



STOCKMAN FLATS

BUSINESS & INDUSTRIAL PARK

4252 North 1730 West | Spanish Fork, UT 84660

STOCKMAN FLATS

INNOVATION & INDUSTRY

4252 North 1730 West
Spanish Fork, UT 84660



Why Stockman Flats?

Strategic Location for Logistics & Port Access

- Spanish Fork, UT is centrally positioned for balanced access to three major West Coast container ports:
 - Port of Long Beach, CA – approx. 685 miles
 - Port of Oakland, CA – approx. 770 miles
 - Port of Tacoma, WA – approx. 850 miles
- Multiple port access offers flexibility in routing and exporting. Strategic location prevents bottlenecks common in regional markets relying on access a single port.

Manufacturing & Workforce

- Utah County is a strong hub for manufacturing with a diverse, skilled, and reliable labor pool.
- Within 5 min. from two major universities, providing access to a highly educated workforce.
- Business-friendly regulatory environment and stable workforce demographics.
- A family-friendly community provides excellent education and access to outdoor recreation, creating a high quality of life.

Thoughtful Design to Provide Cost & Time Savings

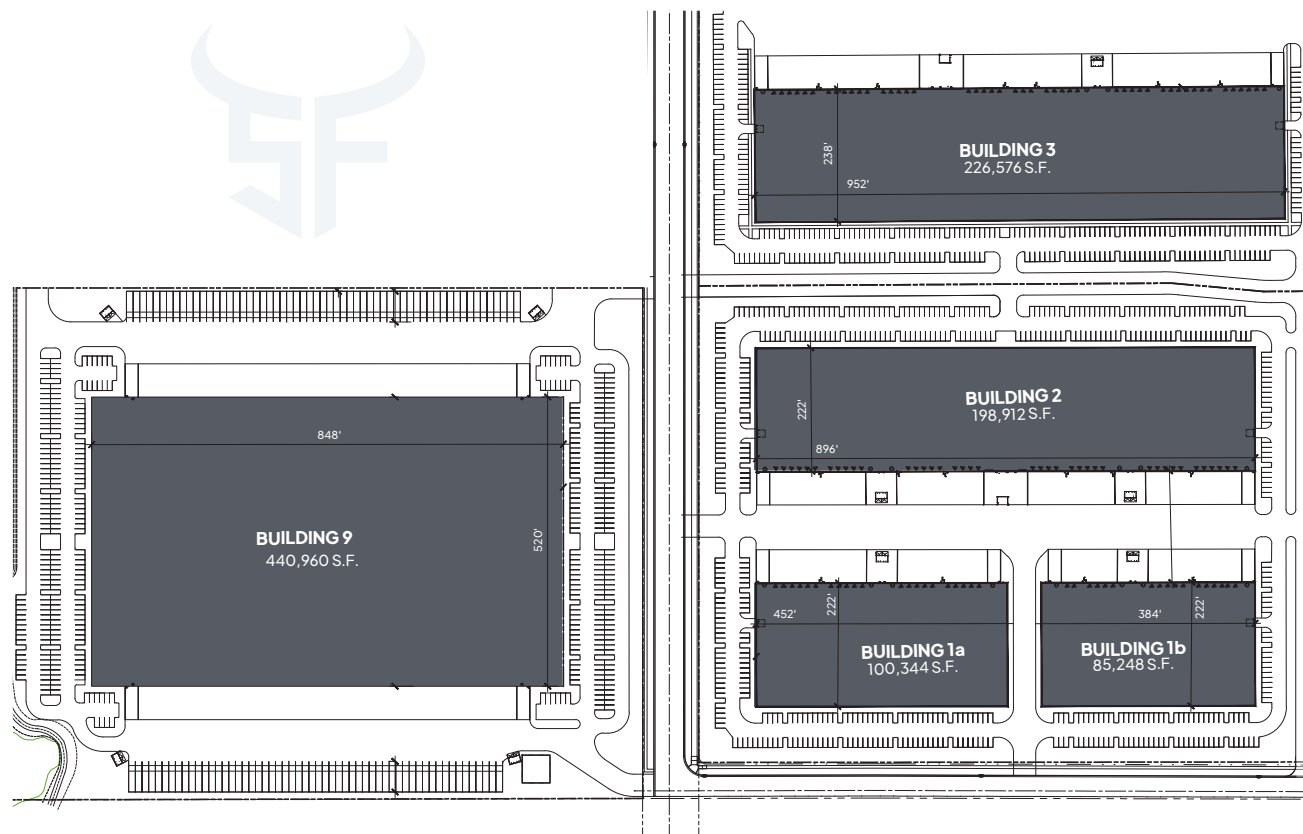
- Redundant raceways and gear pre-installed in warehouse spaces, minimizing electrical retrofit work.
- Sewer loops run around the front and back of buildings, avoiding saw cuts and excavation.
- Surplus dock equipment installed during core and shell phase, eliminating procurement delays and dock pit cutting.
- These designs significantly shorten additional buildout and reduce upfront capital outlay.

Operating Cost Efficiencies

- Local municipality provides favorable utility and tax rates lowering CAM charges and operating expenses.
- Increased exterior lighting levels for improved safety and security.
- Extended warranty periods on building systems to keep repair and maintenance costs down.
- Refined zero scape landscaping for efficiency.
- Clear story windows throughout the warehouse providing additional natural light.



STATE ROUTE 77



Building 3

4350 North 1489 West

- Building Size: 226,576 SF
- Available: 226,576 SF
- Divisible to: 26,656 SF
- Dock high doors: 48 (9'x10')
- Grade level doors: 8 (12'x14')
- Clear Height: 32'
- Parking: 274 auto stalls
- Trailer Stalls: 77
- Truck Court: 149'
- Column Spacing: 50'x56'
- Power: 4,000 amp, 277/480v, 3-phase
- Staging Area: 60'
- Fire Suppression: ESFR
- Construction Type: Thermal Insulated Sandwich Panels

Building 9

4350 North 1604 West

- Building Size: 440,960 SF
- Available: 440,960 SF
- Divisible to: 102,955 SF
- Dock high doors: 78 (9'x10')
- Grade level doors: 6 (12'x14')
- Clear Height: 40'
- Parking: 389 auto stalls
- Trailer Stalls: 115
- Truck Court: 135'
- Column Spacing: 50'x56'
- Power: 4,000 amp, 277/480v, 3-phase
- Staging Area: 60'
- Fire Suppression: ESFR
- Construction Type: Thermal Insulated Sandwich Panels

Five Buildings totaling 1,052,040 square feet in Phase 1

205 acre master-planned Class A industrial development

Phase 1

Building 1a

4252 North 1730 West

- Building Size: 100,344 SF
- Available: 100,344 SF
- Divisible to: 50,127 SF
- Dock high doors: 21 (9'x10')
- Grade level doors: 4 (12'x14')
- Clear Height: 32'
- Parking: 143 auto stalls
- Trailer Stalls: 0
- Truck Court: 200'
- Column Spacing: 50'x56'
- Power: 2,000 amp, 277/480v, 3-phase
- Staging Area: 60'
- Fire Suppression: ESFR
- Construction Type: Thermal Insulated Sandwich Panels

Building 1b

4164 North 1730 West

- Building Size: 85,248 SF
- Available: 85,248 SF
- Divisible to: 35,948 SF
- Dock high doors: 17 (9'x10')
- Grade level doors: 4 (12'x14')
- Clear Height: 32'
- Parking: 95 auto stalls
- Trailer Stalls: 0
- Truck Court: 200'
- Column Spacing: 50'x56'
- Power: 2,000 amp, 277/480v, 3-phase
- Staging Area: 60'
- Fire Suppression: ESFR
- Construction Type: Thermal Insulated Sandwich Panels

Building 2

4350 North 1597 West

- Building Size: 198,912 SF
- Available: 198,912 SF
- Divisible to: 14,864 SF
- Dock high doors: 40 (9'x10')
- Grade level doors: 8 (12'x14')
- Clear Height: 32'
- Parking: 247 auto stalls
- Trailer Stalls: 0
- Truck Court: 200'
- Column Spacing: 50'x56'
- Power: 3000 amp, 277/480v, 3-phase
- Staging Area: 60'
- Fire Suppression: ESFR
- Construction Type: Thermal Insulated Sandwich Panels



STOCKMAN FLATS

THE FUTURE OF
INDUSTRIAL BUSINESS
IN UTAH COUNTY

Base Building Specifications

Caspian Investment is dedicated to providing tenants with superior properties and services, ensuring they stand out from the competition. Below is a non-comprehensive list of what will make Stockman Flats a unique business park:

Utility Infrastructure

- Dual, redundant piping systems for both communications and power service to every building.
- Available backup capacity for increased reliability for critical operations.
- 4" gas lines
- Significant water, sewer, and power capacity.

Oversized Truck Court & Efficient Dock Design

- High efficiency concrete trailer parking design for structural durability and extended service life.
- Significant on site trailer parking available.
- Efficient truck court grades slope away from buildings, preventing water and ice hazards.
- Strategic dock door orientation to prevent hazardous winter conditions.
- 45,000 lb. air bag dock levelers on 50% on dock loading doors.
- Motorized grade level doors equipped with 3-inch tracks and powder coated track guards.

Forklift & Building Protection

- All vertical drain lines protected with 1/4" steel plate guards to prevent forklift damage.

- All building glass equipped with dark tint and thermal-span insulated for energy efficiency and glare reduction.
- Exterior roof drains eliminate horizontal piping and reduce leak risks.
- Exterior security lighting throughout park.

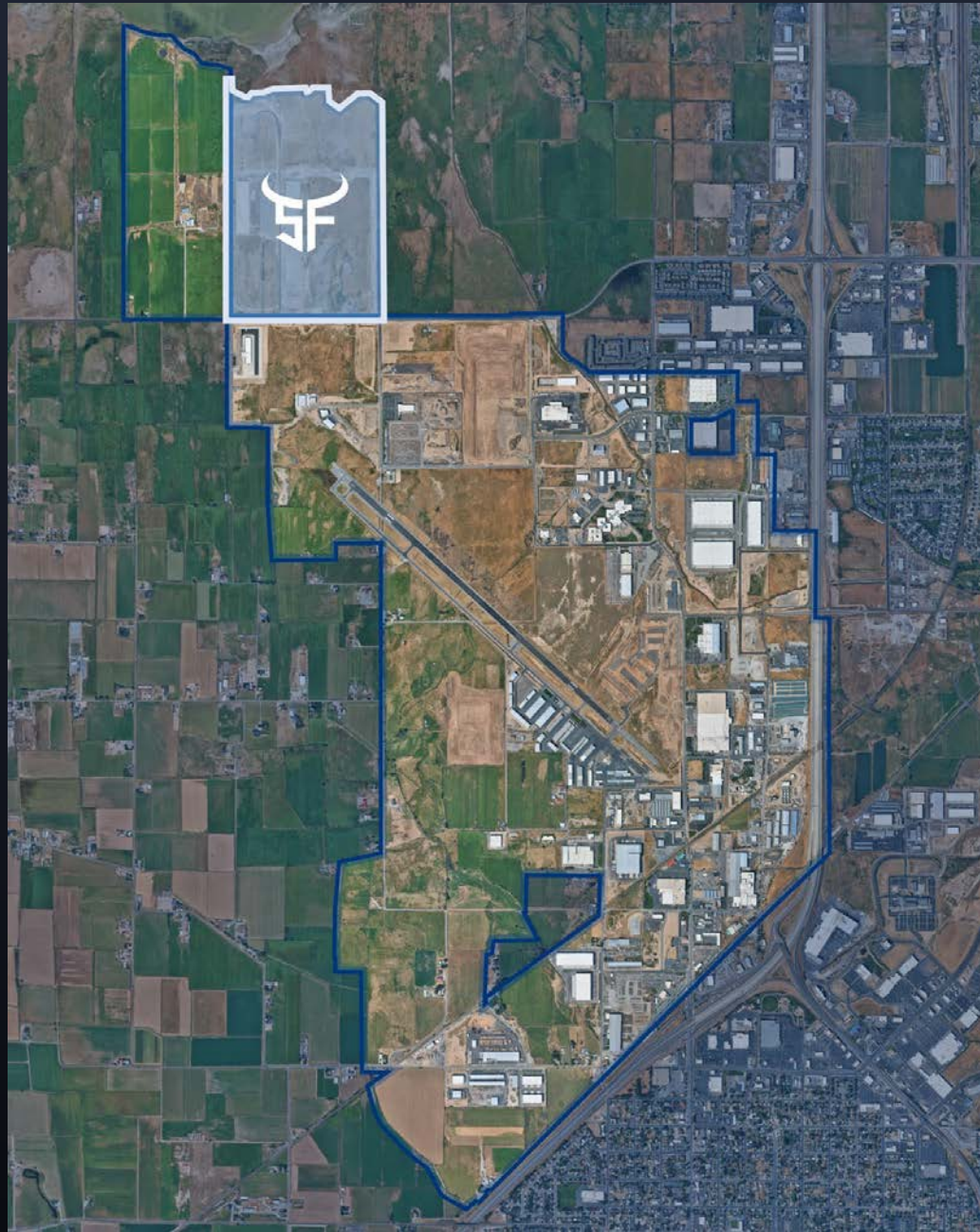
High-Performance Building Envelope

- R-30 insulation in roofing.
- 60-mil TPO roofing membrane for additional durability and long life.
- 2" insulated sandwich wall panels standard on all buildings.
- TS-150 Doors for increased R - value Close to R-15.
- Unimpeded 32' clear height.
- ESFR Fire Suppression to meet FM Global Standards.
- Security card access equipped on all man doors.
- Structural steel roofing.

Durable Concrete Floors

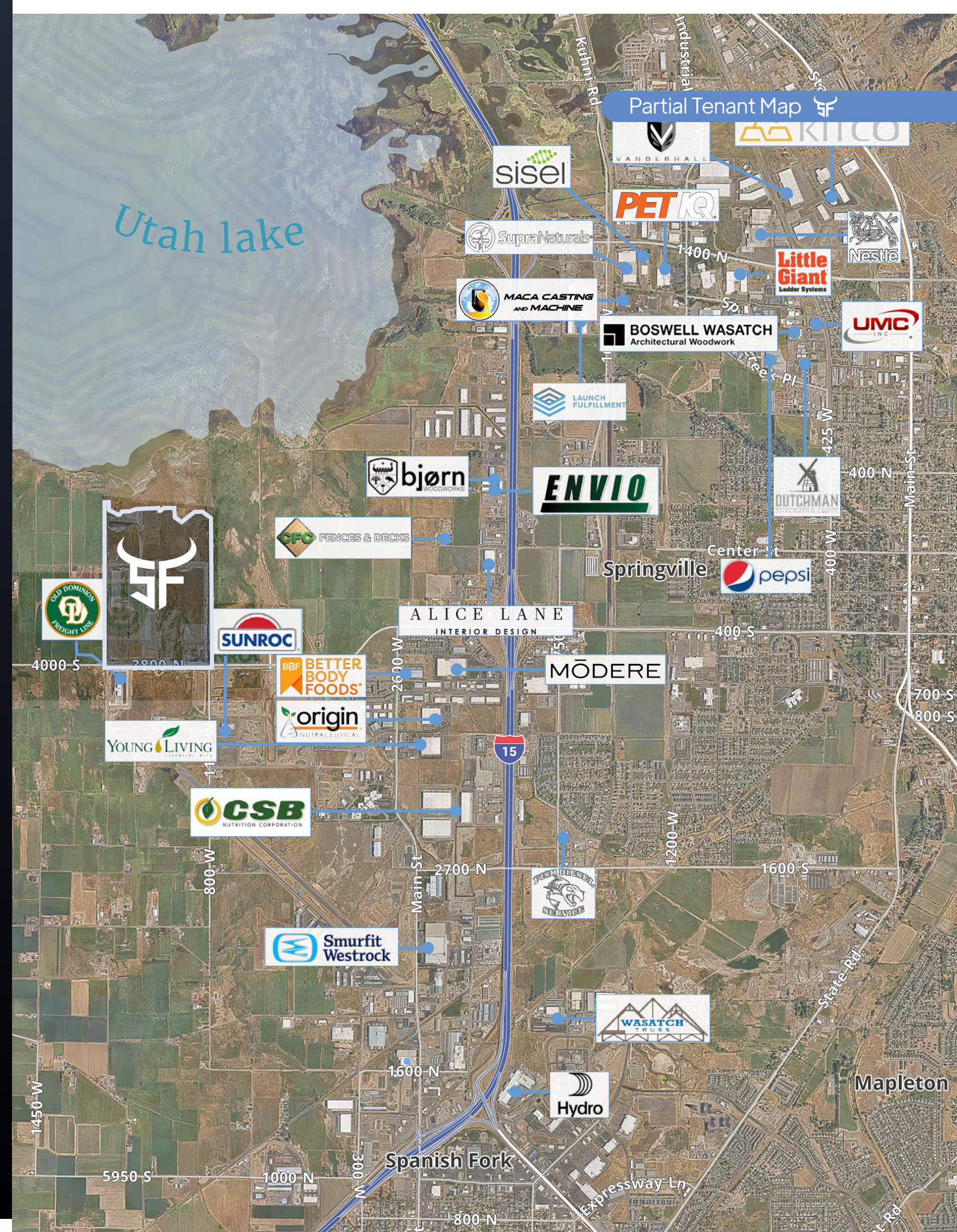
- 7" thick reinforced concrete slabs for heavy-duty use.
- Concrete floors treated with Green Ice Concrete Densifier to improve curing stability, reduce cracking and curling.
- All slab joints sealed with MM80 joint filler to prevent debris and moisture penetration.

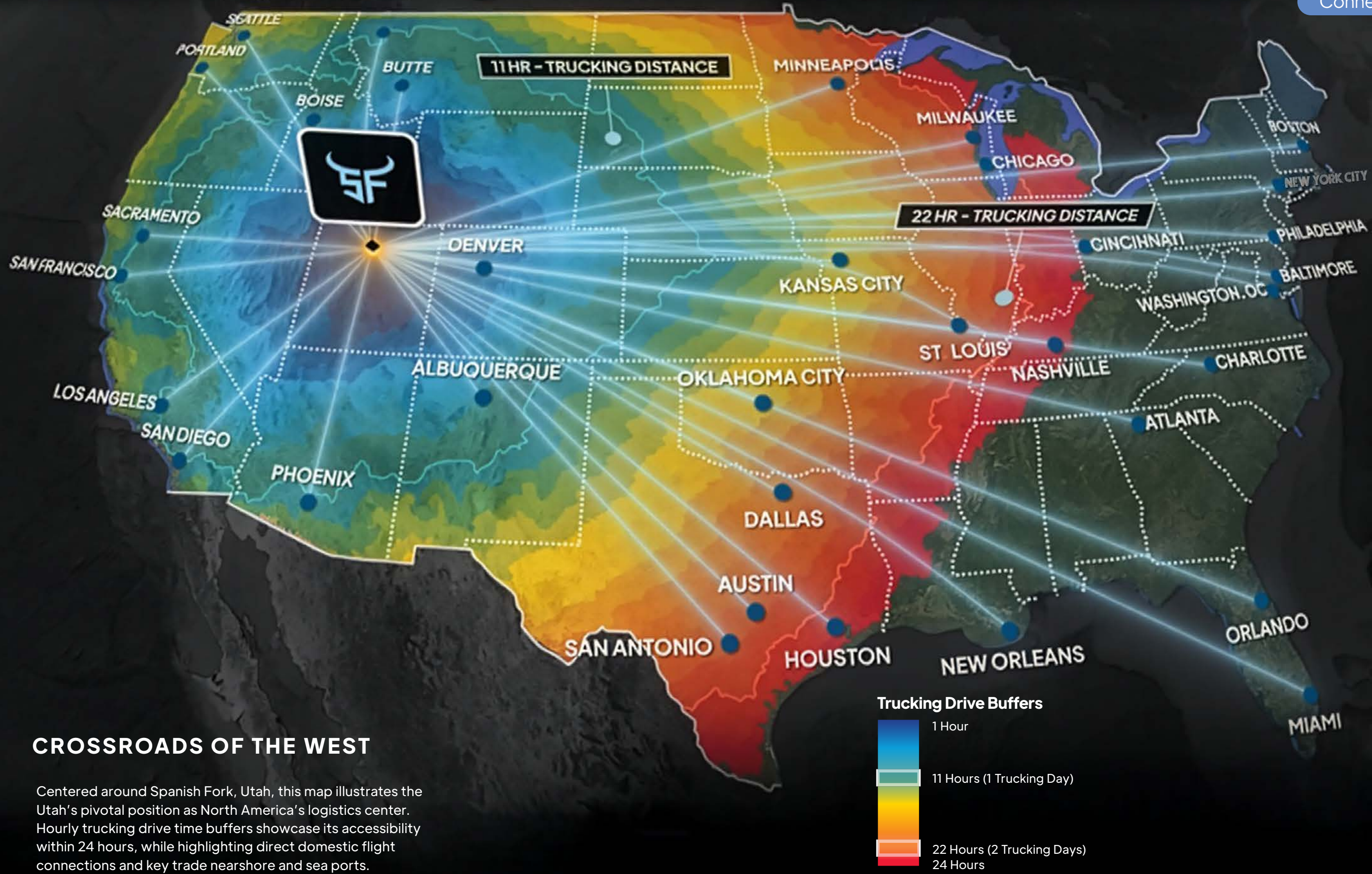




Stockman Flats is located in the UIPA – Verk Industrial Park Project Area.

This project area will promote long term economic benefits to the site, region, and state by creating high quality jobs, encourage the expansion of existing companies and the recruitment of new companies to create employment for the strong labor force in the Spanish Fork area.





CROSSROADS OF THE WEST

Centered around Spanish Fork, Utah, this map illustrates the Utah's pivotal position as North America's logistics center. Hourly trucking drive time buffers showcase its accessibility within 24 hours, while highlighting direct domestic flight connections and key trade nearshore and sea ports.

Job Growth



Utah 1.5%
National 0.5%

Population Growth



Utah 1.3%
National 0.5%

Median Wage



Utah \$61,269
National \$59,228

Median Age



Utah 32.4
National 39.2

Educated Workforce with Bachelor's Degrees



Utah 35.4%
National 33.7%

Unemployment



Utah 3.6%
National 4.4%

Labor Force Participation



Utah 67.6%
National 62.4%

Industrial Tax Rates



Utah 4.5%
Federal 21.0%



#1

For the Third Year in a Row 2025

Consumer Affairs ranks Utah #1 place to move to 2024 "analysis shows Utah should get top consideration as a new home. Its affordability score is the highest of any state and can be attributed to its low property taxes – residents had a 0.57% average effective rate in 2021, according to the Tax Foundation – and relatively high median household income (\$79,449 median in 2021, according to census data)."



#1

Cheapest State to Start a Business 2025

Studies found that Utah is the most affordable state with one of the lowest costs of living, boasting the lowest percentage of income spent (63.3%) and the highest disposable income per capita (\$32,732). Contributing to Utah's affordability is its median income of \$89,168, coupled with the nation's lowest health care spending at \$6,213.



#2

Best State to Start a Business #9 Best State to Live 2025



#1

Utah ranked No. 1 for the 18th year in a row Rich States Poor States – April 2024



#1

Utah ranks No. 1 Best Performing Cities Across the U.S. – 2025

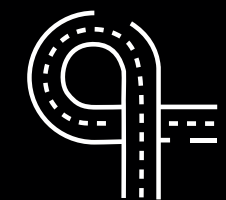
Distribution In Utah



1,400 Miles of railroad track



695 Million pounds of air cargo & freight annually



43,155 Miles of highways and roads



STOCKMAN FLATS

Blending the past with the future.



Questions? Contact **The Colliers Utah Industrial Team** for more information, and to book your spot while it lasts.

Tom Freeman, SIOR
Vice Chair
+1 801 947 8309
tom.freeman@colliers.com

Travis Healey, SIOR
Vice Chair
+1 801 947 8335
travis.healey@colliers.com

Jarrod Hunt
Vice Chair
+1 801 787 8940
jarrod.hunt@colliers.com

Jeremy Jensen, SIOR, CCIM
Executive Vice President
+1 801 441 1207
jeremy.jensen@colliers.com

Andy Blunt
Vice President
+1 801 870 9648
andy.blunt@colliers.com

Jeremy Terry
Vice President
+1 801 671 9349
jeremy.terry@colliers.com

Colliers' Utah Industrial Team brings extensive experience in Utah's industrial real estate market. With a deep understanding of businesses' needs, from warehouses to manufacturing spaces, they provide tailored solutions and expert guidance through every step of the process. Committed to your success, their local expertise and client-first approach ensure your business goals are met efficiently and effectively. Colliers © Copyright 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.