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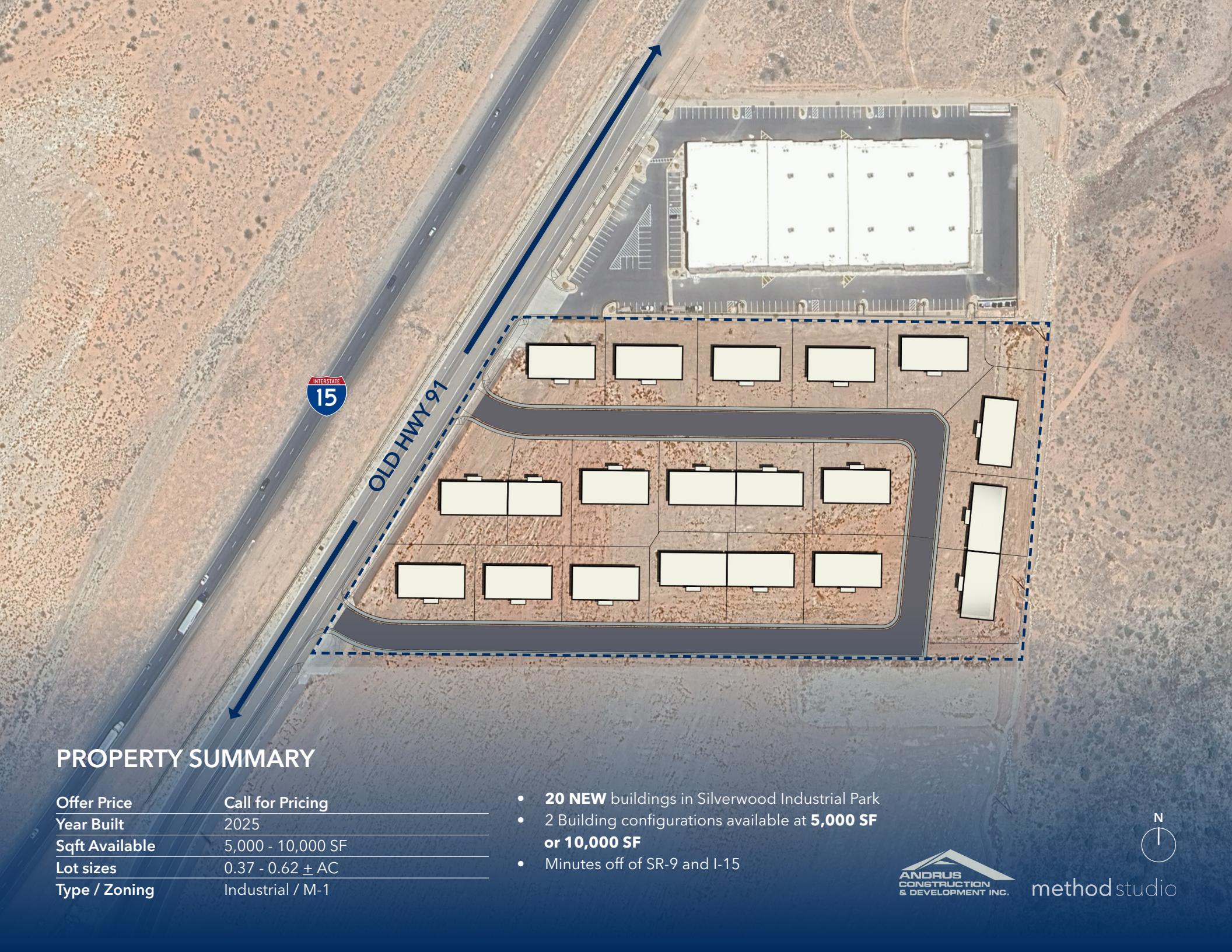
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**SILVERWOOD INDUSTRIAL PARK**  
INDUSTRIAL UNITS | FOR LEASE OR SALE

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



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## 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



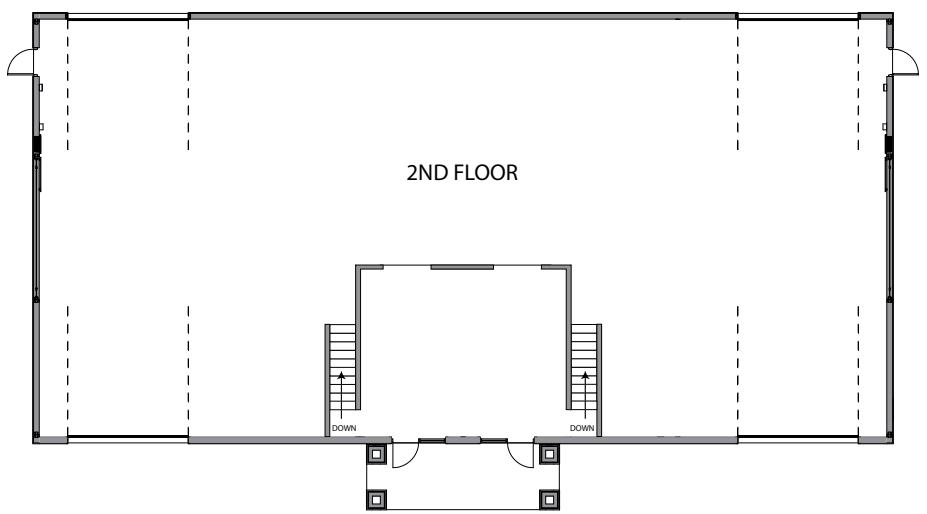
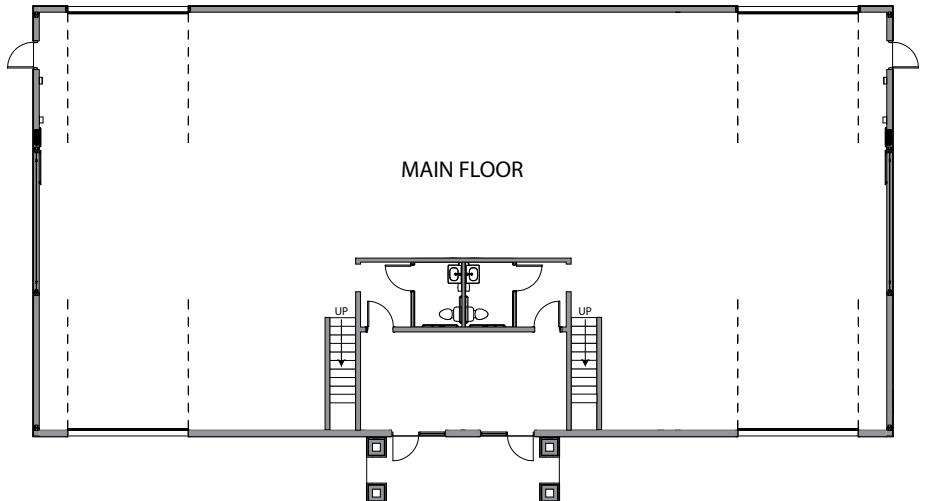
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## PROPERTY LOTS & AVAILABILITY

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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## 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



View from the East

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View from the West

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View from the North



View from the South



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## 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. Ivins, 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)

