

FOR LEASE > INDUSTRIAL SPACE

Western Distribution Center

4000 EAST HIGHWAY 6 SPANISH FORK, UTAH



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Excellent 1,044,000 Total SF Multi-Tenant Distribution Center with easy access to major transportation routes throughout the Western United States.



Property Information

- > Available:
8,663 SF Office / Flex
- > Lease Rate:
Office \$1.00 SF - Full Service
Flex \$0.75 SF - Full Service
- > Building Features:
 - > Fully Climate Controlled
 - > 12' - 20' Clear Height
 - > Multiple Configurations
 - > 2 GL Freight Doors
 - > Generous Parking Allocation
 - > Drop Ceiling Lighting
 - > Easy Access to Hwy 6 and I-15



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BUILDING FEATURES

- > Grade Level Doors
- > CONSTRUCTION TYPE
 - > Masonry/Steel
- > MECHANICAL SYSTEMS
 - > High Output T-5 fluorescent fixtures
 - > ESFR sprinkler system and in-rack capabilities
- > POWER
 - > Excess Power Capabilities
- > LOCATION
 - > Strategically located within one day's drive of major western markets
 - > 3.5 miles to I-15
 - > 45 minutes to I-80 and SLC International Airport
- > OFFICE SPACE
 - > Up to 20,000 SF of high quality office space available. Various configurations, private offices, conference rooms and workstation areas.

OTHER KEY FEATURES

- > 145 acre site (245,000 SF build-to-suit available)
- > Top quality construction
- > Striped and lighted parking for 1,200 cars
- > Substantial expansion possible on 75 surplus acres
- > Large, fully fenced and gated secure site with Guard Station and 24-hour internal and external surveillance capability
- > Full time on-site management and maintenance staff
- > Flexible layout and leasing options
- > Can provide expansion options for a rapidly growing tenant
- > Extremely competitive all-inclusive, full-service lease
- > Fiber Optics available

