

# Industrial Infill Development Site - Woods Cross

2560 SOUTH 1100 WEST, WOODS CROSS, UT

## For Sale

**\$4,280,000 (\$25 PSF)**

### Highlights

- 3.93-acre commercial parcel
- Immediate access to I-15 and Legacy Highway, and minutes from I-80
- ±15 minutes from Salt Lake City International Airport
- Flexible I-1 (industrial) zoning, supporting a broad range of uses including Industrial outdoor storage, multi-tenant flex office, warehouse/distribution, and manufacturing/ light Industrial
- Strong tenant/labor draw from both Davis County and greater Salt Lake
- Minutes from UTA FrontRunner (Woods Cross Station) connecting Ogden to Provo
- ± 600' of frontage on 1100 West, and 300' on 2600 South
- Improvements include new water lines, curb, gutter, and sidewalks
- See next page for conceptual building plans
- Strong daytime population supported by retail and civic employment

*For information, please contact:*

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376 E. 400 S.

Suite 120

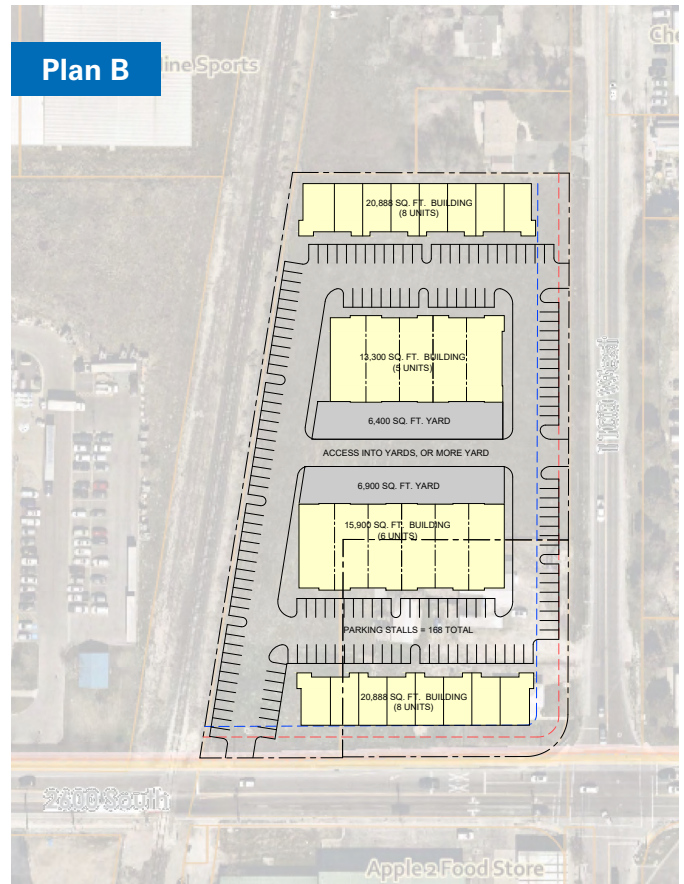
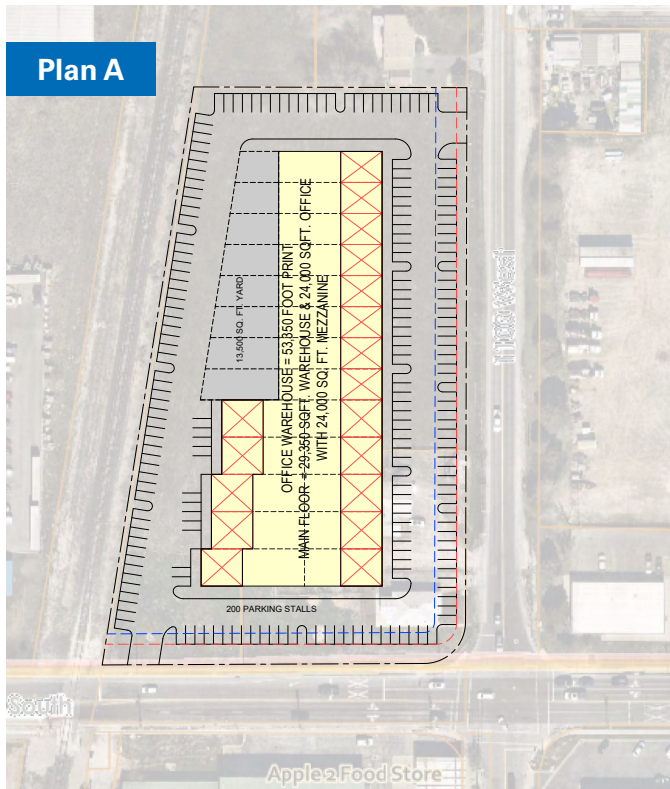
Salt Lake City, UT 84111

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**MOUNTAIN WEST**

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# Conceptual Building Plans



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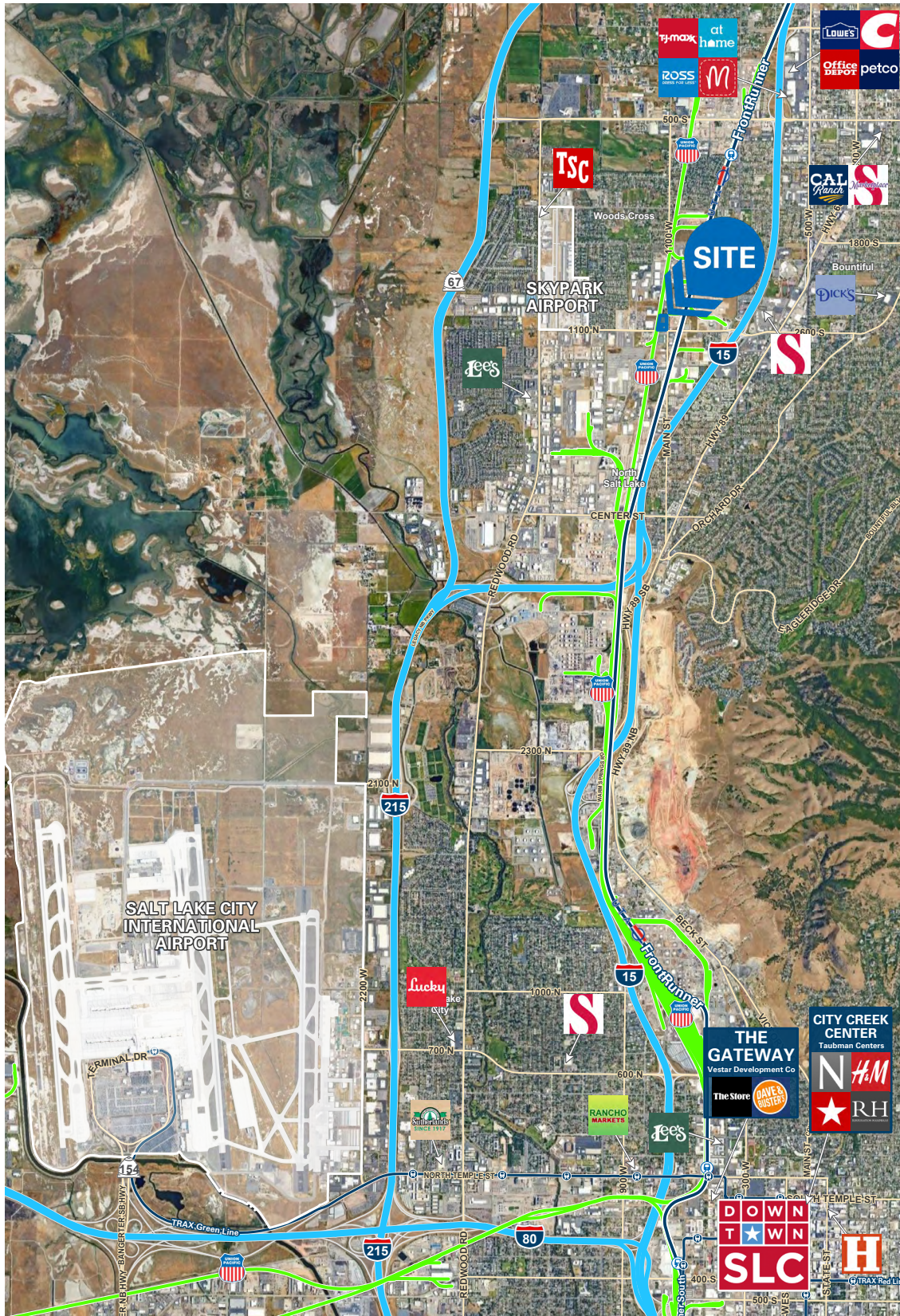
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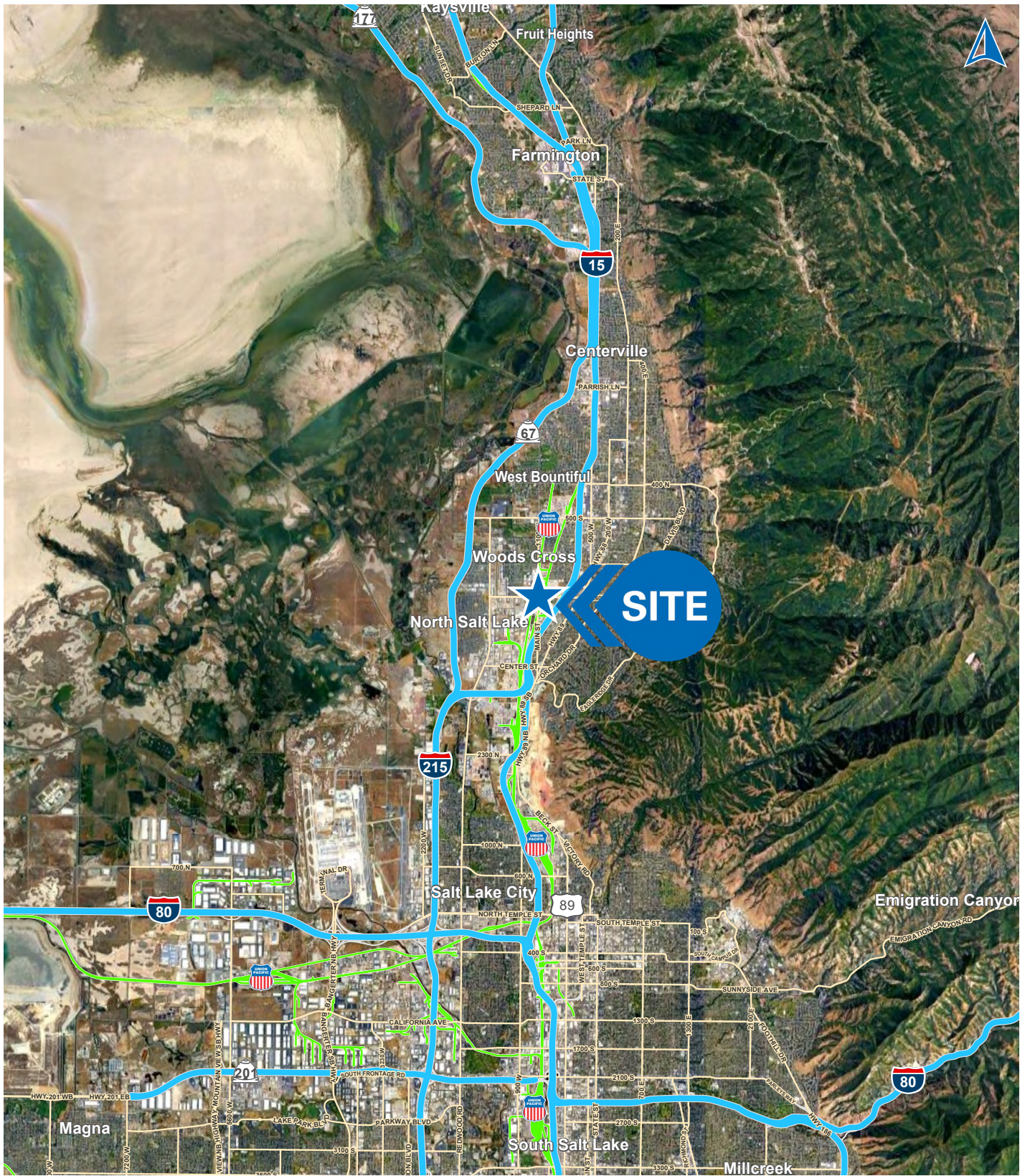
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