

HURRICANE MULTI-TENANT INDUSTRIAL

2404 W 350 N, Hurricane, UT 84737



EXECUTIVE SUMMARY



LEASE RATE **\$1.00 SF/MONTH**

OFFERING SUMMARY

Available SF:	2,500 SF
Lease Rate:	\$1.00 SF/month (Gross)
Year Built:	1997
Building Size:	10,000 SF
Renovated:	2017

PROPERTY OVERVIEW

Ideal incubator, manufacturing, or retail/office space with front office and waiting area/lobby and showroom/workspace/manufacturing space. Lower ceiling heights reduce heating and cooling costs vs. other high ceiling warehouse spaces. Front space providing the best visibility and access on the property. Only one space left.

PROPERTY HIGHLIGHTS

- 2,500sf available for lease
- \$1.00 SF Gross
- Incubator, manufacturing, retail office use
- Private Bathroom
- Showroom/workspace area with roll-up door and some yard space
- 1 rollup 15' 1/2 w x 9' h
- 200 amps 120/208
- 3 phase available to building

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ADDITIONAL PHOTOS



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AERIAL MAP



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