



FOR
LEASE

5645 W 720 S
Hurricane, UT 84737

- Industrial building with HVAC and large, fenced yard for lease.
- Phase 4 building for lease.
- Many improvements including warehouse HVAC, over 17,000SF fenced yard and more.

±2,500 – 5,000 SF INDUSTRIAL

Property Specs

LEASED PRICE	\$1.25/SF/Month + NNN
BUILDING SIZE SF	± 5,000 SF
LOT SIZE	± 0.74 Acres
YEAR BUILT	2022
TYPE	Industrial Office/Retail Warehouse

- Industrial building with HVAC and large, fenced yard for lease.
- Phase 4 building for lease.
- Many improvements including warehouse HVAC, industrial surge protection, over 17,000 total SF fenced yard and more.
- 2,500-5,000 SF spaces available.
- Do not disturb business or property.
- Contact Kevin to schedule showings.



FOR MORE INFO
CLICK HERE

OR TEXT 23493 TO 39200
Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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PHOTOS



2022

YEAR BUILT

0.74

LOT SIZE

$\pm 5,000$

TOTAL SF AVAILABLE



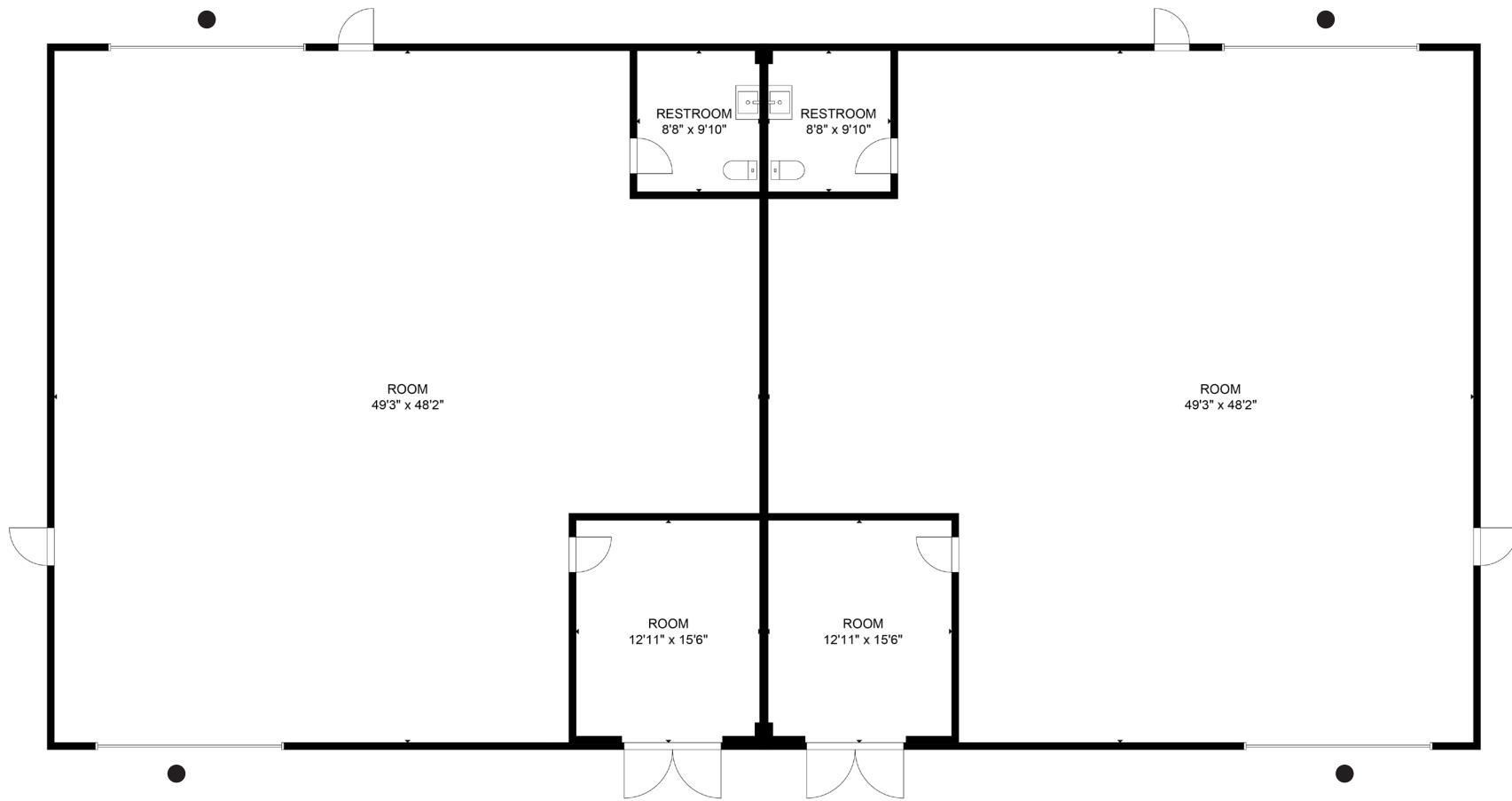
AREA MAP

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



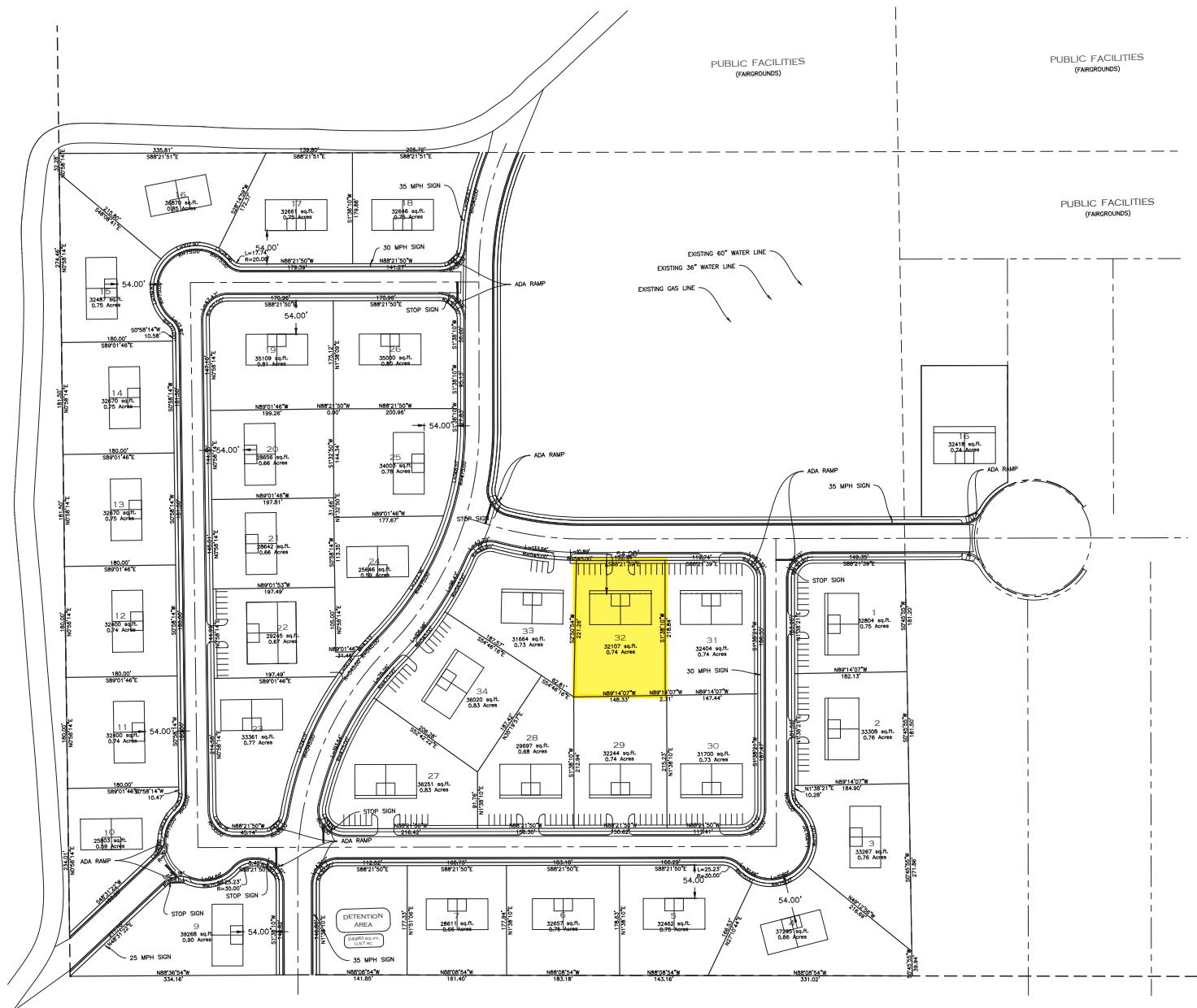
Floor Plan

- GRADE LEVEL LOADING DOOR

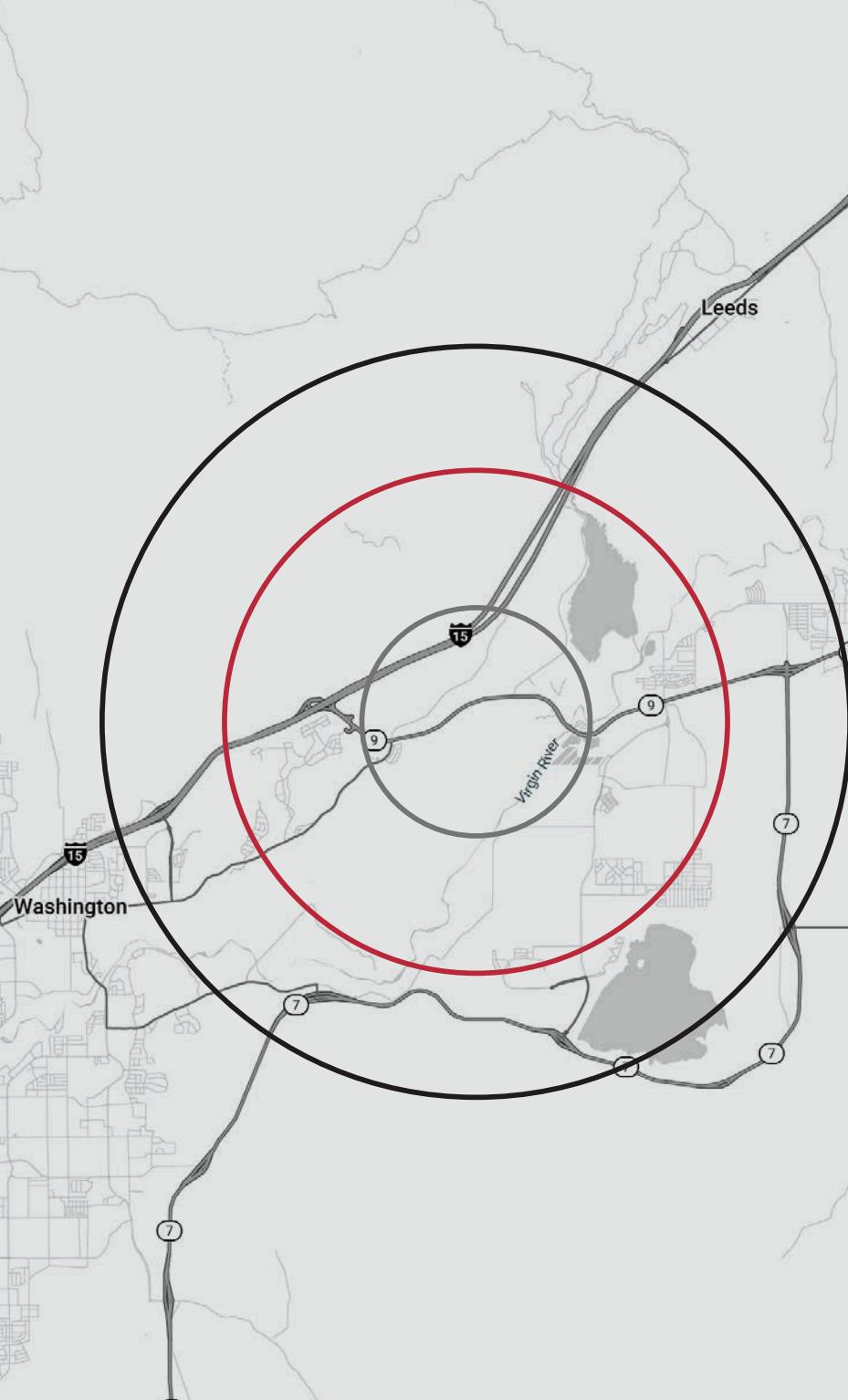


TOTAL SF	LEASE RATE	YEAR BUILT	ADDITIONAL FEATURES
± 5,000 SF	\$1.25/SF/NNN	2022	±17,000 SF Large Fenced Yard

Siemens



Available



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	1,156	8,750	23,991
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	236	3,475	9,613
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$77,928	\$92,989	\$95,627

Traffic Counts

STREET	AADT
State St	32,000
I-15	62,000

Cities Nearby

Las Vegas, Nevada	131 miles
Los Angeles, California	399 miles
Salt Lake City, Utah	298 miles
Denver, Colorado	626 miles
Phoenix, Arizona	402 miles

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

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being "as built", and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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325+

OFFICES

1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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