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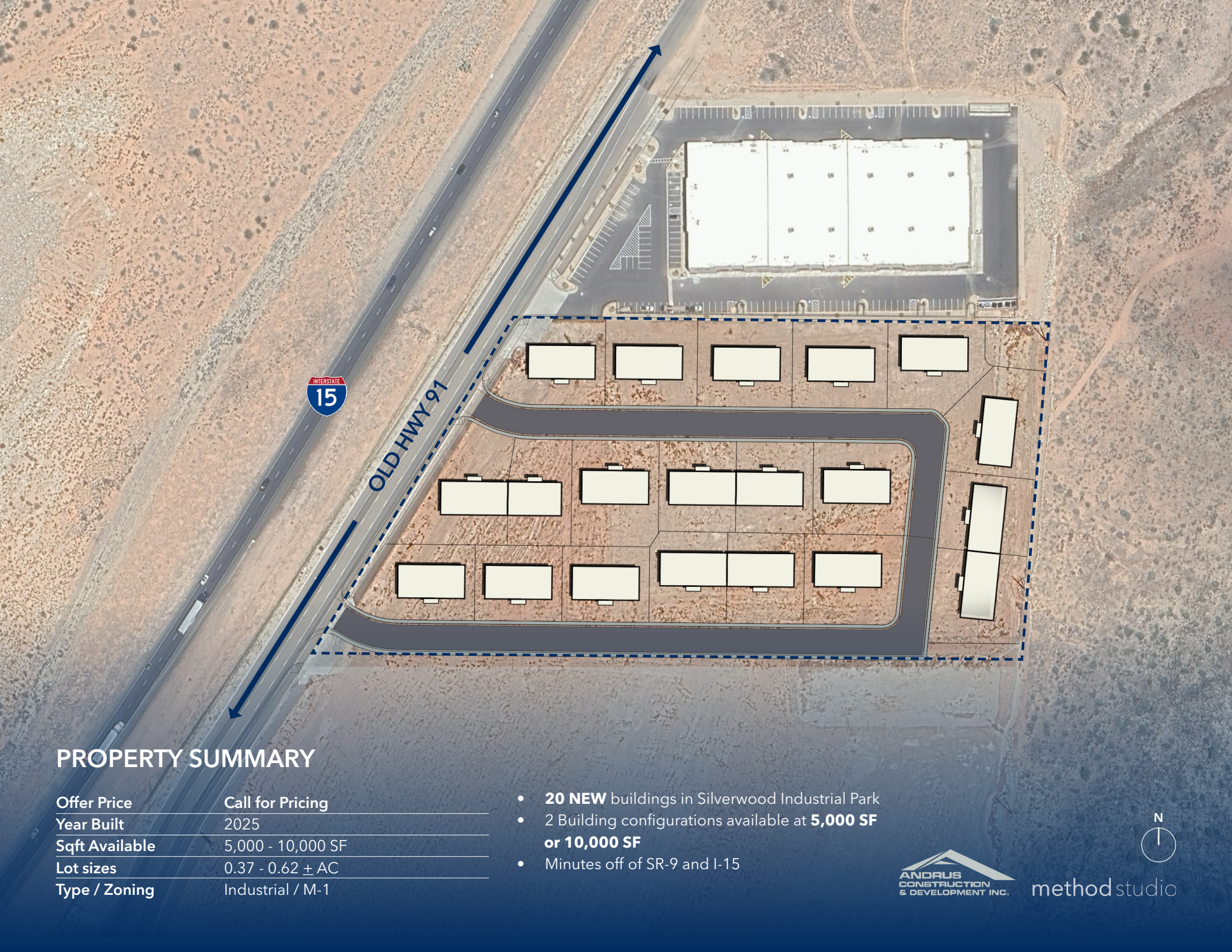
SILVERWOOD INDUSTRIAL PARK

INDUSTRIAL UNITS | FOR LEASE OR SALE

Above image is for reference only based on a similar development at 138 N Old Highway 91, Hurricane UT.



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OLD HWY 91

PROPERTY SUMMARY

Offer Price	Call for Pricing
Year Built	2025
Sqft Available	5,000 - 10,000 SF
Lot sizes	0.37 - 0.62 ± AC
Type / Zoning	Industrial / M-1

- **20 NEW** buildings in Silverwood Industrial Park
- 2 Building configurations available at **5,000 SF or 10,000 SF**
- Minutes off of SR-9 and I-15



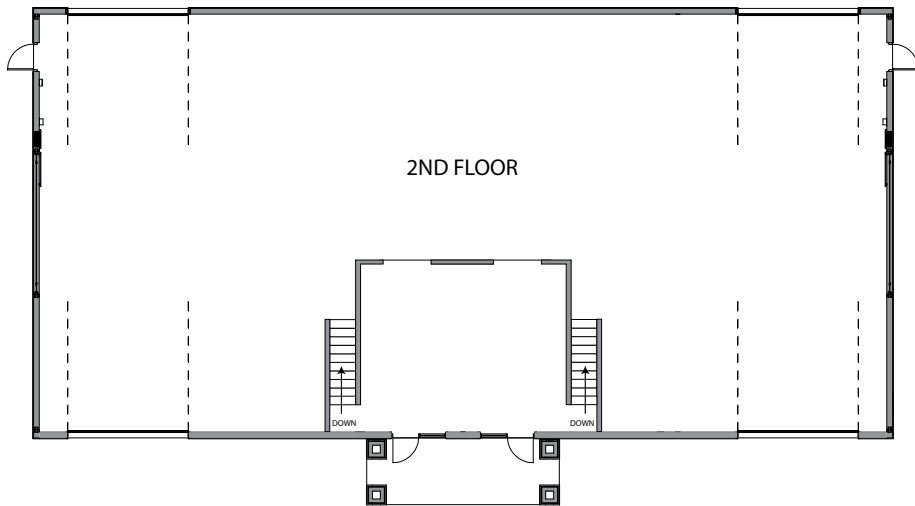
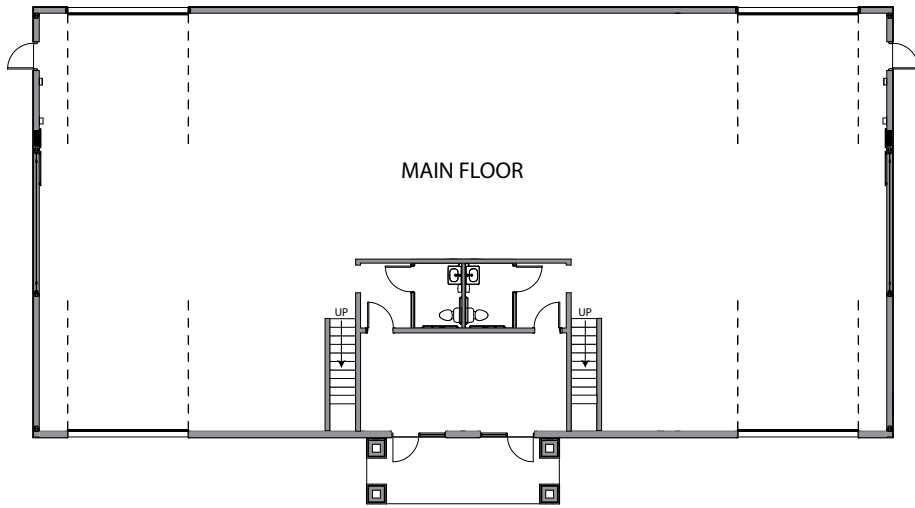


PROPERTY LOTS & AVAILABILITY

LOT	BUILDING TYPE	SF
1	A	5,000
2	A	5,000
3	A	5,000
4 & 5	B	10,000
6	A	5,000
7	A	5,000
8 & 9	B	10,000
10	A	5,000

LOT	BUILDING TYPE	SF
11 & 12	C	9,000
13	A	5,000
14	A	5,000
15	A	5,000
16	A	5,000
17	A	5,000
18	A	5,000
19 & 20	B	10,000





BUILDING SUMMARY

- 1 - 3 Phase power available
- Fully paved lot and yard
- Fenced Yard
- 2 Bathrooms
- 24' x 12' Office
- Insulated doors



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SITE

INTERSTATE
15

OLD HWY 91

AREA MAP

- 1. Walmart Distribution Center
- 2. Orgill
- 3. Gilbert Development Corporation
- 4. FedEx Ground

- 5. Lifehouse Foods
- 6. BlvdHome Clearance Outlet
- 7. Carlson Distributing Co.
- 8. Crocker Venture Park

ANDRUS
CONSTRUCTION
& DEVELOPMENT INC.



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View from the East



View from the West



View from the North



View from the South



SILVERWOOD INDUSTRIAL PARK

REGIONAL MAP

Distance to Local Cities

1. Hurricane, UT	(11 Miles 17 min.)
2. St. George, UT	(12 Miles 17 min.)
3. Santa Clara, UT	(17 Miles 28 min.)
4. Irvins, UT	(20 Miles 30 min.)
5. Leeds, UT	(4.5 Miles 7 min.)
6. Sand Hollow	(17 Miles 24 min.)

Distance to Major Cities

• Salt Lake City, UT	(291 miles 4 hrs)
• Las Vegas, NV	(131 Miles 2 hrs)
• Los Angeles, CA	(400 Miles 6 hrs)
• San Diego, CA	(466 Miles 7 hrs)
• Denver, CO	(619 Miles 11 hrs)
• Phoenix, AZ	(405 Miles 6.5 hrs)

