

HANGAR B1

2050 N 300 W #B1, Spanish Fork, UT 84660

PRICE	\$/SF BLENDED	TOTAL SF	FOOTPRINT	DOOR
\$3,307,800	\$220	15,060	130' x 90'	70' x 24'

SPECIFICATIONS

Hangar	130' W x 90' D (11,700 sf)
Amenity	3,360 sf, two levels, private restroom
Total	15,060 sf
Door	70' x 24', 24' clear
Eave	25'-30'
Fire	Alarm; 2-hr demising walls
Lease	\$0.67/sf yr (2026)

INCLUDED

- Pre-engineered insulated steel
- 4" slab over vapor barrier
- LED lighting throughout
- Ceiling-mounted gas heater
- Own meter, 200A single-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.

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