



**LOT 1 (1.51 AC) FOR SALE**  
**\$14.00 per SF**

## **IRONTON BOULEVARD, Provo, Utah 84606**



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**KW WESTFIELD**  
KELLER WILLIAMS 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.

**Randy Park** – Director  
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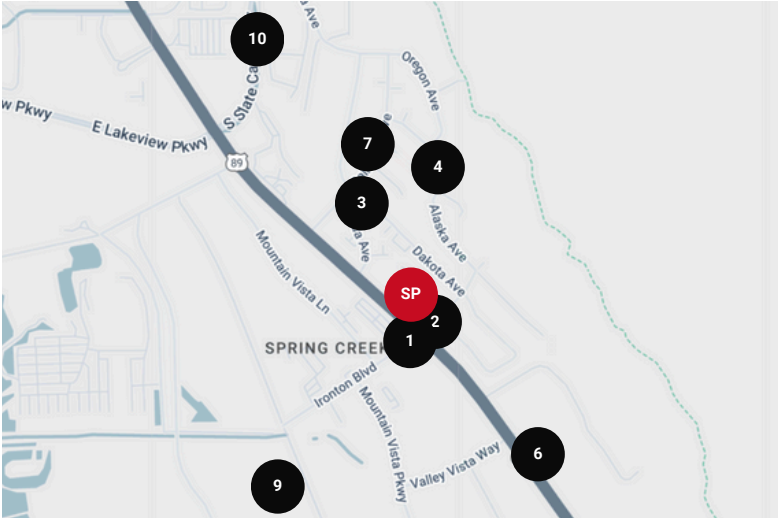
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## Lot Information

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

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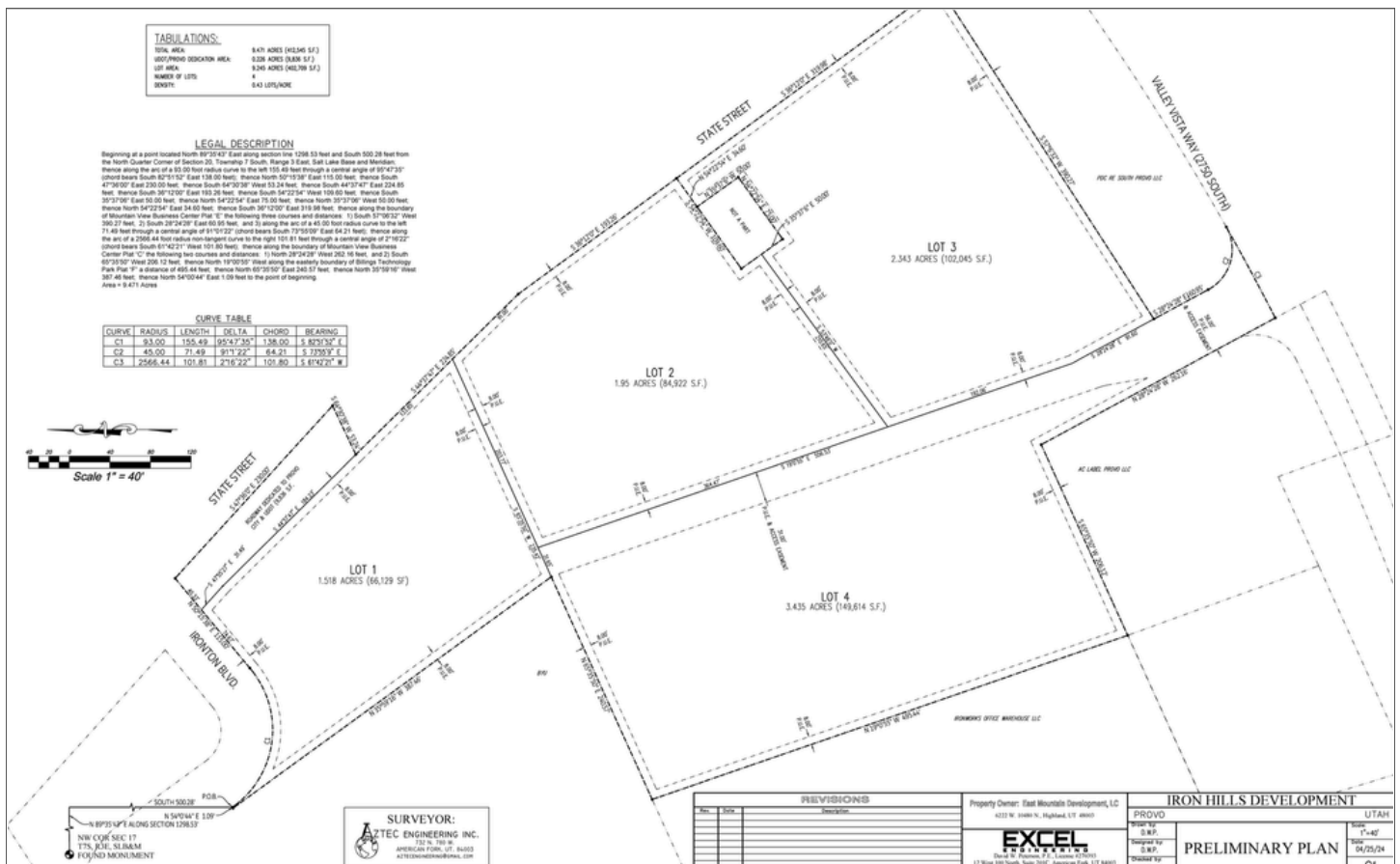


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## Property Photos and Site Plan



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## Nearby Establishments



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