

HANGAR 181

2050 N 300 W #181, Spanish Fork, UT 84660

PRICE

\$1,518,000

\$/SF BLENDED

\$220

TOTAL SF

6,900

FOOTPRINT

115' x 60'

DOOR

60' x 20'



Hangar 181

SPECIFICATIONS

Hangar	115' W x 60' D (6,900 sf)
Drive-thru	14' x 18' doors, front and back
Amenity	Private restroom, finished
Total	6,900 sf
Door	60' x 20', 19'9.5" clear
Eave	25' truss bearing
Fire	Sprinklered NFPA 13; 1-hr demising
Lease	\$0.67/sf yr (2026)

INCLUDED

- Private restroom, finished
- Gas-fired Reznor unit heater
- 208Y/120V three-phase, 100A
- LED high-bay lighting
- 50A EV-charger circuit
- Floor and trench drains
- Insulated wall panels
- Oil separator
- Mezzanine footings in slab

You own the building on a 50-year Spanish Fork City ground lease. Tax is on the structure only, and the lease transfers with it.

Adam Lancaster

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Pricing and availability as of August 2026