

# SPANISH FORK WAREHOUSE FOR LEASE

PRIME-LOCATION WAREHOUSE NEAR I-15



861 W 1000 N Spanish Fork, UT, 84660

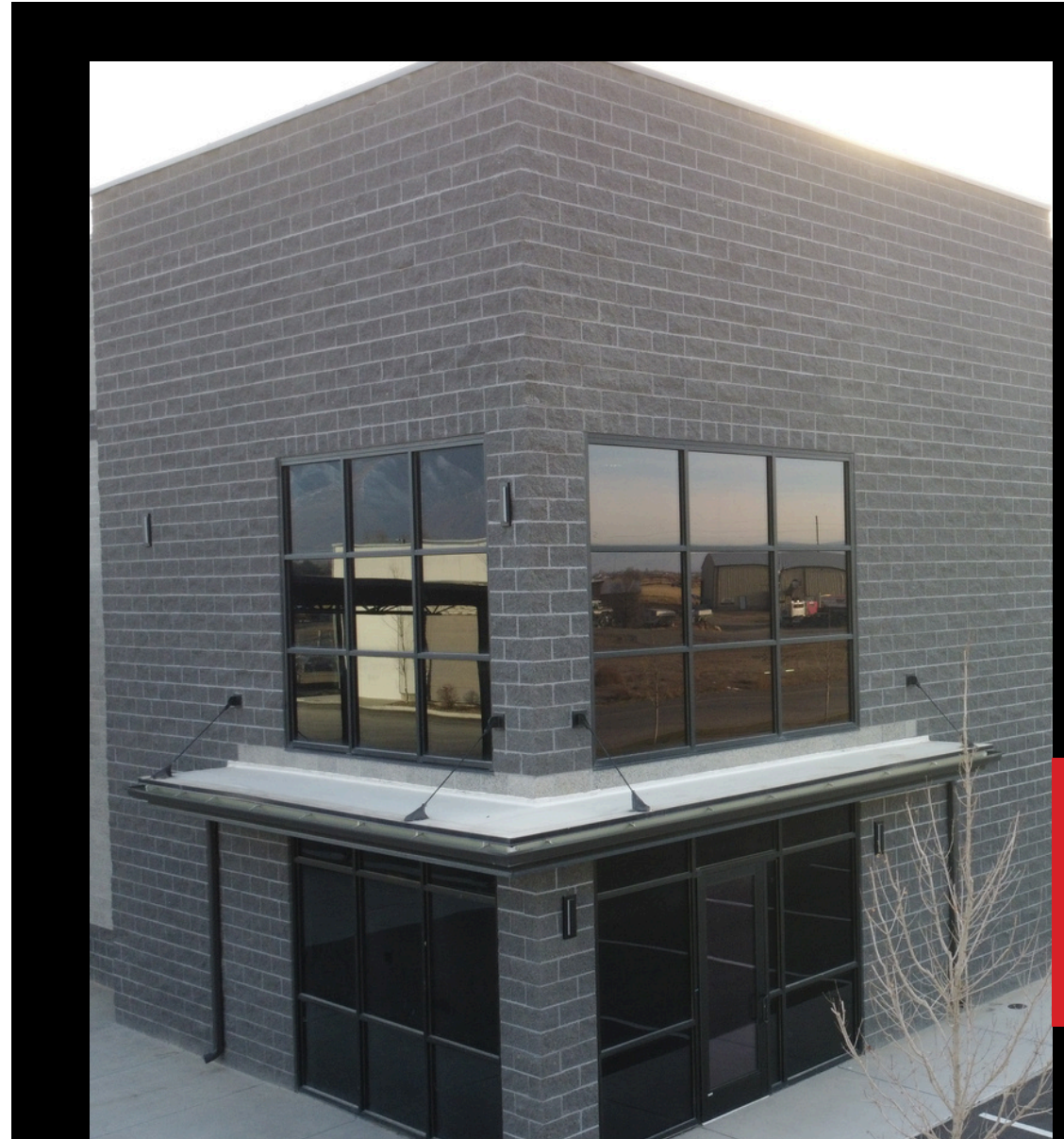
# PROPERTY HIGHLIGHTS

## Building Info

- > Square Footage: 28,204
- > Clear Height: 26'
- > Parking: 68 spaces (2.4 stalls/1,000)
- > Potential Trailer Parking
- > 1 Shared Dock High Door used by all tenants
- > 6 Drive-in bays (2 per unit) :
  - 3 '14x14'
  - 3 '14X16'
- > Column Spacing: '50 X 35"
- > Power: 3-phase, 480 v and 1600 amps

## Leasing Details

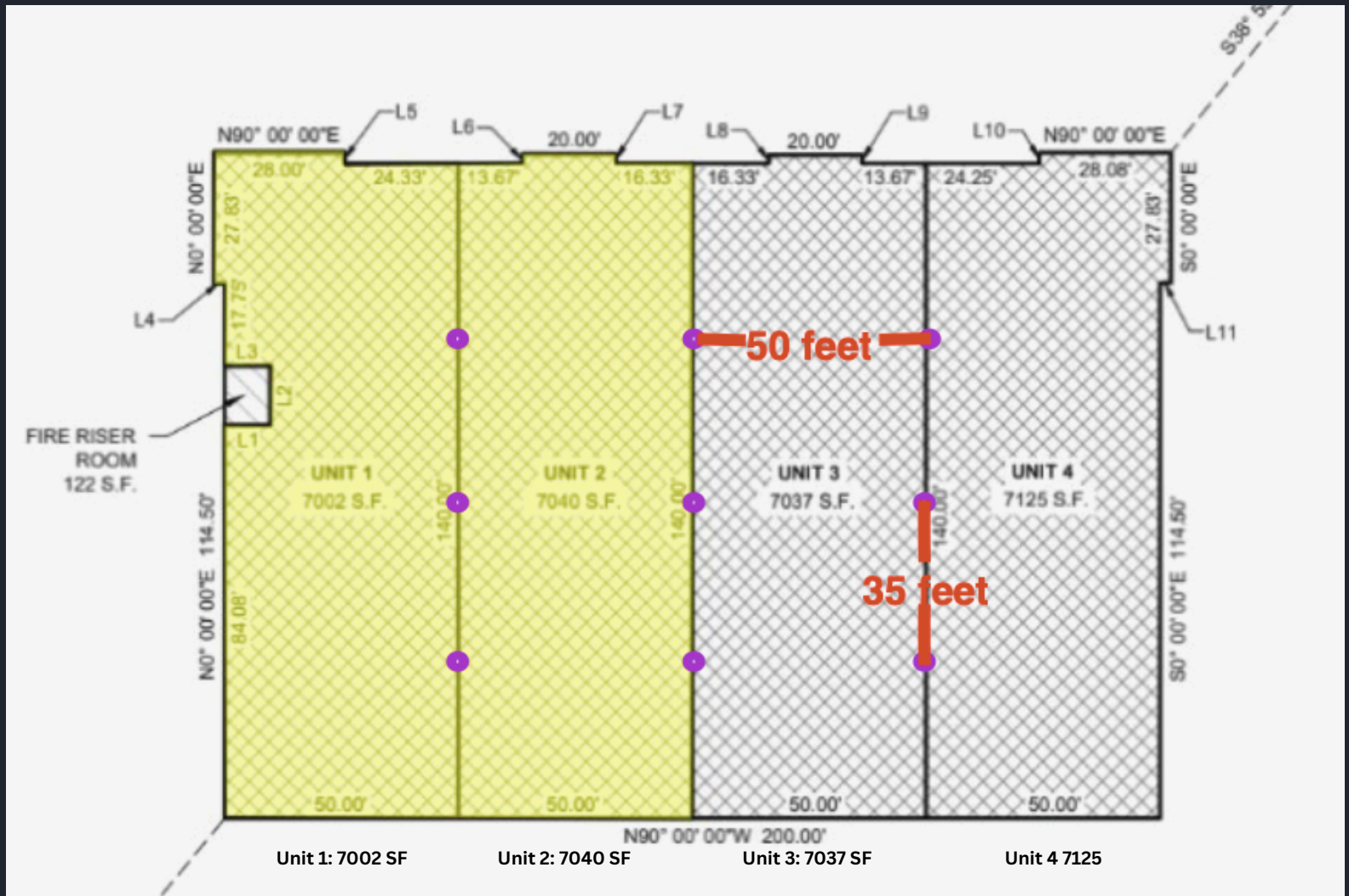
- > 14,198 SF if you lease unit 3 and 4
- > Unit 3: 7037 SF if leased separately
- > Unit 4: 7125 SF if leased separately
- > Rate: \$1.15 SF NNN.
- > Estimated NNN Fees: .24 per square foot





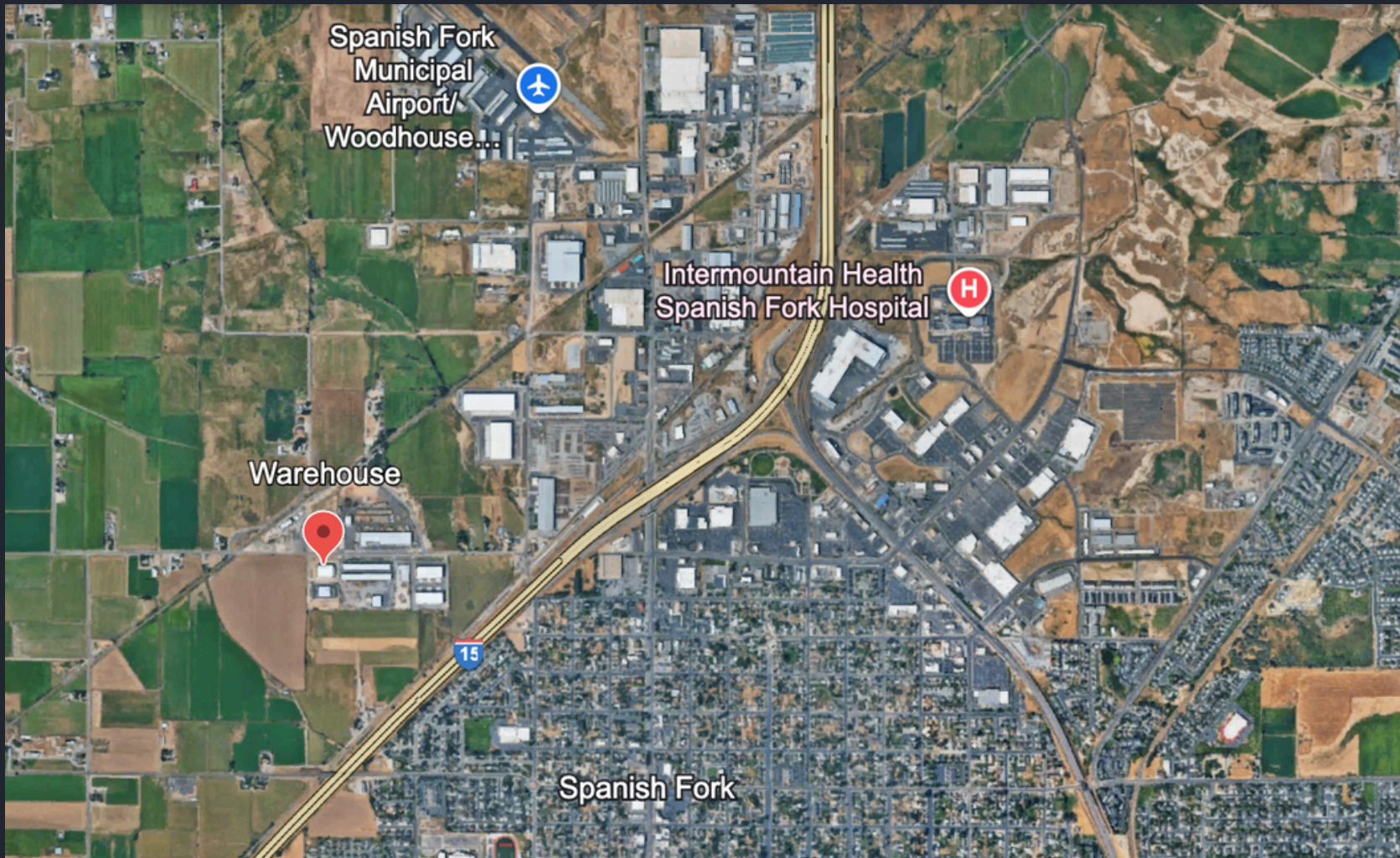


# FLOOR PLAN



\*Units 3 and 4 can be purchased or leased together or separate

# AERIAL VIEW



**CONTACT US TODAY  
FOR A PRIVATE TOUR!**

Aaron Cook - [Aaron@Coreutah.com](mailto:Aaron@Coreutah.com) - 801-787-7255

Kevin Ford - [Kevin@Coreutah.com](mailto:Kevin@Coreutah.com) - 801-473-6519



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