

Turnkey Industrial Facility on 10 Acres In Delta



225 W 2500 E Delta, UT

PROPERTY HIGHLIGHTS



- Purchase Price: \$1,795,000
- Main Street Frontage – Clearly visible from Main Street
- 15,000 Square Foot Warehouse
- Flowing well on property + Golden water share worth 20-30k
- 4 GL Doors – 16' wide by 14' high
- 5 Mini splits in North portion of building for AC & Heating in Warehouse
- Light Industrial
- 10 Acres – Abundant extra land for expansion
- 16-18 Foot Clear Height inside
- Year Built: 2024
- Metal Siding building
- Freespan – No Columns
- No Sprinkler System (Accommodated as needed, via nearby water tanks)
- 3-Phase – 480v – 200 Amps
- Security System is installed

HIGH-VISIBILITY WAREHOUSE WITH EXPANSION POTENTIAL



The gigasite being built in Utah by Creekstone is thought to be the world's largest data center campus. Credit: Creekstone Energy

Zeo Energy and Creekstone Energy have signed an MOU that will see them develop 280 MW of Solar baseload power for the "Delta Gigasite" data center in Utah



Major Data Center Coming to Delta

- Creekstone Energy is developing the "Delta Gigasite Data Center" in Millard County, Utah, designed to be the world's largest AI-optimized data center, covering 20 million square feet with 10 gigawatts (GW) of power capacity. Groundbreaking occurred in December 2025, with initial power expected in 2027. Just 2 Miles south of this property - 20,000,000 Square Foot mega data center and solar farm being constructed on 13,000 acres of land.

FUTURE ANNEXATION

- The property sits in county land. Delta City has a strong interest to annex the property, and surrounding properties, into the city, and create a formal local industrial park. When this happens, the city would bring in sewer and water.

UTILITIES AND OPTIONS



Utilities:

- Well is on property with 1 acre/foot of water (a Golden Circle water share)
- Gas and Electric are run to the building. One meter.
- Property is on Septic
- Two water tanks south of property are for the property to meet fire code

FLEXIBLE OPTIONS:

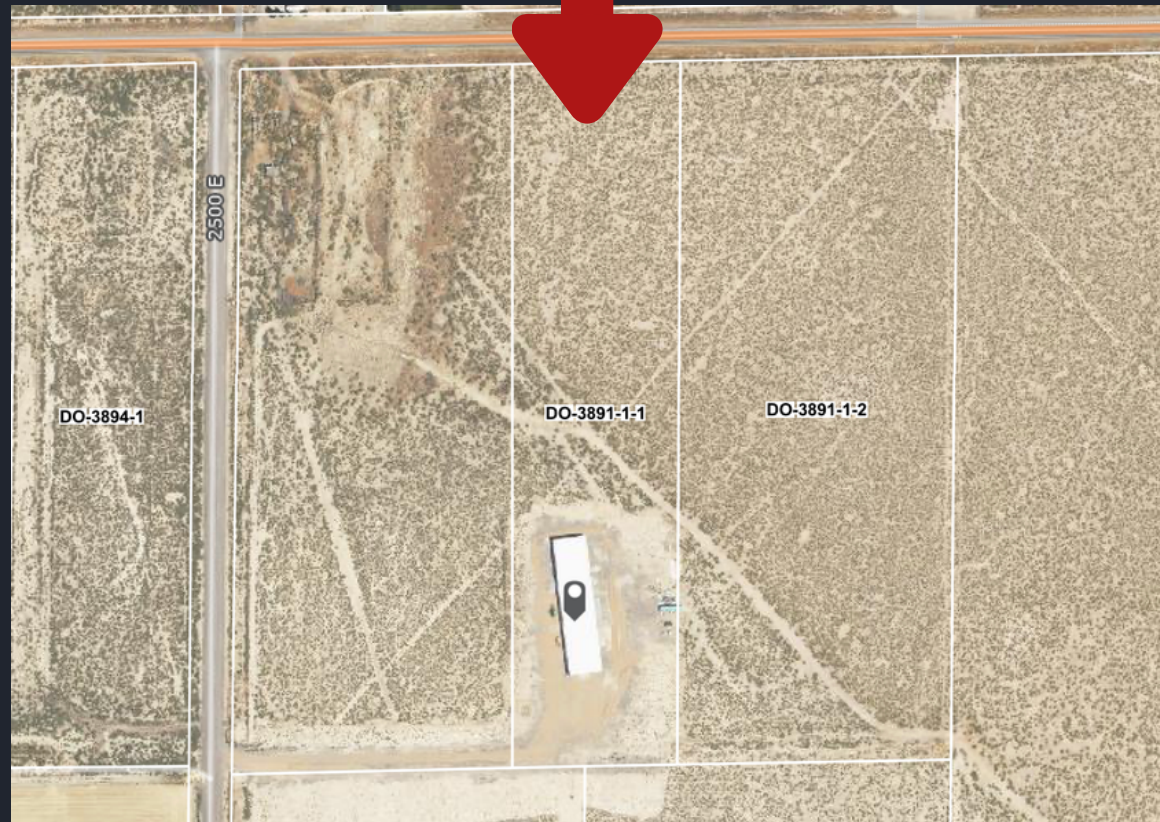
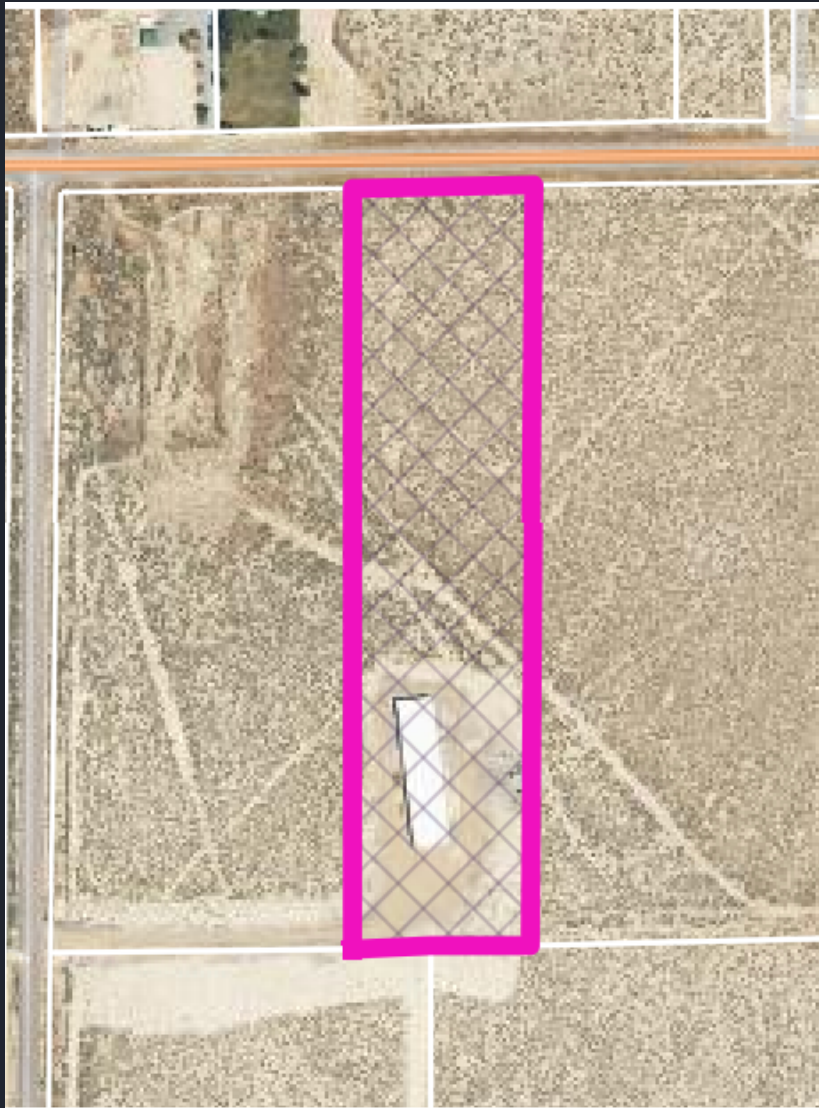
- The property can be purchase completely vacant for an owner/user, partially leased to help cover any mortgage, or fully leased as an investment property.
- Hot Hands Fabrication & Powder Coating leases the south 6,000 SqFt for \$4,000/mo Modified Gross. It should be reasonable to convert this to a NNN rate (right now, they pay for half of janitorial, and 60% of the buildings utilities, which are on one meter). They are interested in staying and would be willing to sign a long-term lease.
- Currently the owner of the building is using approximately 9,000 Square Feet. The owner (seller) would be willing to stay possibly long-term, but initially sign a 2-year lease at \$5,000/mo NNN.



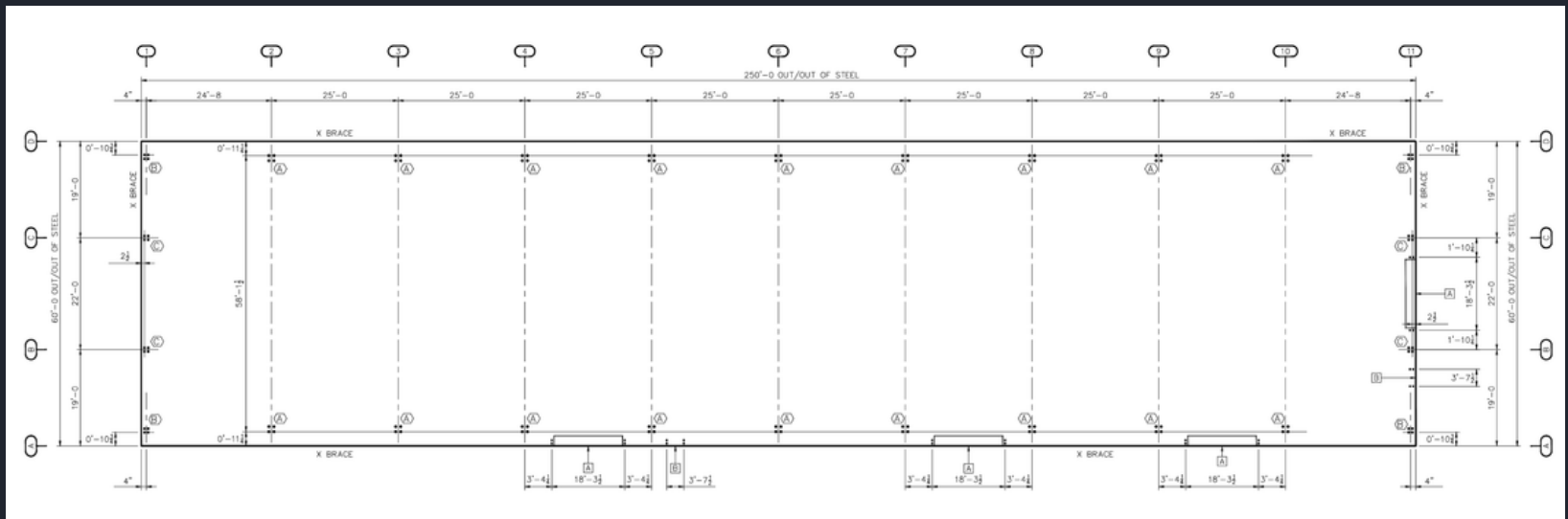
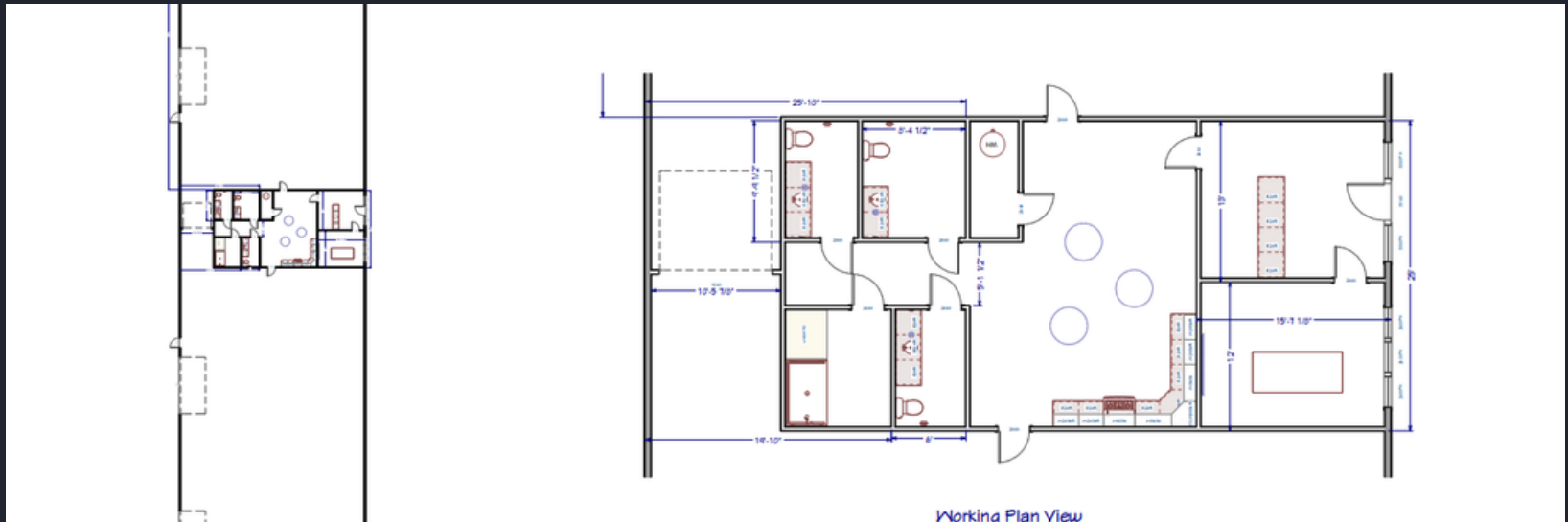
PROPERTY PHOTOS



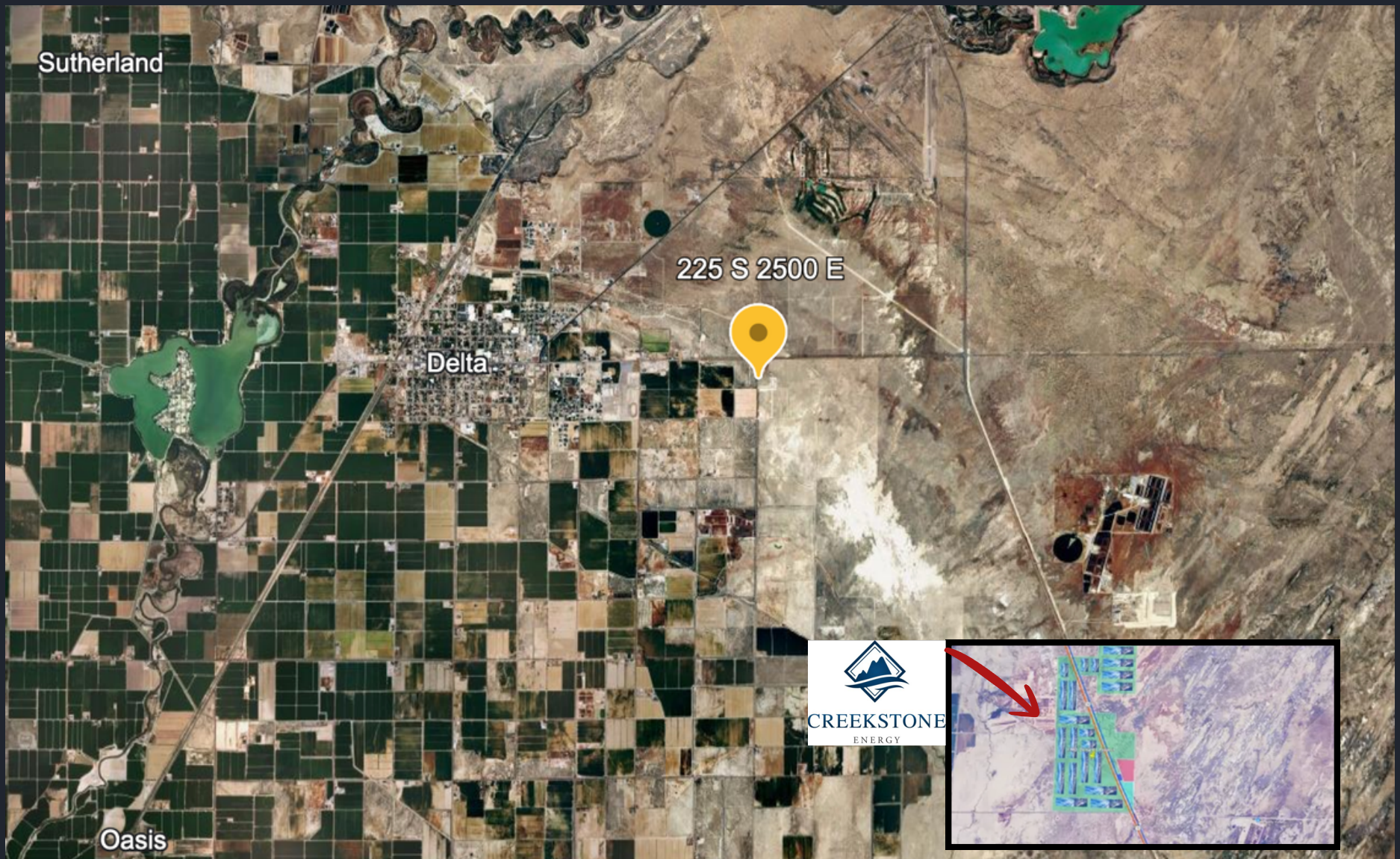
Plat Map



Floorplan



AERIAL VIEW



**CONTACT US TODAY
FOR A PRIVATE TOUR!**

Kevin Ford: 801-473-6519
Kevin@coreutah.com

Aaron Cook: 801-787-7255
Aaron@coreutah.com

