

# HANGAR D3

2050 N 300 W #D3, Spanish Fork, UT 84660

PRICE

**\$438,240**

\$/SF BLENDED

**\$220**

TOTAL SF

**1,992**

FOOTPRINT

**48' x 41.5'**

DOOR

**44' x 16'**



Hangar D3

## SPECIFICATIONS

|             |                                       |
|-------------|---------------------------------------|
| Hangar      | <b>48' W x 41.5' D (1,992 sf)</b>     |
| Total       | <b>1,992 sf</b>                       |
| Door        | <b>44' x 16', 16' clear</b>           |
| Eave        | <b>23'/29'9"</b>                      |
| Fire        | <b>Alarm; 2-hr demising walls</b>     |
| Lease • HOA | <b>\$0.67/sf yr (2026) • \$165/mo</b> |

## INCLUDED

- Pre-engineered insulated steel
- 4" slab over vapor barrier
- LED lighting throughout
- Ceiling-mounted gas heater
- Own electric meter, 125A
- Water, hose bib, floor drain
- One-year workmanship warranty
- HOA gives you access to private lounge, kitchenette, shower, internet and shell insurance

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. This unit: Radiant heat; plumbed for sink; drywalled interior.

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