

HANGAR 178

2050 N 300 W #178, Spanish Fork, UT 84660

PRICE

\$734,400

\$/SF BLENDED

\$204

TOTAL SF

3,600

FOOTPRINT

60' x 60'

DOOR

55' x 18'



Hangar 178

SPECIFICATIONS

Hangar	60' W x 60' D (3,600 sf)
Total	3,600 sf
Door	55' x 18', 17'2.5" 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
- Floor and trench drains
- Water and sewer for a future restroom
- Insulated wall panels

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.

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Pricing and availability as of August 2026