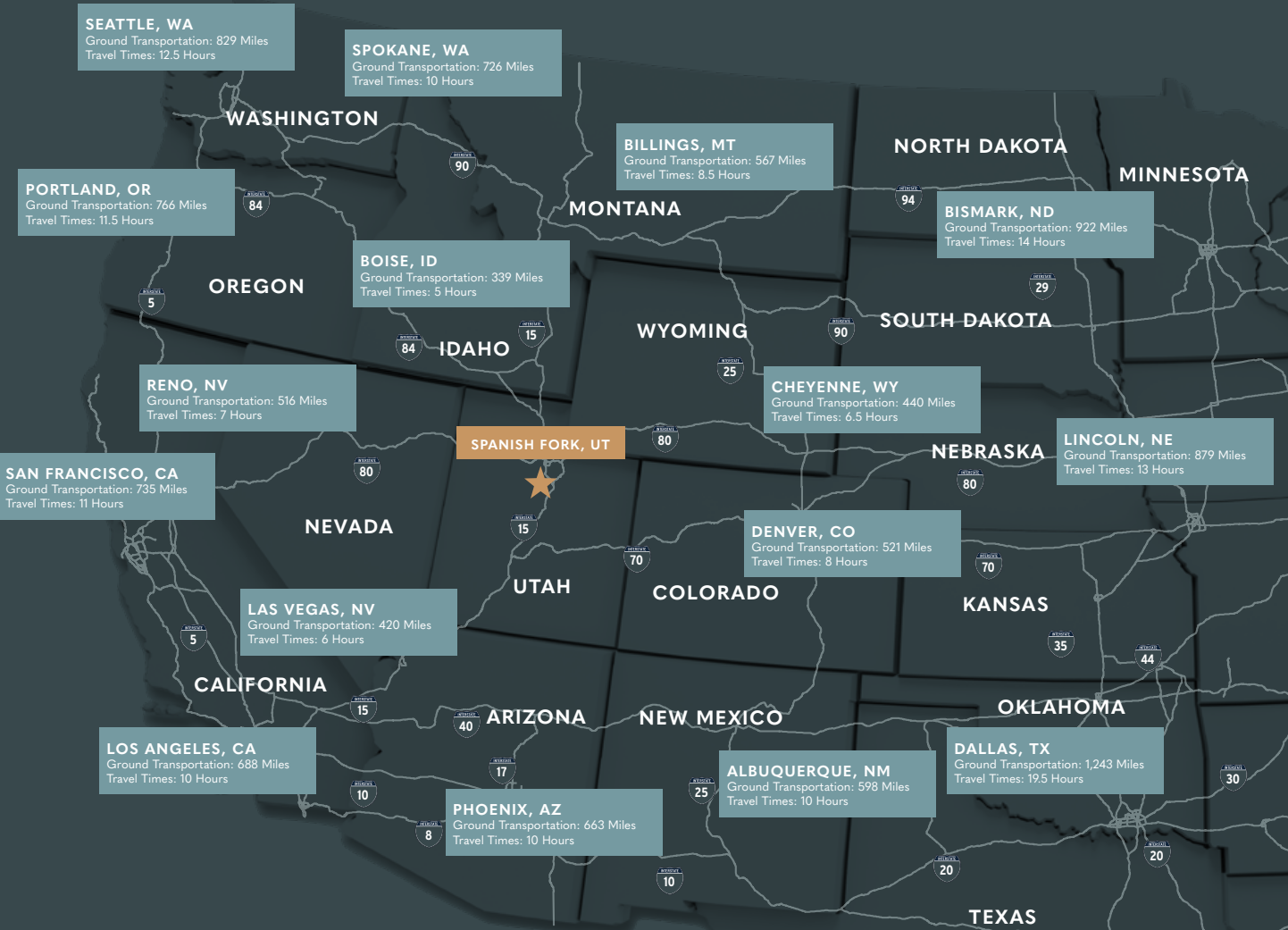
Spanish Fork, Utah,
specifically, benefits from a
favorable geographic location
that provides access to the
major ports via rail and the
interstate system.



CROSSROADS
OF THE WEST

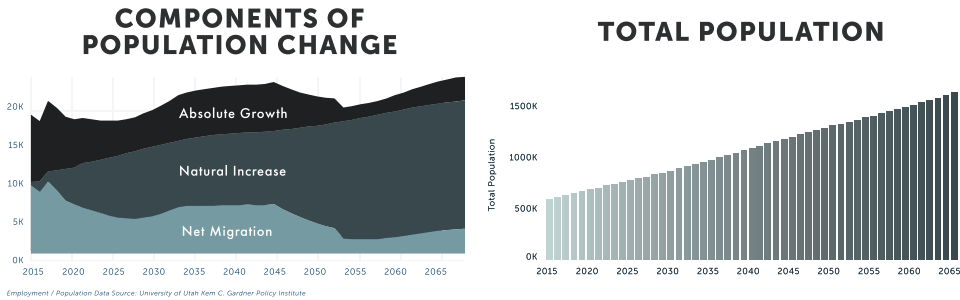
Commercial
Drive Times

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.

UNPARALLEL UTAH LIFESTYLE

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

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.

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

WHY UTAH?

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

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