

HANGAR A4

2050 N 300 W #A4, Spanish Fork, UT 84660

PRICE	\$/SF BLENDED	TOTAL SF	FOOTPRINT	DOOR
\$2,834,068	\$233	12,139	100' x 95'	86' x 26.5'

SPECIFICATIONS

Hangar	100' W x 95' D (9,500 sf)
Amenity	2,639 sf, two levels, private restroom
Total	12,139 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.

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