



#### Property Information:

**Property Type:** Development Land

**Lot Size:** Approx. 98.84 Acres

**Zoning:** Commercial

#### Property Features:

- Located near regional industrial hub
- Easy access from I-15 Interchange
- High visibility from I-15
- City sewer accessible from front lot line through Shelley Sewer District
- Electricity through Rocky Mountain Power
- Ideal location for logistics and distribution center
- Ideal location for corporate campus development

