



Industrial for lease

Flex Office/Warehouse

1962 N Chappel Drive
Spanish Fork, UT

Contact:

Justin Irvine
Vice President
+1 801 400 4260
justin.irvine@colliers.com

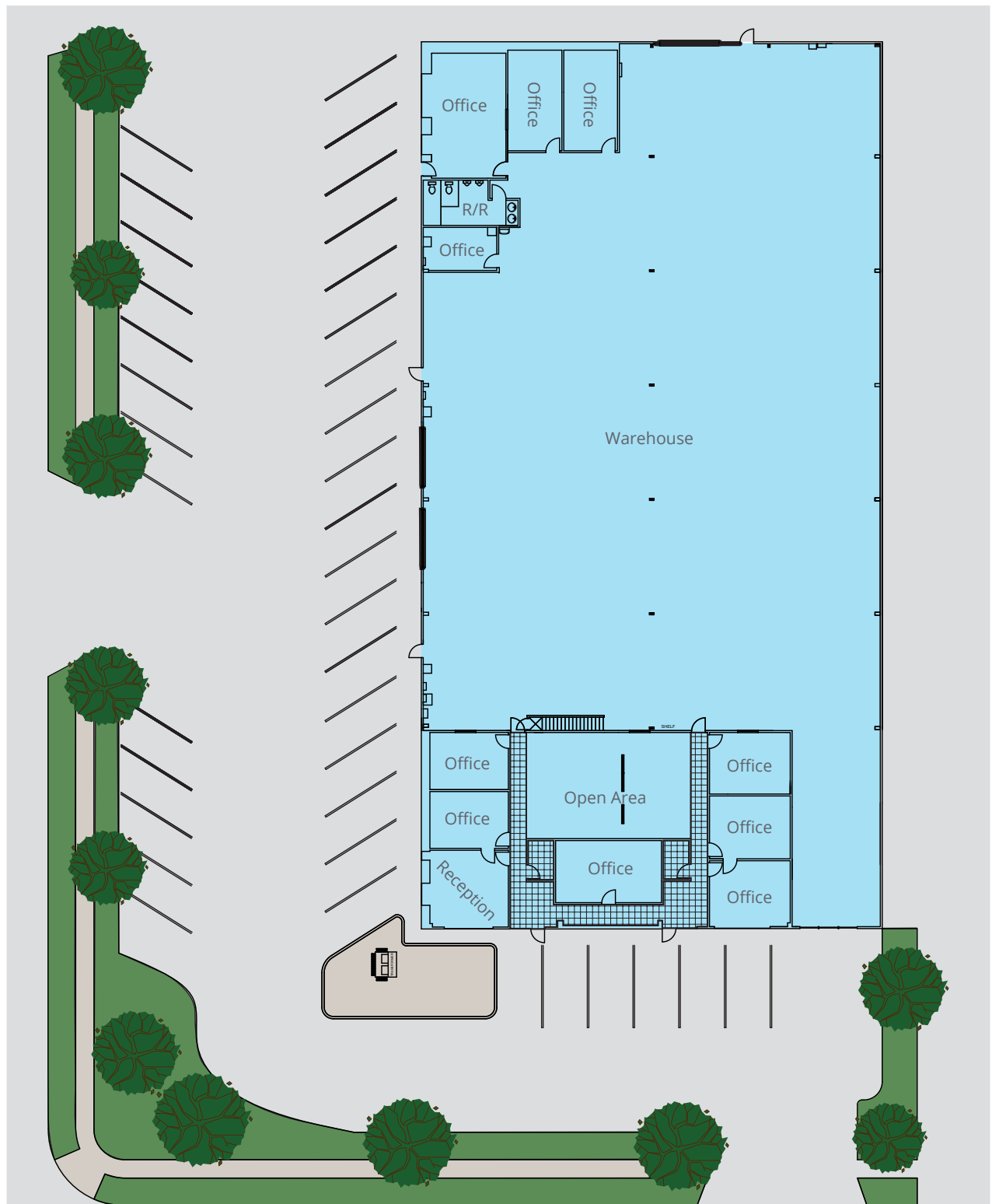
James Yeates
Vice President
+1 801 995 0049
james.yeates@colliers.com

Colliers
2100 Pleasant Grove Blvd., Suite 200
Pleasant Grove, UT 84062
Main: +1 801 947 8300
colliers.com

Property Information

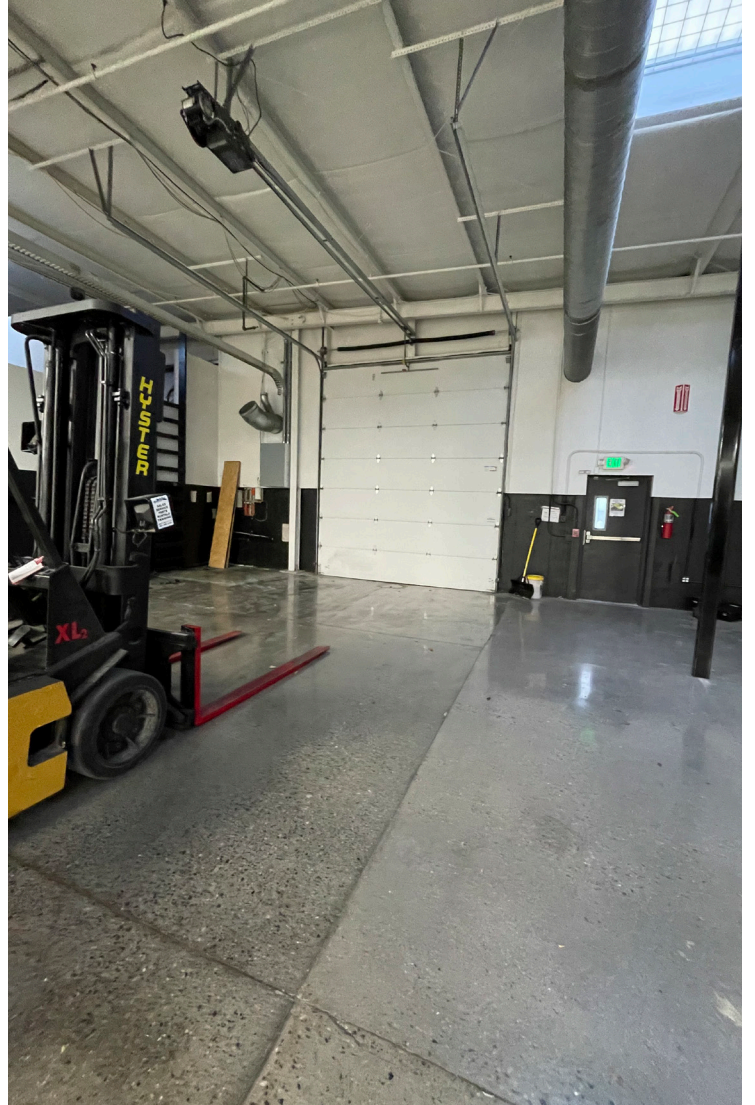
- 19,400 SF Total
Office: 4,850 SF
Mezzanine (storage): 3,520 SF
Warehouse: 11,030 SF
- (4) 12' x 14' Ground level doors
- 16' Clear height
- 480V | 800 Amp | 3 Phase power
- Air conditioned warehouse
- Fire sprinklers
- Close to new Spanish Fork IHC Hospital
- Available January 1, 2023
- **Blended lease rate: \$0.90/SF NNN**

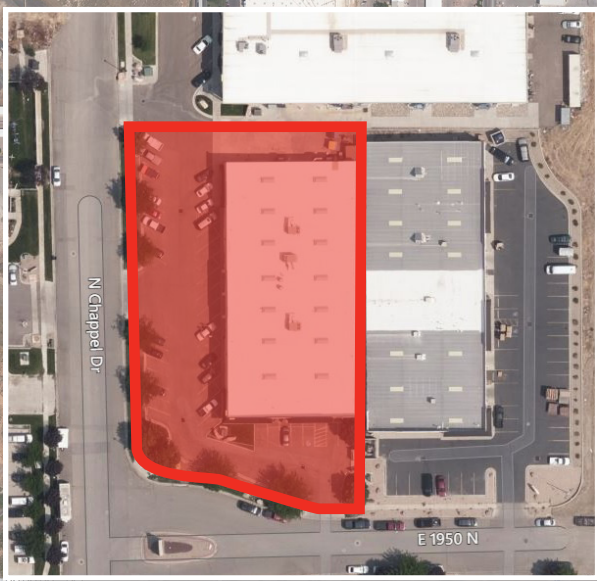
Site/Floor Plan



1962 N Chappel Dr | For Lease

Pictures





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101,934 ADT

SITE



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