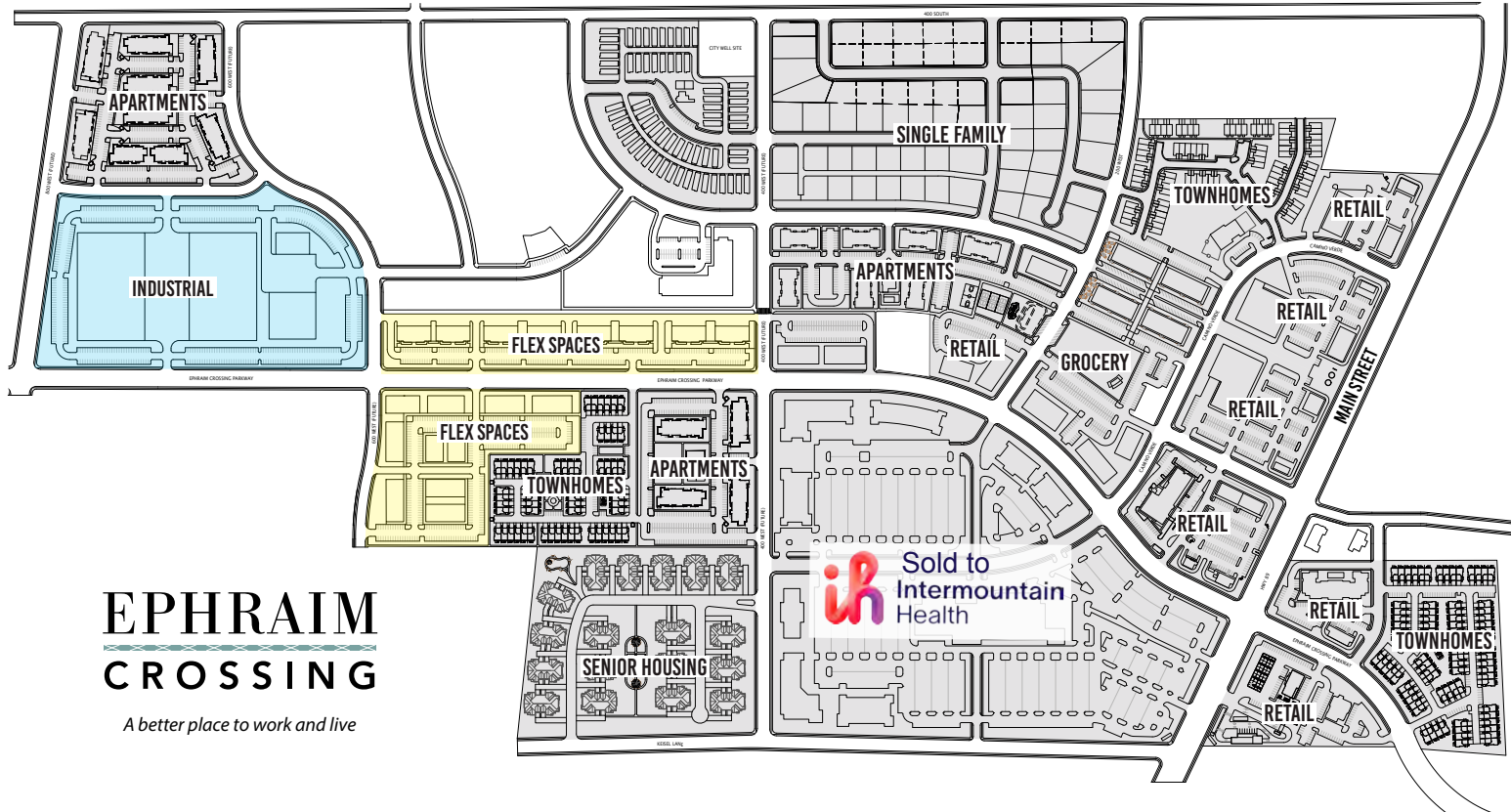


Ephraim Crossing Industrial

500-800 South Hwy 89
Ephraim, UT 84627



**EPHRAIM
CROSSING**
A better place to work and live



INDUSTRIAL LAND | FOR SALE / LEASE / BTS / JV

This multi-use development in Ephraim, UT is part of a 240-acre master-planned community featuring a new Intermountain Health Hospital, 700+ residential units, retail, schools, and flex/ industrial buildings.

PROPERTY INFORMATION

- > Industrial/ Flex Land **for Sale:** \$8-10 psf
- > Lots range in size 1 to 40 acres
- > Industrial/ Flex buildings **for Lease:** from \$1.00 psf/ Mo/ NNN
- > 2,000 SF - 200,000 SF available for lease
- > Located at new connecting intersection to Ephraim Canyon on Highway 89 in the hub of Sanpete County
- > Utah State University Satellite Campus + Snow College totals over 4,500 students
- > Ephraim LDS Temple is under construction and is scheduled for completion in 2025.
- > IHC just purchased 35 acres on the south end of town for a trauma center hospital with life flight.
- > Pro-business government that supports expansion.



