



# CONSTRUCTION COMPLETE

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



READY FOR OCCUPANCY



## HOLBROOK INDUSTRIAL PARK

BUILDING FIVE | 4866 SOUTH HUDSON WAY | LEHI

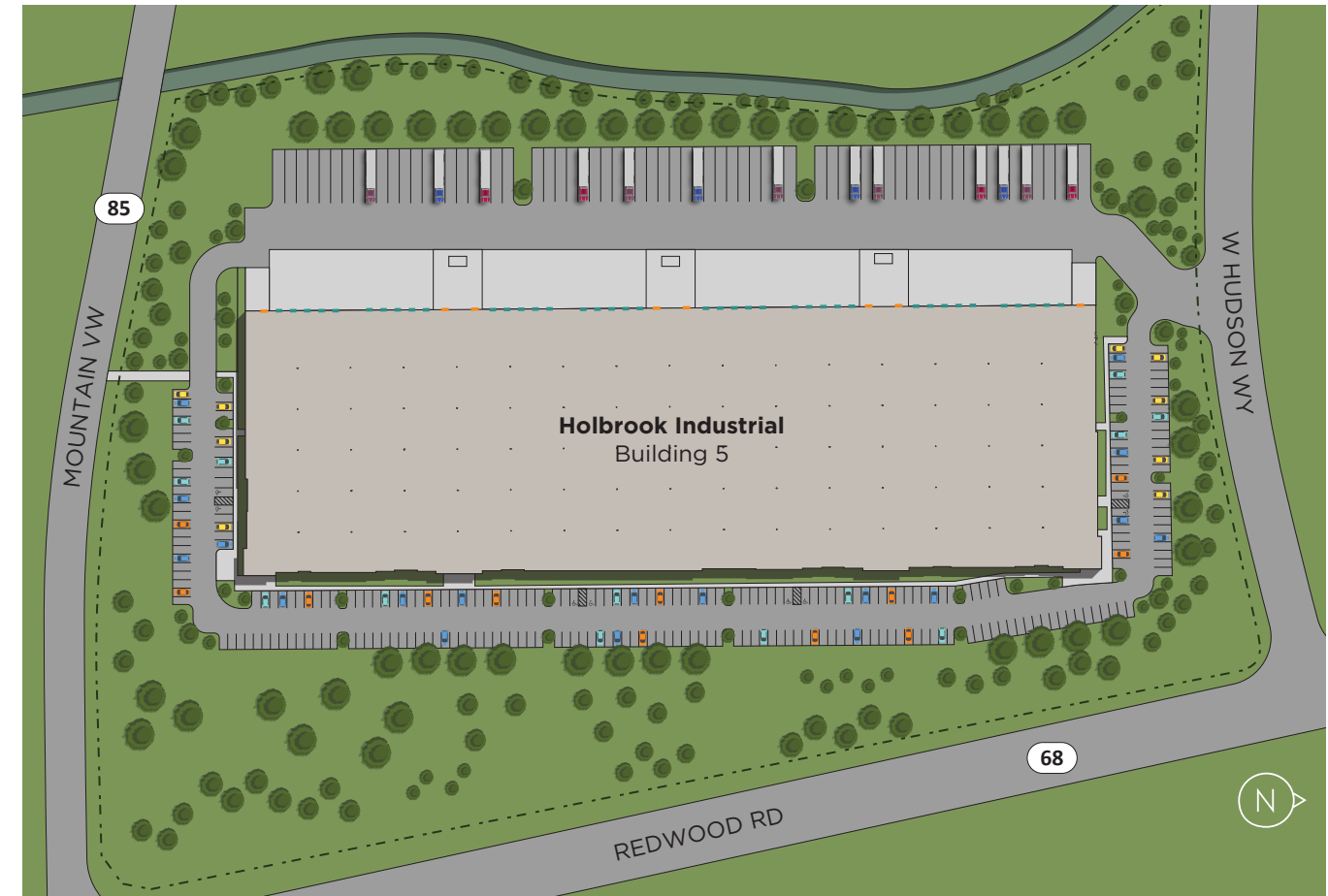
**HB BUILDING SPECS**

<b>BUILDING SIZE</b>	± 247,078 SQUARE FEET
<b>AVAILABLE</b>	± 247,078 SQUARE FEET
<b>OFFICE</b>	BUILD-TO-SUIT
<b>DIVISIBLE</b>	± 30,940 SQUARE FEET
<b>DOCK HIGH DOORS</b> ■	FORTY (40) 9' x 10'
<b>GROUND LEVEL DOORS</b> ■	EIGHT (8) 14' x 16'
<b>CLEAR HEIGHT</b>	32 FEET
<b>FIRE SUPPRESSION</b>	ESFR
<b>COLUMN SPACING</b>	56' X 43'3"
<b>PARKING</b>	276 EMPLOYEE   68 TRAILER
<b>POWER</b>	4,000 AMP   277/480 V   3-PHASE
<b>ZONING</b>	PC-FLEX
<b>LEASE RATES</b>	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



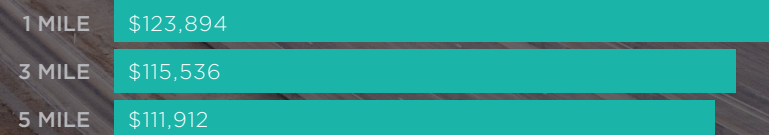
POPULATION | 2023 ESTIMATED



POPULATION | 2028 PROJECTED



INCOME | 2023 MEDIAN HHI



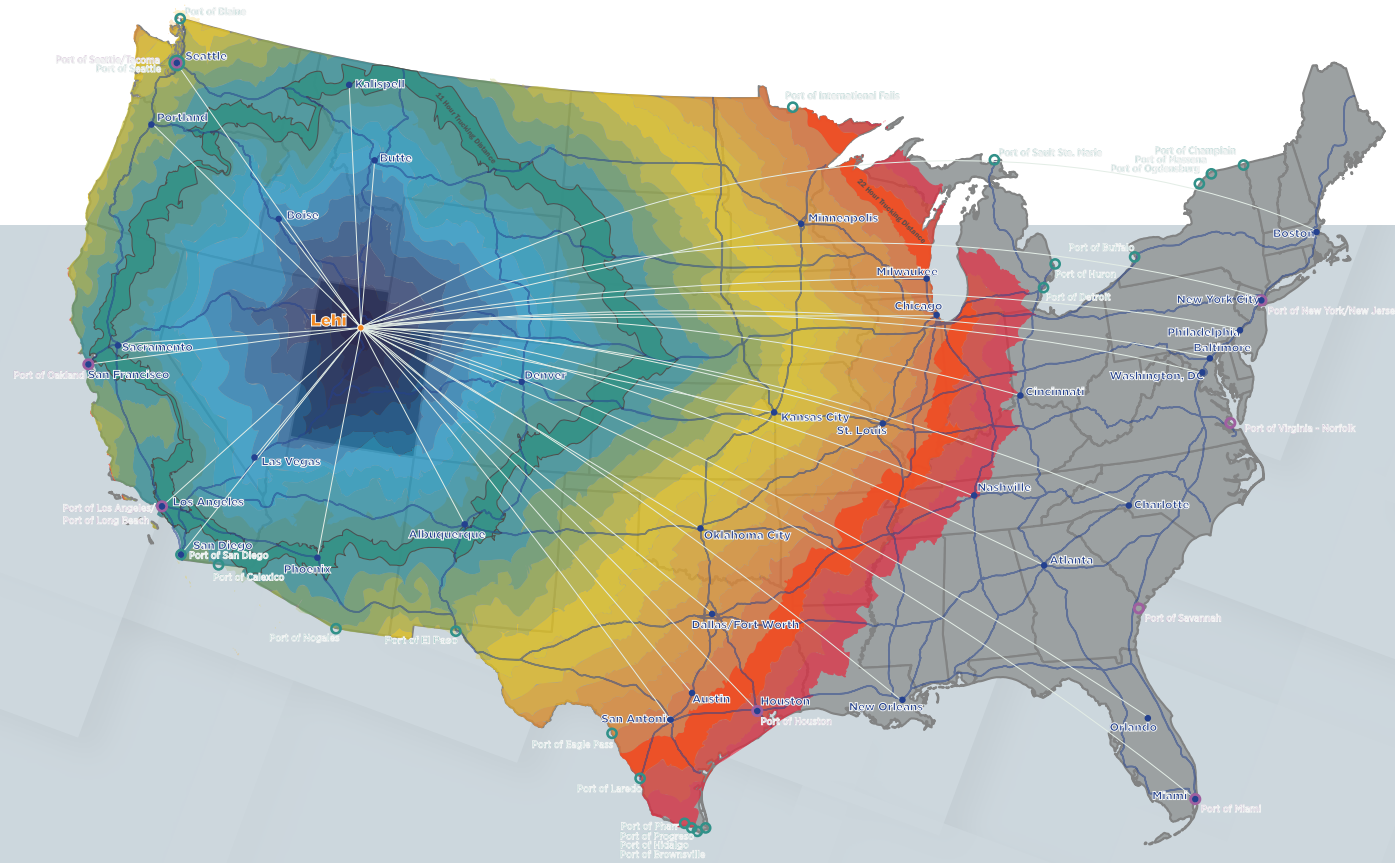
INCOME | 2023 AVERAGE HHI



INCOME | 2023 PER CAPITA



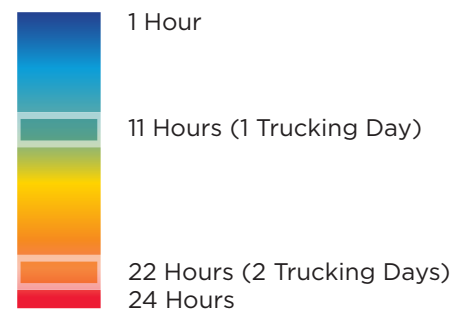
**HB TRAVEL TIMES**



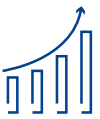
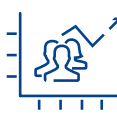






**CROSSROADS OF THE WEST**

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?**


<p><b>Job Growth</b></p>  <p><b>Utah 2.3%</b> National 2.0%</p>	<p><b>Population Growth</b></p>  <p><b>Utah 1.8%</b> National 0.5%</p>	<p><b>Median Wage</b></p>  <p><b>Utah \$61,269</b> National \$59,228</p>	<p><b>Median Age</b></p>  <p><b>Utah 31.4</b> National 37.9</p>
<p><b>Educated Workforce with Bachelor's Degrees</b></p>  <p><b>Utah 35.4%</b> National 33.7%</p>	<p><b>Unemployment</b></p>  <p><b>Utah 2.8%</b> National 3.6%</p>	<p><b>Labor Force Participation</b></p>  <p><b>Utah 68.5%</b> National 62.6%</p>	<p><b>Job Growth Year Over Year</b></p>  <p><b>Utah 2.3%</b> National 2.0%</p>

**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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