

INDUSTRIAL FOR SALE

10 ACRE INDUSTRIAL + 11,000 ± SF BUILDING PLANNED

1440 W 4400 S, Hyrum, UT 84321

kw SALT LAKE CITY
KELLER WILLIAMS REAL ESTATE



PROPERTY DESCRIPTION

Don't miss this rare opportunity to own 10 acres of industrial-zoned land in the rapidly growing Hyrum area. This property includes three well-maintained buildings totaling ±9,495 SF, featuring warehouse space, a built-in recording studio, and a mechanics shop. In addition, the site comes shovel-ready with fully approved plans and permits for an ±11,000 SF steel building. Building materials—including the steel structure and exterior metal—are already on site, saving you significant time and cost.

The property is strategically located between Highway 91 and Highway 165, with future plans for a major collector road (4400 South) running along the frontage. It's fully equipped with essential infrastructure, including power (with conduit for three-phase), a developed 8" well, central septic, storm drain system, and driveways already in place. The surrounding area is home to national dairy, beef, and other industrial users, and is part of Hyrum's planned industrial development zone.

With the permitting process complete and materials on the ground, this is a truly rare chance to hit the ground running on your next industrial project. Schedule a tour today and explore the potential this turnkey opportunity offers.

OFFERING SUMMARY

Sale Price:	\$3,900,000
Number of Buildings:	3
Lot Size:	10 Acres±
Building 1:	3,000 sf
Building 2:	2,295 sf
Building 3:	4,200 sf
Total Finished Square Feet:	9,495 sf
Building 4 permitted & approved:	11,000±

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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CURRENT STRUCTURES

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PERMITTED BUILDING READY FOR CONSTRUCTION

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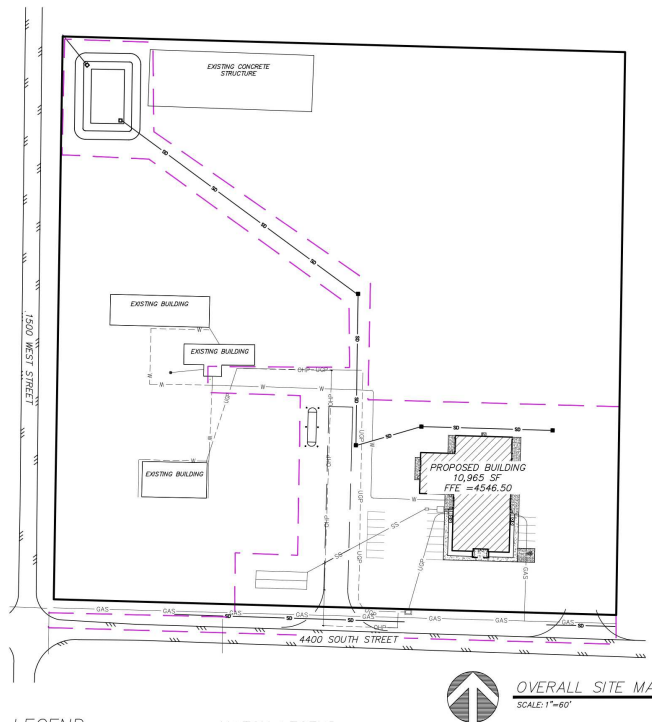
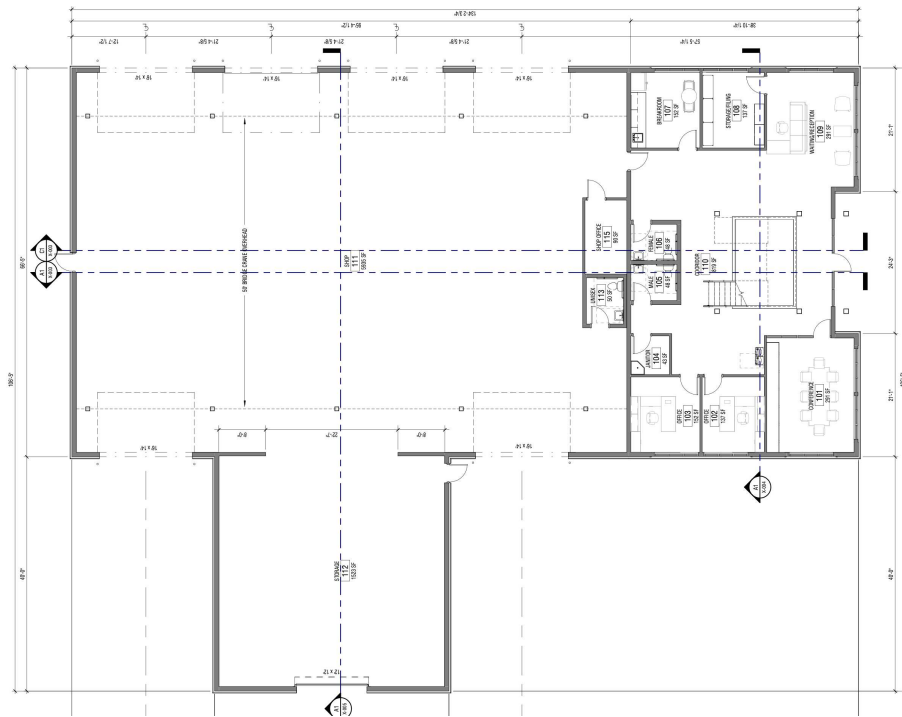
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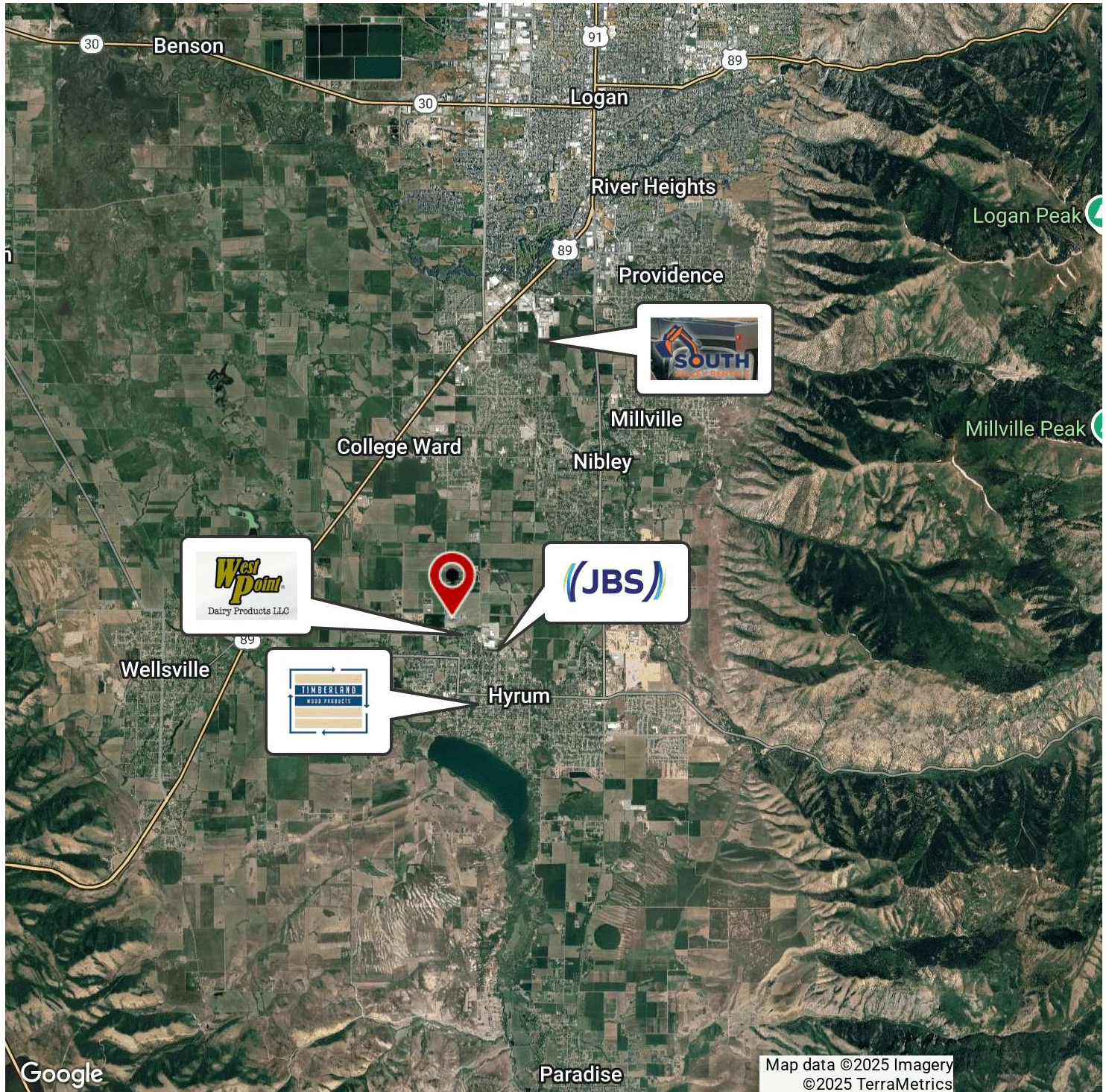
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LESS THAN 90 MINUTES FROM SLC

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