









## Ephraim Crossing Industrial

500-800 South Hwy 89 Ephraim, UT 84627



## 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



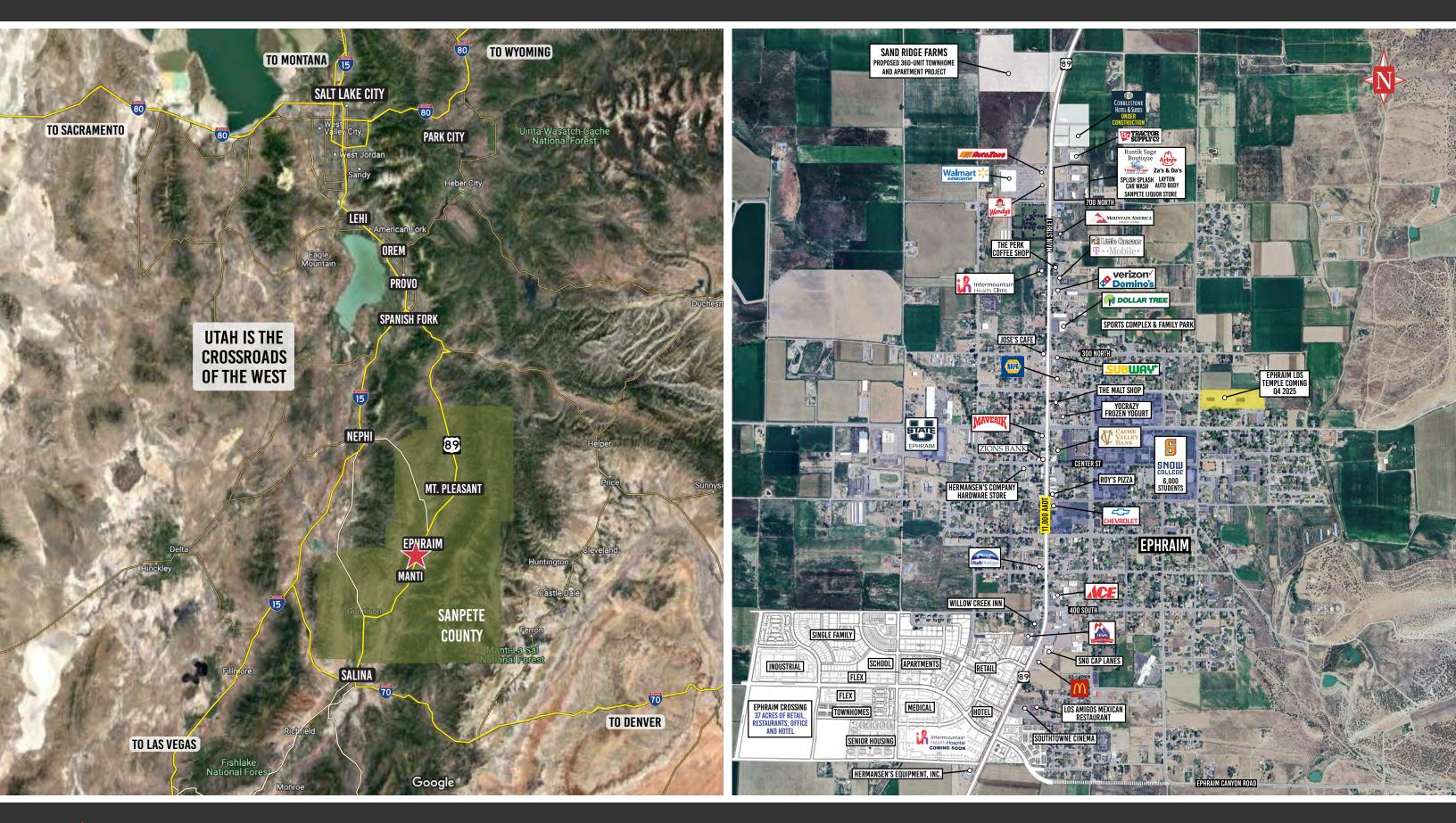
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- Utah State University Satellite Campus + Snow
  College totals over 4,500 students
- Ephraim LDS Temple is under construction and is scheduled for completion in 2025.
- IHC just purchased 35 acres on the south end of town for a trauma center hospital with life flight.
- Pro-business government that supports expansion.

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