

# ABA / AUTISM THERAPY & SPECIALIZED EDUCATION FACILITY

2182 N Hill Field Rd • Layton, Utah



Purpose-built, single-tenant facility designed for Applied Behavior Analysis (ABA), autism services, therapeutic day schools, and specialized education programs. The property offers a classroom-forward layout, multiple in-class restrooms, cafeteria space, administrative offices, and a secured outdoor playground — providing an efficient, licensing-friendly environment for operators.

## Property Highlights

Approx. Size	8,000± SF   Single-Tenant
Classrooms	Six (6) Large Classrooms (800–1,800 SF)
Restrooms	Multiple In-Class Toilets & Sinks
Common Areas	Cafeteria / Multipurpose Room
Offices	Reception & Administrative Offices
Outdoor Space	Fenced Playground / Therapy Area
Layout	Single-Story, Clear Sightlines
Parking	Ample On-Site Parking

# Outdoor Playground & Therapy Space



Secure outdoor playground area directly accessible from classrooms. Well-suited for structured therapy, supervised play, and outdoor programming.

# Prime Location & Access

- Located along **N Hill Field Road**, a primary north-south arterial
- Minutes to **I-15** via Antelope Drive (SR-193)
- Immediate proximity to **Hill Air Force Base – South Gate**
- Adjacent to established residential neighborhoods and schools
- Strong employee access and parent drop-off convenience

**I-15 (SR-193) → N Hill Field Rd → 2182 N Hill Field Rd**  
**South Gate – Hill Air Force Base (Approx. 3–5 Minutes)**

# For Leasing Information

**Aaron Winter**

Listing Agent

(801) 660-5052

Floor Plan & Property Tour Available Upon Request