



HOLBROOK INDUSTRIAL BLDG 5



READY FOR TENANT IMPROVEMENTS

±247,078 SF AVAILABLE | ±30,940 SF DIVISIBLE CALL FOR PRICING

4866 SOUTH HUDSON WAY | LEHI, UT 84043

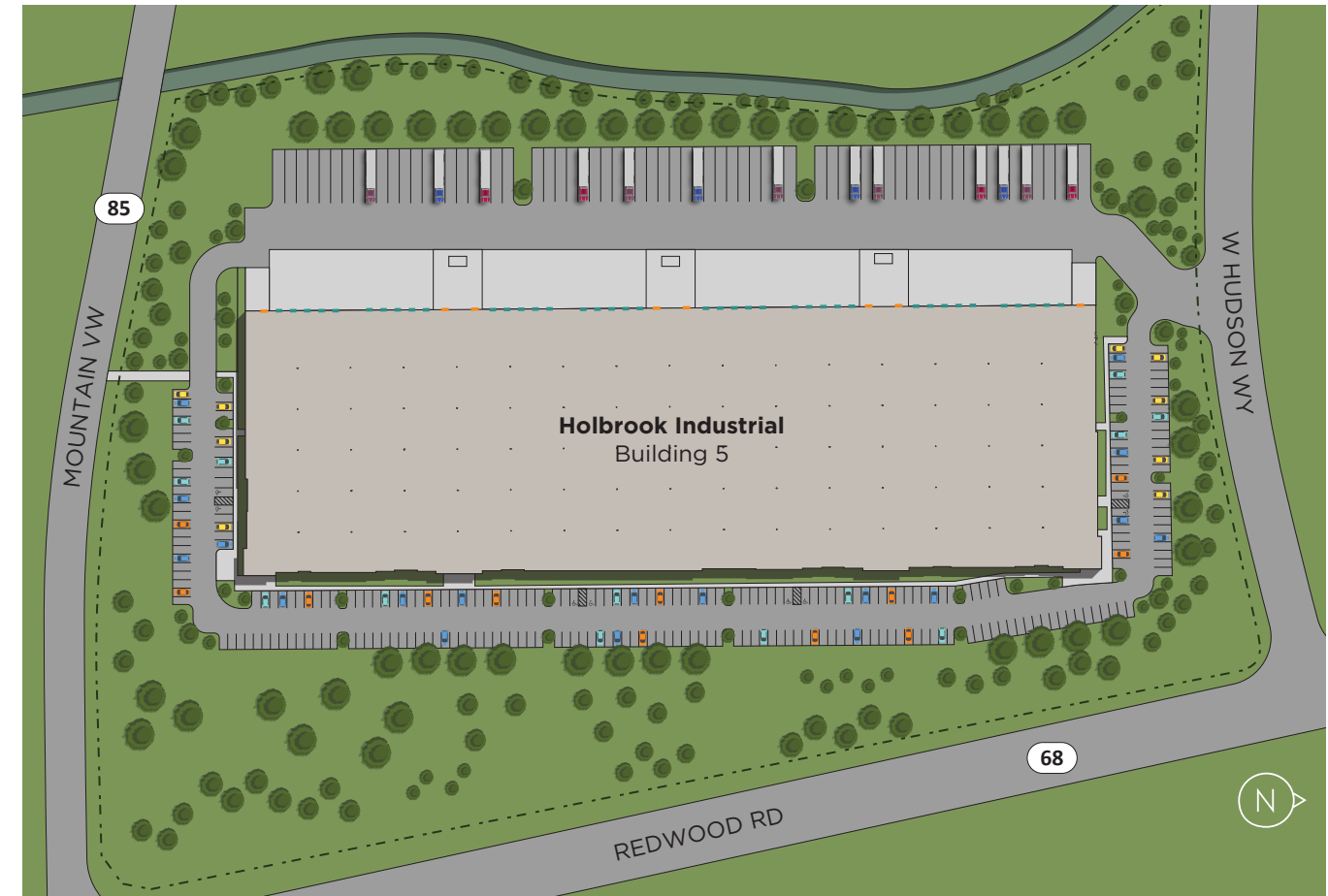
HB BUILDING SPECS

BUILDING SIZE	± 247,078 SQUARE FEET
AVAILABLE	± 247,078 SQUARE FEET
OFFICE	BUILD-TO-SUIT
DIVISIBLE	± 30,940 SQUARE FEET
DOCK HIGH DOORS ■	FORTY (40) 9' x 10'
GROUND LEVEL DOORS ■	EIGHT (8) 14' x 16'
CLEAR HEIGHT	32 FEET
FLOOR SLAB	7" CONCRETE SLAB, REINFORCED WITH #3 REBAR AT 18" ON CENTER
FIRE SUPPRESSION	ESFR
COLUMN SPACING	56' X 43'3"
PARKING	276 EMPLOYEE 68 TRAILER
POWER	4,000 AMP 277/480 V 3-PHASE
ZONING	PC-FLEX
LEASE RATES	CALL FOR PRICING



Construction Camera

FLOOR PLAN **HB**



The Holbrook Industrial Project is located just west of Redwood Road, and north of 2100 North in Lehi Utah. The project features 580,832 square feet of industrial space centrally located between Utah and Salt Lake counties. Minutes from major infrastructure.

Building 5 is centered between the two largest urban areas in the state of Utah with direct access to both the I-15 and Mountain View Corridor. The strategic location provides businesses with access to nationally-renowned universities and a highly-educated workforce.



LEHI & SURROUNDING NEIGHBORS



The Holbrook Industrial Project

The project features 580,832 square feet of industrial space centrally located in between Utah and Salt Lake counties. Minutes from major infrastructure, this project is well suited to service the Wasatch Front. Situated on a hillside, the views of Utah Valley from the project are unparalleled.

The Park has direct access to the new Mountain View Corridor, Redwood Rd, and is just a few minutes from I-15.

HOLBROOK INDUSTRIAL PARK



Existing Tenants:

Building 1

Evobox

Building 2

US Cabinet Baltic Born Clothing
Black Belt Logistics Recteq

Building 3

Litjoy Primo Golf
US Cabinet

Building 4

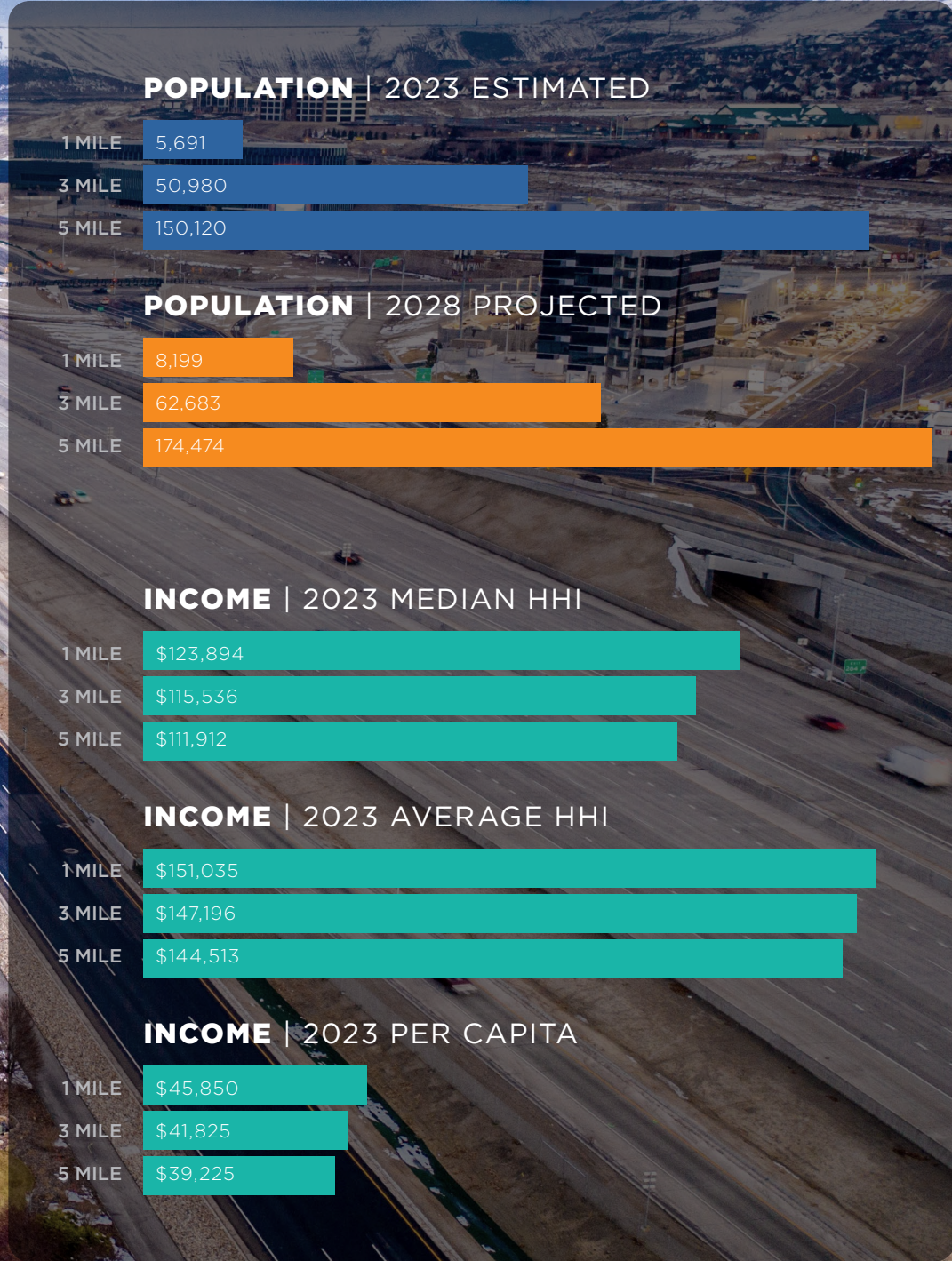
Ezarc Building Solutions
Pegasus



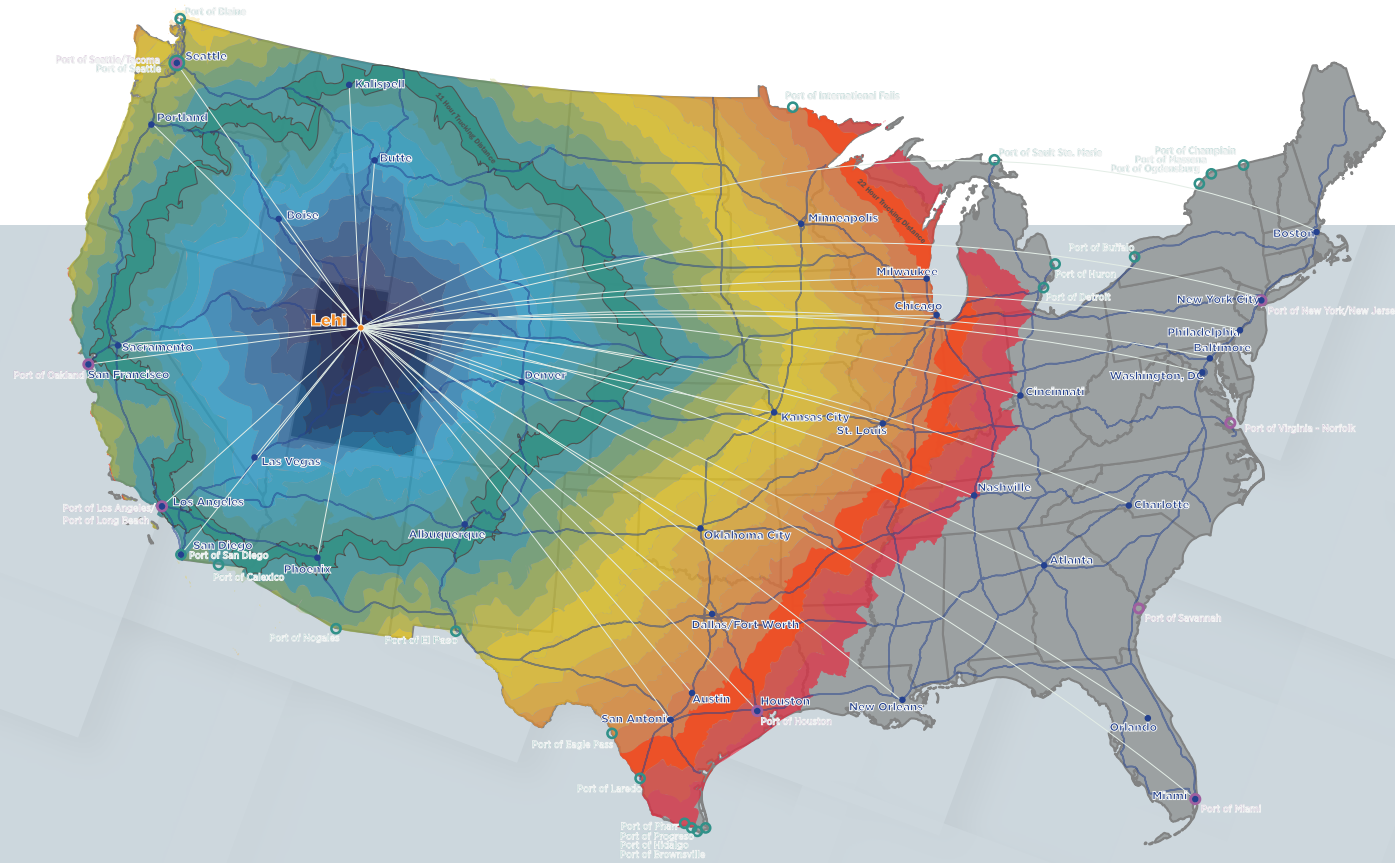
12%
INCREASED
JOB GROWTH

\$20
BILLION
ECONOMIC OUTPUT

4th
BEST PLACE TO
LIVE IN THE US



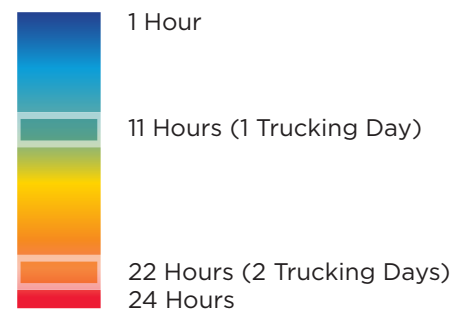
HB TRAVEL TIMES



CROSSROADS OF THE WEST

Centered around **Lehi, Utah**, this map illustrates the Utah's pivotal position as North America's logistics center. Hourly trucking drive time buffers showcase its accessibility within 24 hours, while highlighting direct domestic flight connections and key trade nearshore and sea ports.

Trucking Drive Buffers



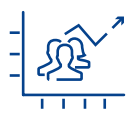
HB WHY UTAH?

Job Growth



Utah 2.3%
National 2.0%

Population Growth



Utah 1.8%
National 0.5%

Median Wage



Utah \$61,269
National \$59,228

Median Age



Utah 31.4
National 37.9

Educated Workforce with Bachelor's Degrees



Utah 35.4%
National 33.7%

Unemployment



Utah 2.8%
National 3.6%

Labor Force Participation



Utah 68.5%
National 62.6%

Job Growth Year Over Year



Utah 2.3%
National 2.0%

YES, UTAH! **HB**



#1
Most Affordable State to Live 2024

Studies found that Utah is the most affordable state with one of the lowest costs of living, boasting the lowest percentage of income spent (63.3%) and the highest disposable income per capita (\$32,732). Contributing to Utah's affordability is its median income of \$89,168, coupled with the nation's lowest health care spending at \$6,213.



#1
Place to Move 2024

Consumer Affairs ranks Utah #1 place to move to 2024 "analysis shows Utah should get top consideration as a new home. Its affordability score is the highest of any state and can be attributed to its low property taxes — residents had a 0.57% average effective rate in 2021, according to the Tax Foundation — and relatively high median household income (\$79,449 median in 2021, according to census data)."

DISTRIBUTION IN UTAH



1,400 Miles of railroad track



695 Million pounds of air cargo & freight annually



43,155 Miles of highways & roads

1

Utah is a hub to all major western cities and states, as well as a central point for distribution between the Canada and Mexico borders. Two major interstates (I-80 and I-15) and all three major rail lines leaving Seattle, San Francisco, and Los Angeles ports meet in Salt Lake City.

2

Utah ranks well across business costs compared to regional competitor states. Utah has a favorable tax climate-ranked 8th best in the nation-and has low utility and real estate costs. Utah also has a business friendly government and has eliminated or modified nearly 400 business regulations since 2011 to ease the burdens placed on businesses.

3

Utah's Manufacturing and Distribution industry has experienced employment growth of over 15% over the past five years. Within the industry, Warehousing and Storage increased by 44%.

Source: EDC Utah



THE BOYER COMPANY, founded and headquartered in Salt Lake City, is one of the largest full-service real estate development firms in the Western United States. During the past 50 years, The Boyer Company has developed more than 43 million square feet of commercial and government projects in Utah and across the country.

The Boyer Company has delivered 20+ million sf of new warehouses, logistics, food processing, and light manufacturing spaces in the Intermountain West. This has led to a deep understanding of the evolving design and space utilization trends in the industrial market, and the construction delivery techniques that result in minimized delivery times, reduced costs and delivery of high-quality buildings to the tenant.



COLLIERS INTERNATIONAL, UTAH is the largest and top-performing commercial real estate firm in the state. Established in 1998, we carry forward a legacy of excellence in service, offering extensive industry experience and market knowledge to achieve exceptional results for our clients.

Operating from multiple offices, we provide investment sales, landlord and tenant representation, property management, and valuation. We additionally offer consulting and advisory services for world-class industrial, multifamily, office and retail properties within our picturesque state.



TO BOOK A TOUR, ASK ABOUT PRICING, & FOR ANY QUESTIONS,
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