

Westridge Business Park

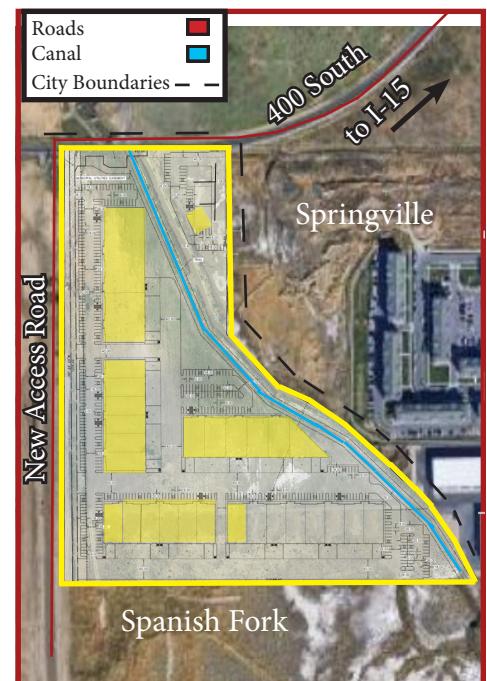
3800 North 650 West • Spanish Fork

**FOR LEASE
OR BTS**



PROPERTY HIGHLIGHTS

- 6,713 Sq Ft Available Now
- 6,713-47,831 Sq Ft Office/Warehouse Available March 2025
- Up to 142,000 Sq Ft of BTS Warehouse Space Available
- Near I-15 & Retail amenities
- Power - 200 A 120/208V Per Unit
- Located at a future lighted intersection
- 8' x 9.5" Dock high doors with load levelers
- 12'x14' Grade level doors
- Landscaped walking trail along canal
- 22' Clear Heights



ANDERSON CRG
COMMERCIAL REALTY GROUP

3768 N University Ave. Suite 204
Provo, Utah 84604
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Marketed by:

Jon Anderson
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(801) 472-1000

(owner/agent)

Chase Bryan
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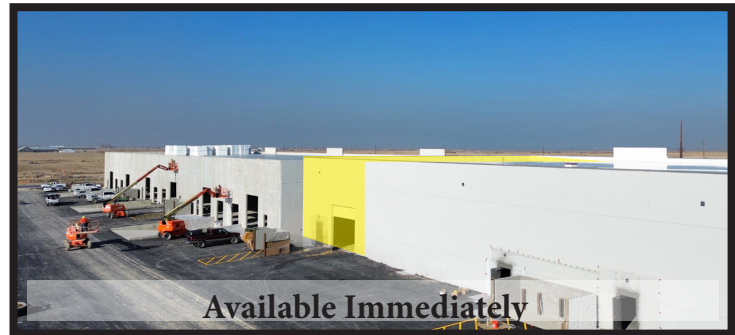
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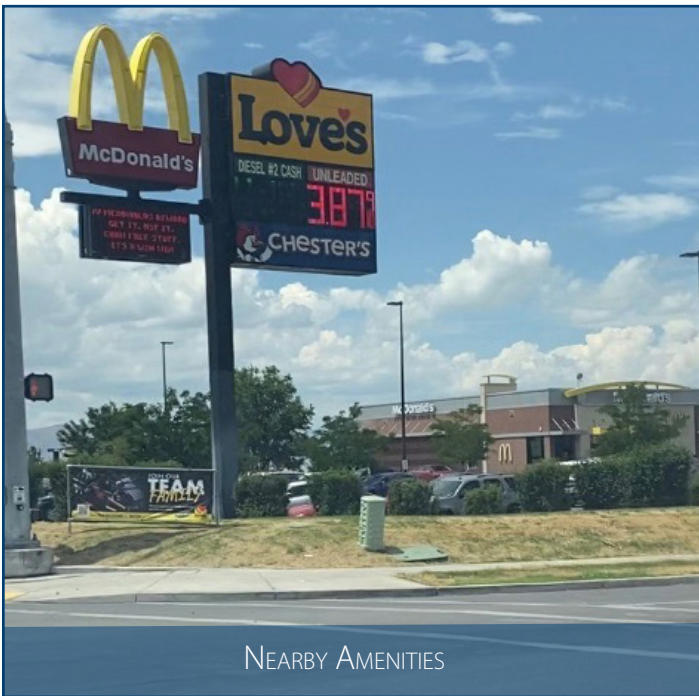
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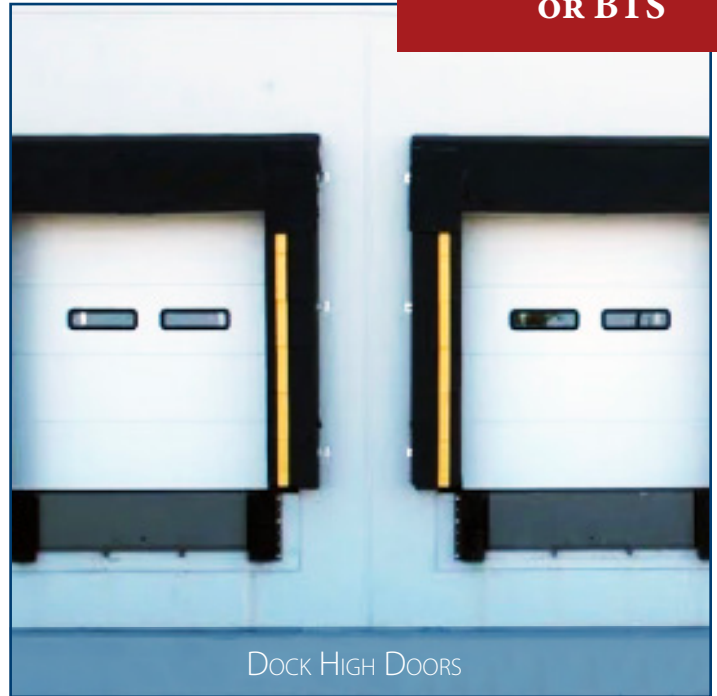
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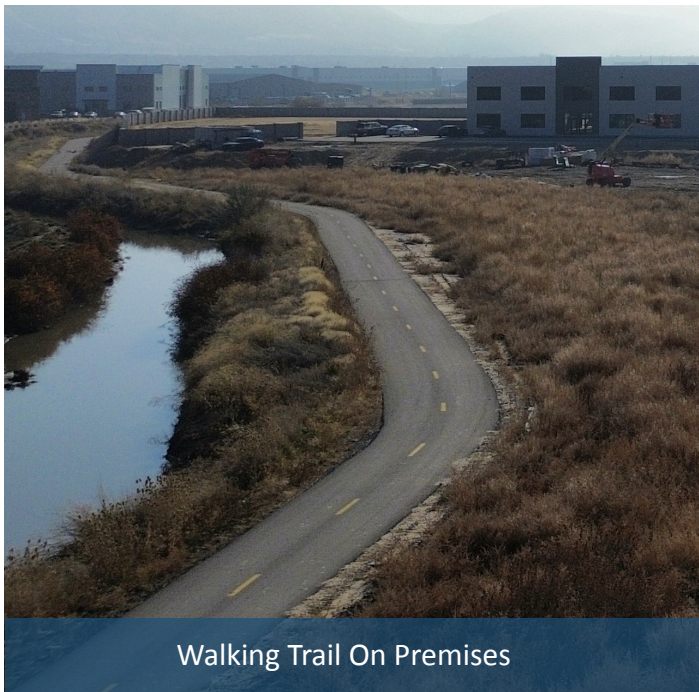
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NEARBY AMENITIES



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

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