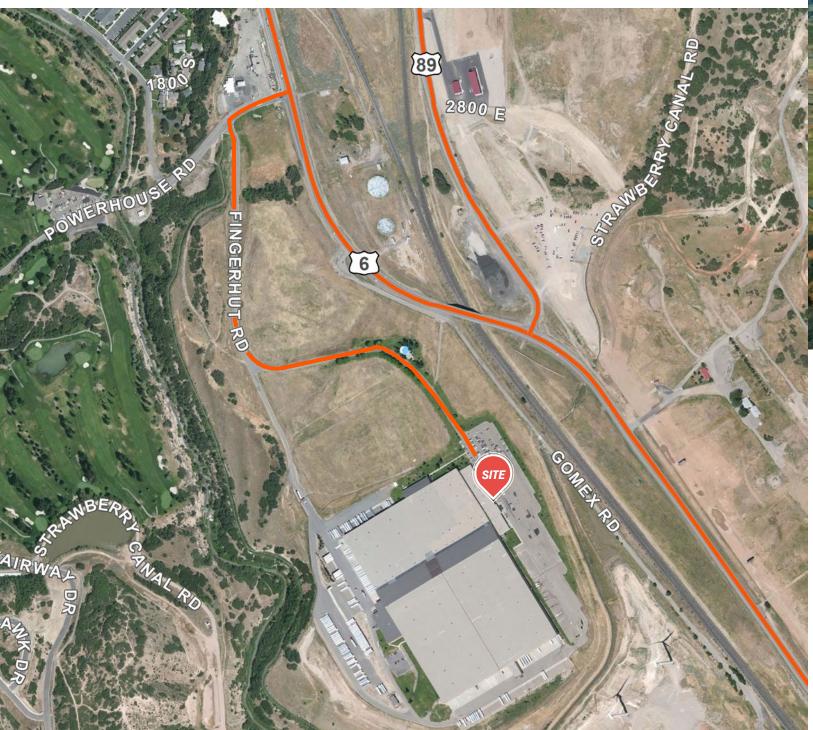
#### FOR LEASE > INDUSTRIAL SPACE

# Western Distribution Center

4000 EAST HIGHWAY 6 SPANISH FORK, UTAH



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## FOR LEASE > INDUSTRIAL SPACE

# Western Distribution Center

4000 EAST HIGHWAY 6 SPANISH FORK, UTAH



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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### FOR LEASE > INDUSTRIAL SPACE

# Western Distribution Center

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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



