

HANGAR 156

2050 N 300 W #156, Spanish Fork, UT 84660

PRICE

\$286,650

\$/SF BLENDED

\$195

TOTAL SF

1,470

FOOTPRINT

42' x 35'

DOOR

40' x 18'



Hangar 156

SPECIFICATIONS

Hangar	42' W x 35' D (1,470 sf)
Total	1,470 sf
Door	40' x 18', 17'8.5" clear
Eave	25' truss bearing
Fire	Sprinklered NFPA 13; 1-hr demising
Lease	\$0.67/sf yr (2026)

INCLUDED

- Access to a public restroom
- Gas-fired Reznor unit heater
- 208Y/120V three-phase, 100A
- LED high-bay lighting
- 50A EV-charger circuit
- Insulated wall panels
- No water, sewer, or drains to this unit

You own the building on a 50-year Spanish Fork City ground lease. The City Council sets the ground rent each year. Tax is on the structure only, and the lease transfers with it. Ground rent bills on a 1,680 sf minimum.

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Pricing and availability as of August 2026