



**FOR SALE**

S. Country Way & Plant Drive  
Washington, UT 84780

**±1.04 ACRES | INDUSTRIAL LAND**

## Property Specs

SALE PRICE	<b>\$2,925,000.00</b>
PROPOSED BLDG SIZE	<b>± 13,000 SF</b>
LOT SIZE	<b>± 1.04 AC</b>
TYPE	<b>Industrial   Office/Retail Warehouse</b>
ZONING	<b>Heavy Industrial (I-2)</b>

- 13,000 SF Industrial warehouse building near Washington Dam Road for sale.
- Warehouse space includes five roll up doors  
Two (2) 13x10, three (3) 11x10
- Three-phase 600 amp power service
- Potential to subdivide warehouse for additional tenants upon approvals.
- Office space will be built out with multiple offices, ADA-compliant bathrooms, breakroom, storage, second level mezzanine, and more



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# SUMMARY



SOUTH EAST VIEW



NORTH VIEW



WEST VIEW

**2026**  
DELIVERY

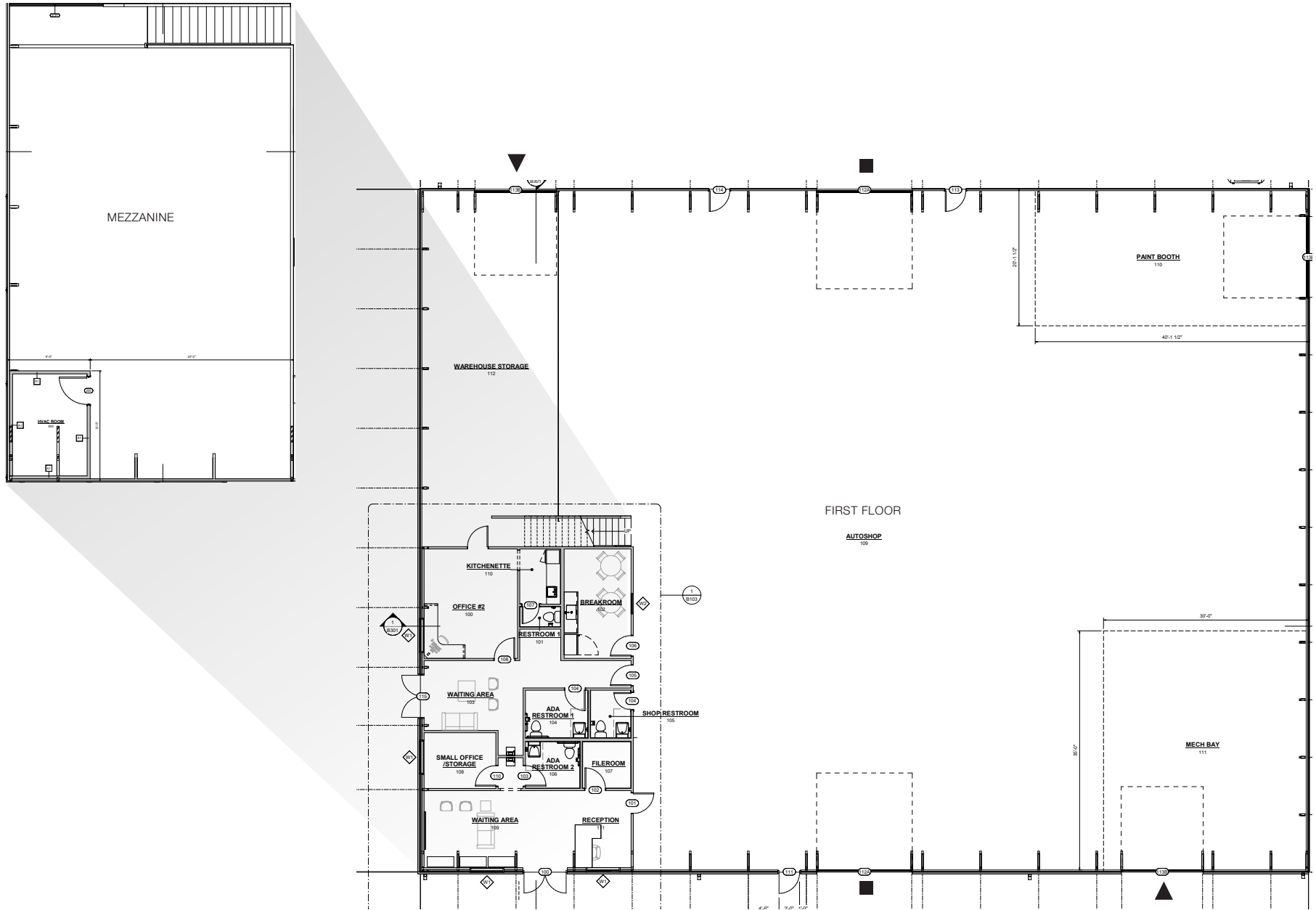
**A**  
CLASS

**±13,000**  
TOTAL SF AVAILABLE

# ELEVATIONS

# PROPOSED

- 13X10 GRADE LEVEL DOORS
- ▲ 11X10 GRADE LEVEL DOORS



# FLOOR PLAN



PHOTOS



# AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

# DEMOGRAPHICS



POPULATION	1-mile	3-mile	5-mile
2025 Population	774	19,716	56,940
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	389	7,300	20,133
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$126,639	\$104,821	\$113,240

## Traffic Counts

STREET	AADT
East Washington Dam Road	1,303
Southern Parkway	7,382

## Cities Nearby

Las Vegas, Nevada	121 miles
Los Angeles, California	388 miles
Salt Lake City, Utah	301 miles
Denver, Colorado	629 miles
Phoenix, Arizona	421 miles

# TERMS & CONDITIONS

## Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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## Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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