

HANGAR A3

2050 N 300 W #A3, Spanish Fork, UT 84660

PRICE

\$2,731,943

\$/SF BLENDED

\$234

TOTAL SF

11,664

FOOTPRINT

95' x 95'

DOOR

86' x 26.5'

SPECIFICATIONS

Hangar **95' W x 95' D (9,025 sf)**

Amenity **2,639 sf, two levels, private restroom**

Total **11,664 sf**

Door **86' x 26.5', 26.5' clear**

Eave **26'**

Fire **Alarm; 2-hr demising walls**

Lease **\$0.74/sf yr (2026)**

INCLUDED

- Pre-engineered insulated steel
- 4" slab over vapor barrier
- LED lighting throughout
- Ceiling-mounted gas heater
- Own meter, 200A three-phase
- Hose bib, floor drain, sewer
- One-year workmanship warranty
- Amenity kitchenette and restroom
- Amenity customizable to your plan

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. This hangar fronts Main Street, which carries a 10% ground-rent surcharge.

Adam Lancaster

801-441-4434 • adam@steadywayhome.com
Lancaster & Co. Realty



**LANCASTER
AND COMPANY**