



## EXECUTIVE SUMMARY



**LEASE RATE**    **\$1.25 PER MONTH**

### OFFERING SUMMARY

Available SF:	3,000 SF
Lease Rate:	\$1.25 per month (MG)
Year Built:	2024
Building Size:	6,000 SF
Zoning:	M-1

### LOCATION OVERVIEW

I-15 Exit 9, head east on SR-9/State Street, south on 5300 W, east on Industrial Dr, south on Commerce St. Near Utah DMV, Washington County Fairgrounds, Sheriff's Office, & CAT Wheeler.

For More Information:

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### PROPERTY OVERVIEW

Brand new industrial building in the Fairgrounds Industrial Park. Several upgrades including 20+ ceiling height, 3 phase power, and paved yard. Gorgeous front entry with Modera block wainscoting with a front metal canopy. 3,000sf available. Ready for immediate occupancy.

### PROPERTY HIGHLIGHTS

- 3,000sf available
- Two offices, one restroom
- Heat & swamp cooler in warehouse
- 200A, 120/208V 3 Phase power
- 2 - 12'x14' drive through rollup doors
- Paved yard
- LED lighting in office & warehouse
- Stained concrete flooring in office
- Modera block wainscoting with front welded canopy



## FAIRGROUNDS INDUSTRIAL - LEGACY BUSINESS PARK

563 S Commerce St #6, Hurricane, UT 84737



### ADDITIONAL PHOTOS



Front View of Unit #6



Office



Office/ Reception



Warehouse

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### ADDITIONAL PHOTOS



Front Roll up door (12'x14')



Rear Storage and Roll Up Door (12'x14')

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## LOCATION MAP



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*For More Information:*

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