



LOT 1 (1.51 AC) FOR SALE

\$14.00 per SF



IRONTON BOULEVARD, Provo, Utah 84606



PARK
COMMERCIAL
GROUP

kwWESTFIELD
KELLERWILLIAMS. REAL ESTATE

Property Overview

This prime **1.51-acre industrial lot** (Lot 1; ~65,776 SF) at Ironton Boulevard in Provo, Utah, is strategically located along US-89, one of the region's main transportation corridors. The parcel is Zoned Industrial and is offered at **\$14.00 per square foot**. It is positioned within an **Opportunity Zone**, allowing for substantial tax incentives, and is considered ideal for industrial development, including warehouse and distribution projects. The site offers exceptional accessibility and excellent proximity to major routes. Positioned within a high-growth area, this property is poised to capitalize on the strong regional demand for industrial space, making it an ideal opportunity for development.

INVESTMENT SUMMARY

Lot 1 – 1.51 Acres: Lot 1 offers 1.51 acres (approximately 65,776 SF) of prime land available for purchase.

Pricing: The property is offered at a competitive price of \$14.00 per square foot.

Zoning: The parcel is fully Zoned Industrial, making it ideal for warehouse or distribution projects.

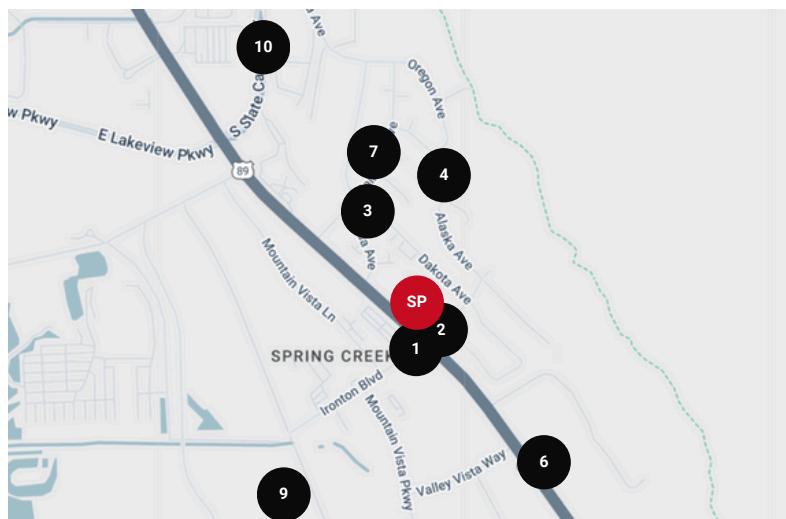
Access: Strategic location with exceptional accessibility and direct access available from US-89.

Opportunity Zone: Positioned within a federal Opportunity Zone providing significant tax incentives.

Lot Information

LOT	ACRES	SQUARE FEET
Lot 1	1.518	66,129

Traffic Count



No	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Ironton Blvd	Mountain Vista Ln	0.08 W	2022	1,065	MPSI	0.02
2	South State Street	Alabama Ave	0.01 NW	2022	23,399	MPSI	0.03
3	S Nevada Ave	Nevada Cir	0.02 N	2022	850	MPSI	0.19
4	E Mountain View Pkwy	Alaska Ave	0.02 SW	2022	1,031	MPSI	0.20
5	S State St	Yale Ave	0.11 NW	2022	21,042	MPSI	0.26
6	South State Street	Yale Ave	0.11 NW	2020	22,073	MPSI	0.26
7	California Ave	S State St	0.04 SW	2022	1,466	MPSI	0.30
8	Industrial Parkway	W Parkway Cir	0.20 S	2020	1,517	MPSI	0.53
9	Industrial Parkway	W Pkwy Cir	0.20 S	2022	1,506	MPSI	0.53
10	S Slate Canyon Dr	E Dakota Ln	0.11 S	2022	2,222	MPSI	0.66



kw WESTFIELD
KELLERWILLIAMS® REAL ESTATE

Ironton Boulevard Provo, Utah 84606

Property Photos and Site Plan



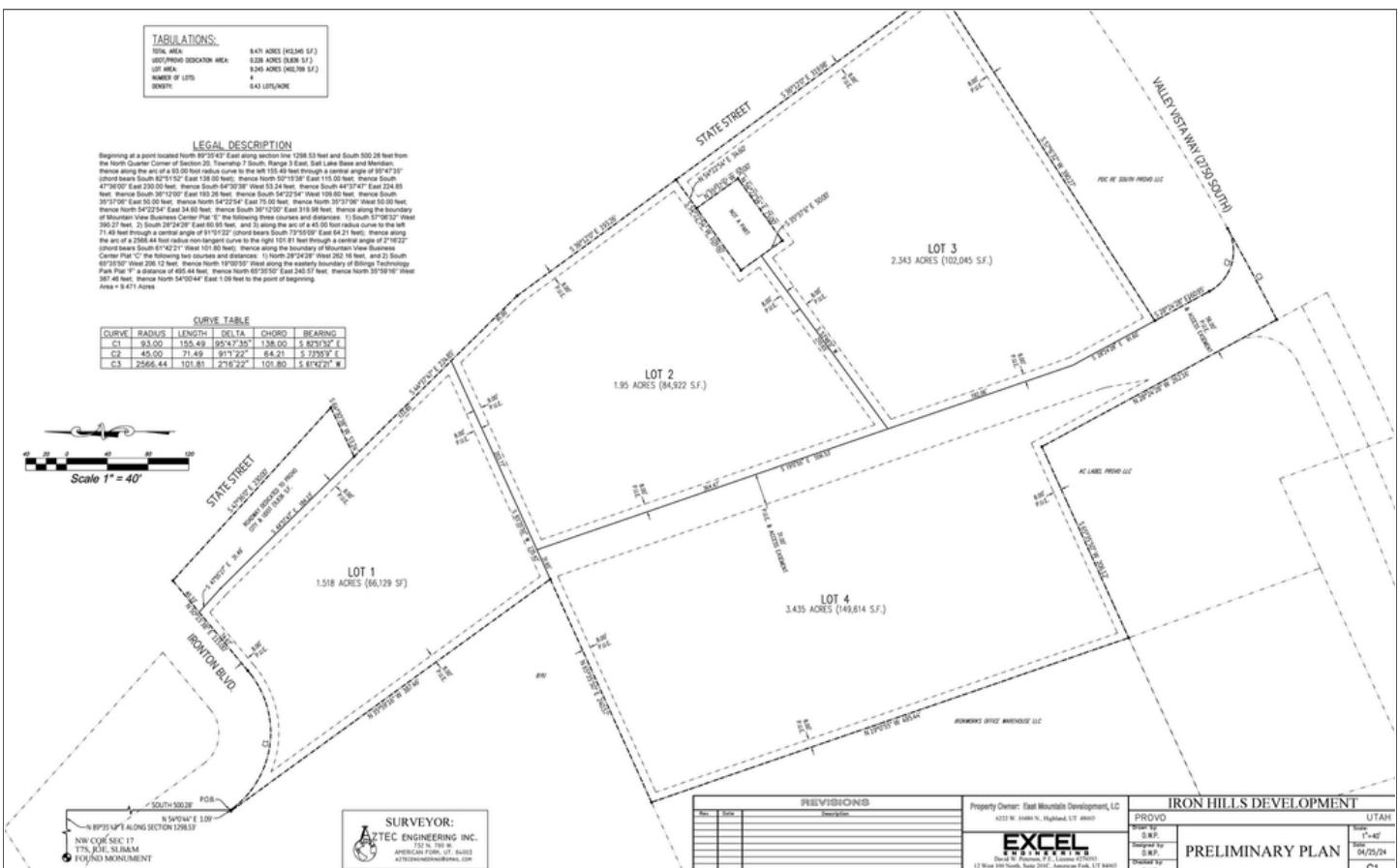
TABULATIONS:

TOTAL AREA:	9.471 ACRES (41,254 SF)
UDOT/PROVO DEDICATION AREA:	0.226 ACRES (986 SF)
LOT AREA:	9.245 ACRES (402,769 SF)
NUMBER OF LOTS:	4
DENSITY:	643 LOTS/ACRE

LEGAL DESCRIPTION

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	93.00	155.49	95°47'35"	138.00	S 82°13'30" E
C2	45.00	71.49	91°1'22"	64.21	S 73°56'31" E
C3	2566.44	101.81	216°22'22"	101.80	S 61°42'20" W

Scale 1" = 40'



Randy Park -Director
(801) 368-9133
randypark@gmail.com

Park Commercial Group
998 N 1200 W, Orem, UT 84604
adampark@kw.com

The logo for KW Commercial, featuring the letters 'KW' in a large, bold, red font inside a white square, with the word 'COMMERCIAL' in a smaller, red, sans-serif font below it.

Each Office Is Independently
Owned and Operated.

Nearby Establishments

