

Westridge Business Park

3800 N 650 W | Spanish Fork, UT

**FOR LEASE/SALE
OR BTS**



PROPERTY HIGHLIGHTS

- Units Available Now
- Individual Bays for Sale or Lease
- 6,833 - 20,401 SF Warehouse Space Available
- Near I-15 & Retail Amenities
- 24' Clear Height
- 14' Dock High Doors With Load Levelers
- 12'-14' Grade Level Doors
- Landscaped Walking Trail Along Canal
- Potential For Outdoor Storage/Yard Space
- 200 Amps Per Bay, 3 Phase 120/208U Power

LEASE RATE:
WAREHOUSE: \$0.95/SF NNN
OFFICE: \$1.55/SF NNN

SALE PRICE:
\$250/SF - \$1.7 MILLION+



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

Jon Anderson
President/ Principal Broker
jon@andersoncrg.com
(801) 472-1000

Chase Bryan
Executive Vice President
chase@andersoncrg.com
(801) 425-3655

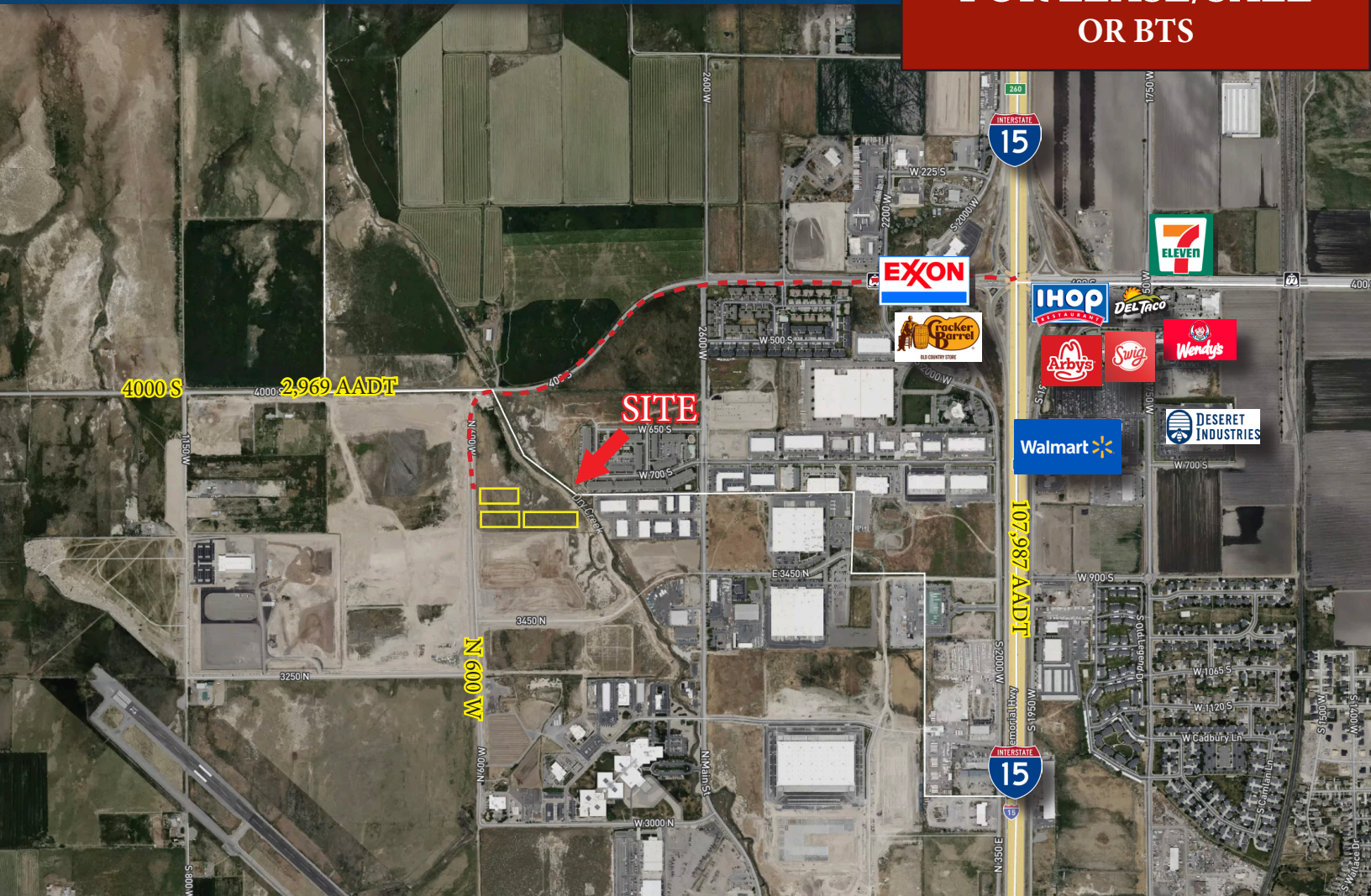
Jake Sasser
Agent
jake@andersoncrg.com
(801) 473-7878

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.

Westridge Business Park

3800 N 650 W | Spanish Fork, UT

**FOR LEASE/SALE
OR BTS**



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

Jon Anderson
President/ Principal Broker
jon@andersoncrg.com
(801) 472-1000

Chase Bryan
Executive Vice President
chase@andersoncrg.com
(801) 425-3655

Jake Sasser
Agent
jake@andersoncrg.com
(801) 473-7878

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

Legend:

- = Available
- = Leased/Lease Pending

Map Details:

- Common Area:** 9.488 ACRES, 408,590 SQ. FT.
- Building Units:** 16 units, each 6,834 SQ. FT.
- Status:**
 - Available (Yellow):** Units 101, 102, 103, 104, 105, 106.
 - Leased (Blue):** Units 107, 108, 109, 110, 111, 112, 113, 114, 115, 116.
 - Lease Pending (Light Blue):** Unit 117.
- Dimensions and Bearings:**
 - Unit 101: 31.77' x 211.08'
 - Unit 102: 31.77' x 211.08'
 - Unit 103: 31.77' x 211.08'
 - Unit 104: 31.77' x 211.08'
 - Unit 105: 31.77' x 211.08'
 - Unit 106: 31.77' x 211.08'
 - Unit 107: 31.77' x 211.08'
 - Unit 108: 31.77' x 211.08'
 - Unit 109: 31.77' x 211.08'
 - Unit 110: 31.77' x 211.08'
 - Unit 111: 31.77' x 211.08'
 - Unit 112: 31.77' x 211.08'
 - Unit 113: 31.77' x 211.08'
 - Unit 114: 31.77' x 211.08'
 - Unit 115: 31.77' x 211.08'
 - Unit 116: 31.77' x 211.08'
 - Unit 117: 31.77' x 211.08'

Westridge Business Park

3800 N 650 W | Spanish Fork, UT

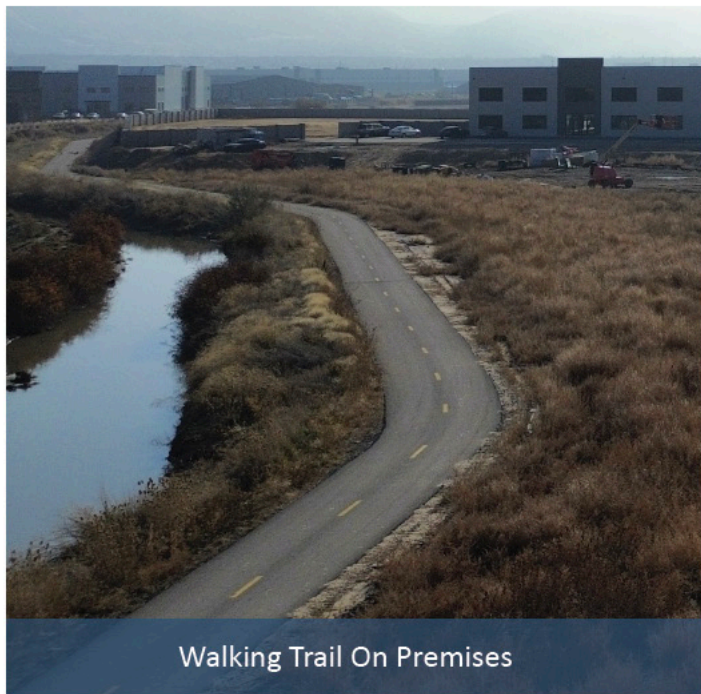
**FOR LEASE/SALE
OR BTS**



NEARBY AMENITIES



DOCK HIGH DOORS



Walking Trail On Premises

DISTANCES TO MAJOR CITIES

| | |
|------------------|-----------|
| Distance to I-15 | 1 mile |
| Distance to I-80 | 46 miles |
| Distance to I-70 | 91 miles |
| | |
| Las Vegas | 373 miles |
| Boise | 387 miles |
| Denver | 477 miles |
| Phoenix | 615 miles |
| Los Angeles | 641 miles |
| Bay Area | 774 miles |



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

Jon Anderson
President/ Principal Broker
jon@andersoncrg.com
(801) 472-1000

Chase Bryan
Executive Vice President
chase@andersoncrg.com
(801) 425-3655

Jake Sasser
Agent
jake@andersoncrg.com
(801) 473-7878