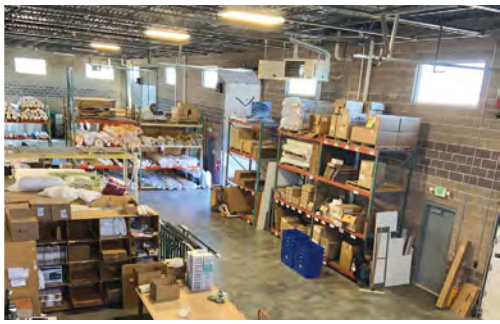
North Spring Business Park

3525 N. 300 W.
Spanish Fork, UT 84660

INDUSTRIAL
FOR LEASE







PROPERTY INFORMATION

- 19,484 SF Available
  Warehouse: 11,230 SF
  Office: 5,054 SF
  Storage Mezzanine: 3,200
- $0.82 PSF Modified NNN ($.15)
- Sublease or direct lease available
- Easy freeway access
- 21’ High ceilings
- Warehouse / Office space
- (3) GL Doors, 1 loading dock
- Zoned I-1
- Large temperature controlled work area
- Paved yard space available
- 6 private restrooms
- 600A 3 phase on three separate panels
- Ample parking
- Fire sprinklers and full security alarm system

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION			
2021 EST	2,729	25,525	104,046
2026 PROJ	3,234	30,512	108,182
HOUSEHOLDS			
2021 EST	739	7,586	29,208
2026 PROJ	959	9,295	30,639
INCOME			
2021 AVG	$93,737	$86,038	$103,921
2021 MED	$67,888	$71,495	$85,376

Source: ESRI 2021

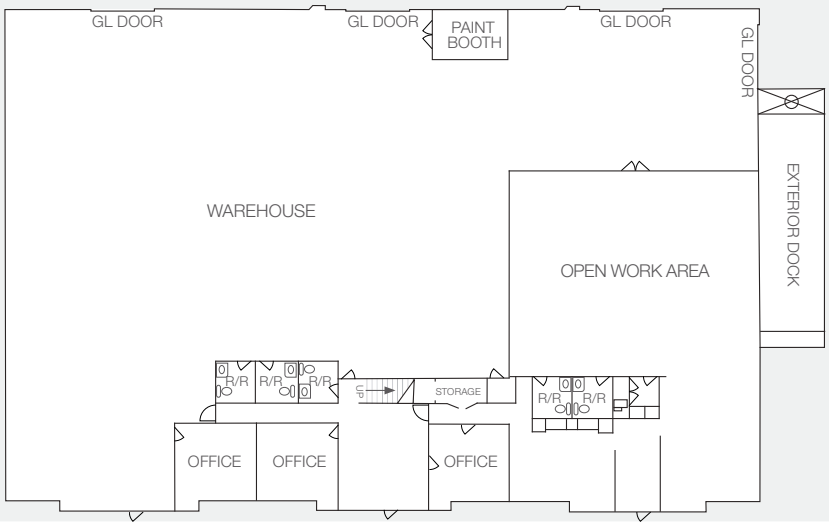
NAIPremier
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

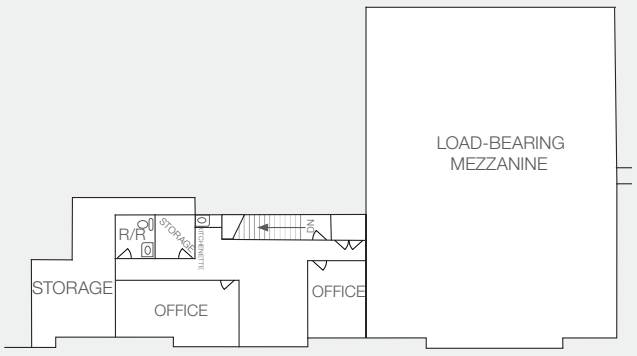
7455 Union Park Avenue Ste. A,
Midvale, Utah 84047

801 255 3333 | **naipremier.com**

John Blatter
c 801 822 6125
jblatter@naipremier.com


111,000 AADT
N
SUBWAY
Chevron
Days Inn
SECURITY SERVICE
DEL TACO
IHOP
Arby's
Wendy's
Check City
Pizza Hut
Seagull Book
BIG O TIRES
400 South
9,800 AADT
Brook Line Condos
INTERSTATE 15
Spring Haven Business Center
Young Living Warehouse
Fresh Tread Auto
Main Street
Outlook Apartments
Red Rhino Industrial
Abney R.V.
95,000 AADT
Walmart
700 South
Driver License Offices
Driver License Offices
MŌDERE
TUNEX COMPLETE CAR CARE
North Springs Business Park
5,700 AADT
MityLite Spanish Fork Warehouse
SITE
IMSAR
YOUNG LIVING ESSENTIAL OILS
Heart and Soul Dance Studio


GL DOOR
GL DOOR
PAINT BOOTH
GL DOOR
GL DOOR
WAREHOUSE
OPEN WORK AREA
EXTERIOR DOCK
R/R
R/R
R/R
UP
STORAGE
R/R
R/R
OFFICE
OFFICE
OFFICE


LOAD-BEARING MEZZANINE
R/R
STORAGE
DN
STORAGE
OFFICE
OFFICE