

75609 & 75610

**FOR SALE  
OR LEASE**

**Industrial Leased Investments**

1421 & 1443 S 1710 E  
Washington, UT 84780

**± 9,000-12,000 SF | INDUSTRIAL**

**NAI Excel**

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

**Curren Christensen**

435.627.5752

[currenc@naiexcel.com](mailto:currenc@naiexcel.com)

## Property Specs

### PURCHASE OPTION

SALE PRICE **Lot 14 | \$2,115,000**  
**Lot 15 | \$2,820,000**

### LEASE OPTION

LEASE RATE | LOT 14 **Starting at \$1.30 /SF/Mo NNN**  
**4,500 SF Available**

LOT SIZE | ACRES **±0.84-1.75 AC**

YEAR BUILT **2025**

TYPE **Industrial | Manufacturing**

ZONING **I-2**

PARCEL ID **W-DEIP-2-14**  
**W-DEIP-2-15**

- Lot 14 | 9,000 SF total; 4,500 SF available for occupancy  
4,500 SF leased; pro forma net income of \$135,000
- Lot 15 | \$180,000 net rental income; new 5-year leases in  
place with 3% annual increases
- Call Curren with any questions.



OR TEXT 22602 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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# SUMMARY



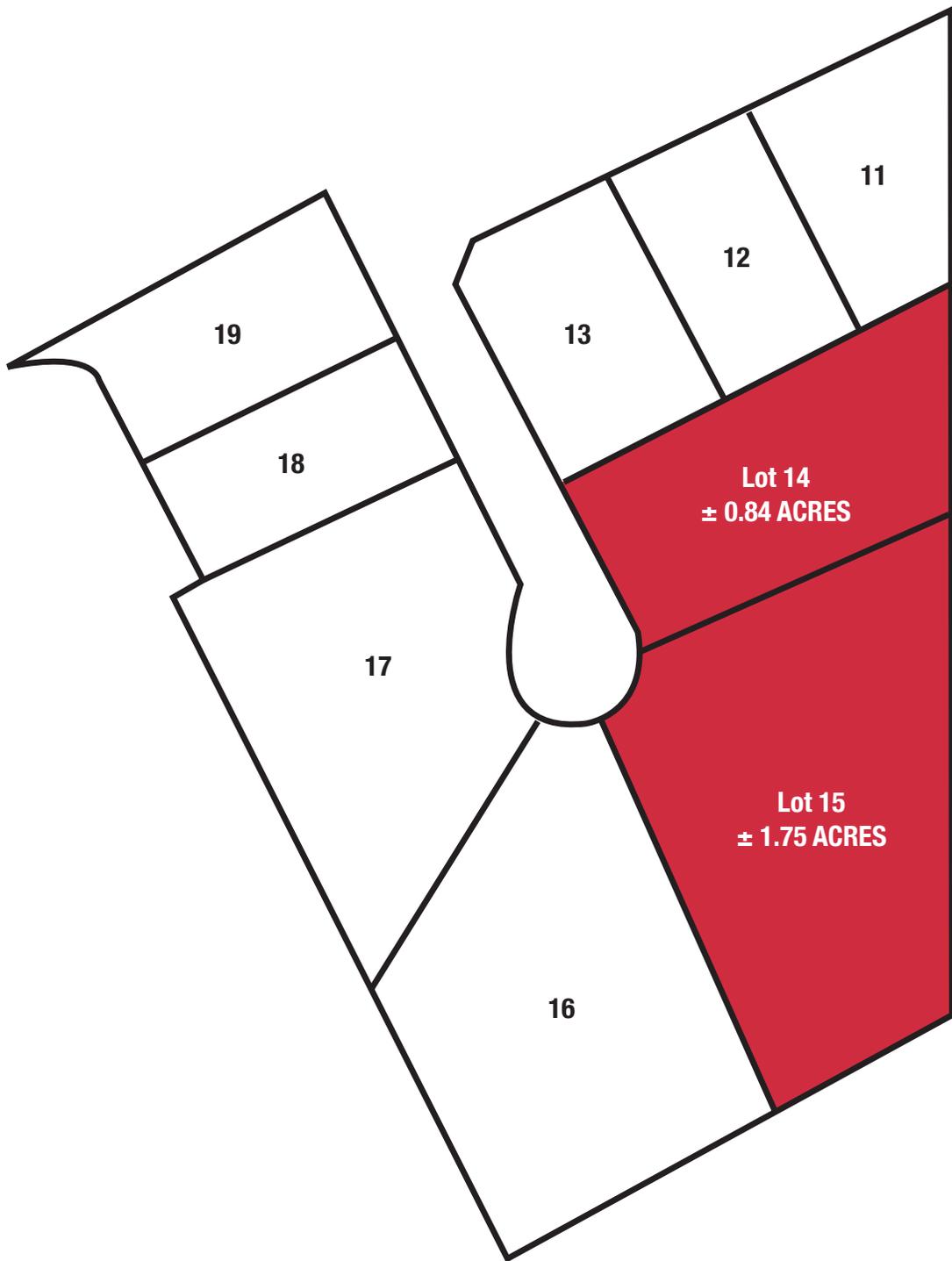
PHOTOS



# PHOTOS



# PLAT MAP

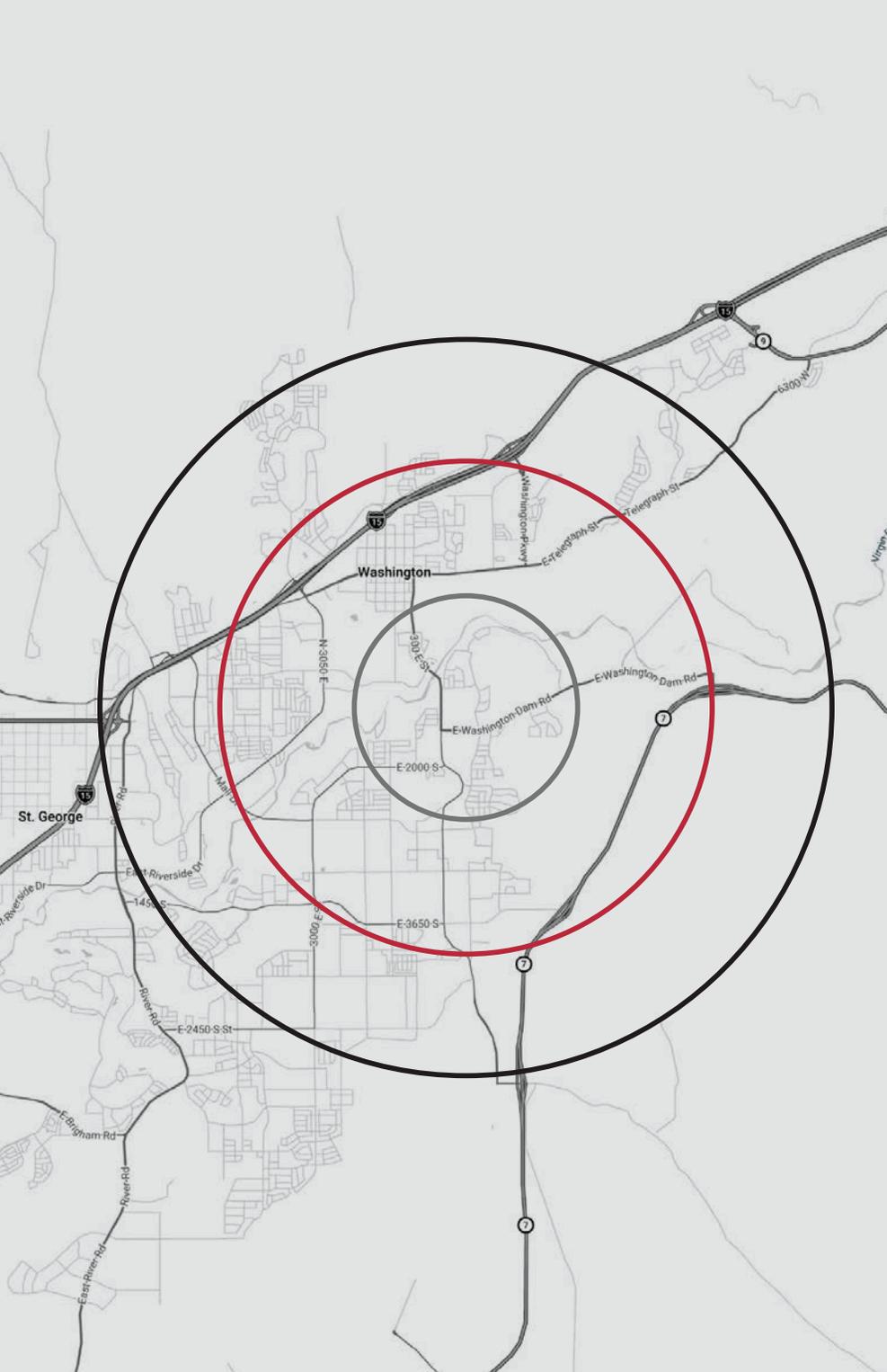


# AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

# DEMOGRAPHICS



## POPULATION

2025 Population

1-mile

2,189

3-mile

36,221

5-mile

74,215

## HOUSEHOLDS

2025 Households

1-mile

621

3-mile

12,412

5-mile

25,199

## INCOME

2025 Average HH Income

1-mile

\$144,666

3-mile

\$118,100

5-mile

\$116,722

## Traffic Counts

### STREET

Washington Dam Rd

Washington Fields Rd

### AADT

31,512

416,335

# TERMS & CONDITIONS

## **Terms and Conditions**

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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## **Summary Documents**

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