

## HILDALE MANUFACTURING & PRODUCTION PROPERTY

680 N Cottonwood St, Hildale, UT 84784



### EXECUTIVE SUMMARY



**LEASE RATE**    **\$0.60 SF/MONTH**

#### OFFERING SUMMARY

Available SF:	27,210 SF
Lease Rate:	\$0.60 SF/month (NNN)
Year Built:	2013
Building Size:	27,210 SF
Zoning:	Industrial

#### LOCATION OVERVIEW

680 N Cottonwood St, Hildale, UT 84784, is an industrial property situated within the up and coming city of Hildale, Utah. The surrounding area is characterized by red rock formations and expansive views, with transportation access provided by the St. George Regional Airport.

For More Information:

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ANDREW SORENSEN, SIOR  
435.359.4903  
andrew@linxcre.com

#### PROPERTY OVERVIEW

This expansive 27,210 SF warehouse, constructed in 2014 and newly renovated, boasts a dynamic blend of high-capacity features designed to elevate your operations. With five overhead doors and two dock-high doors ensuring seamless logistics, an impressive 18'-28.4' clear height optimizing storage, and robust 3-phase power (1000 amps, 480v) ready for heavy machinery, this facility is primed for peak performance. Reinforced 6-8" concrete floors, a flexible open layout, and excellent highway access further enhance this modern, well-maintained space, making it perfect for distribution, manufacturing, warehousing, or logistics.

#### PROPERTY HIGHLIGHTS

- 5 overhead doors & 2 dock-high doors
- 18'-28.4' clear height
- 3-phase power (1000 amps, 480v)
- Spacious open layout
- 8" water main on-site





## HILDALE MANUFACTURING & PRODUCTION PROPERTY

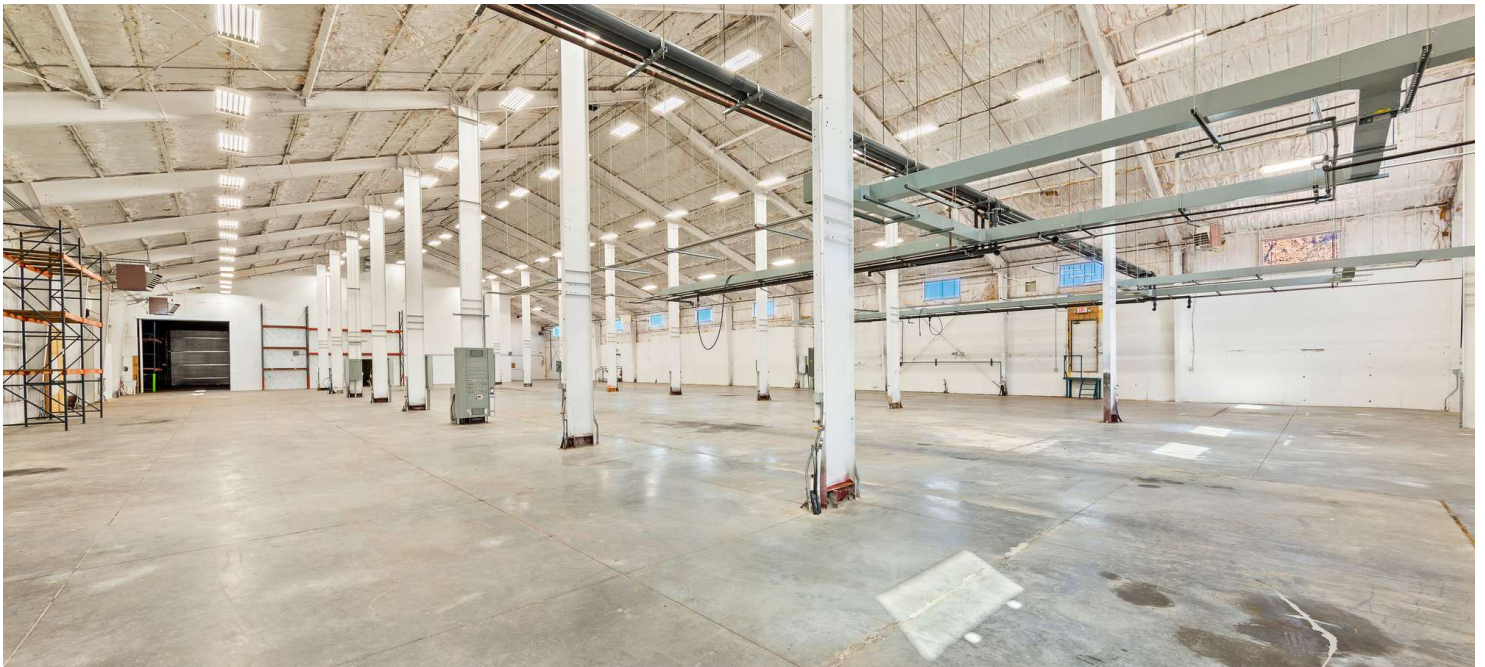
680 N Cottonwood St, Hildale, UT 84784



### ADDITIONAL PHOTOS



Warehouse



Warehouse

For More Information:

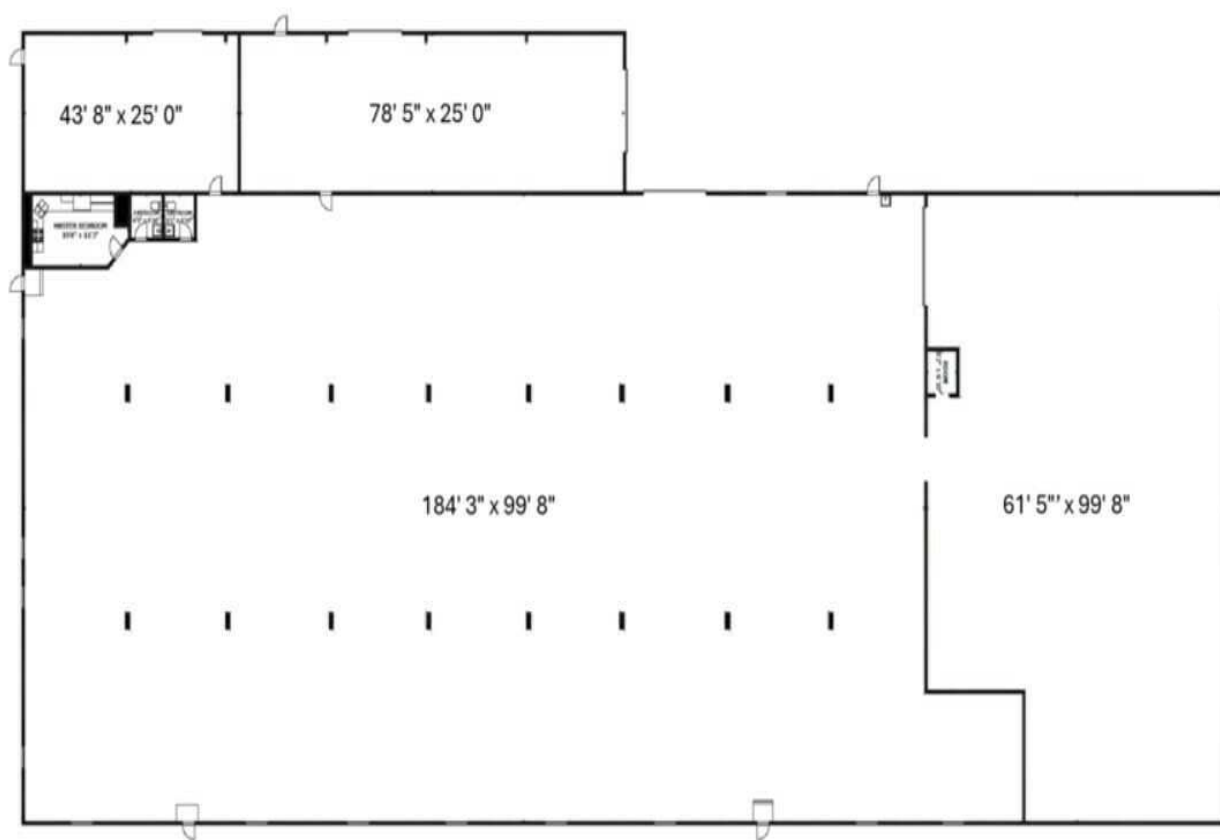
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## FLOOR PLAN



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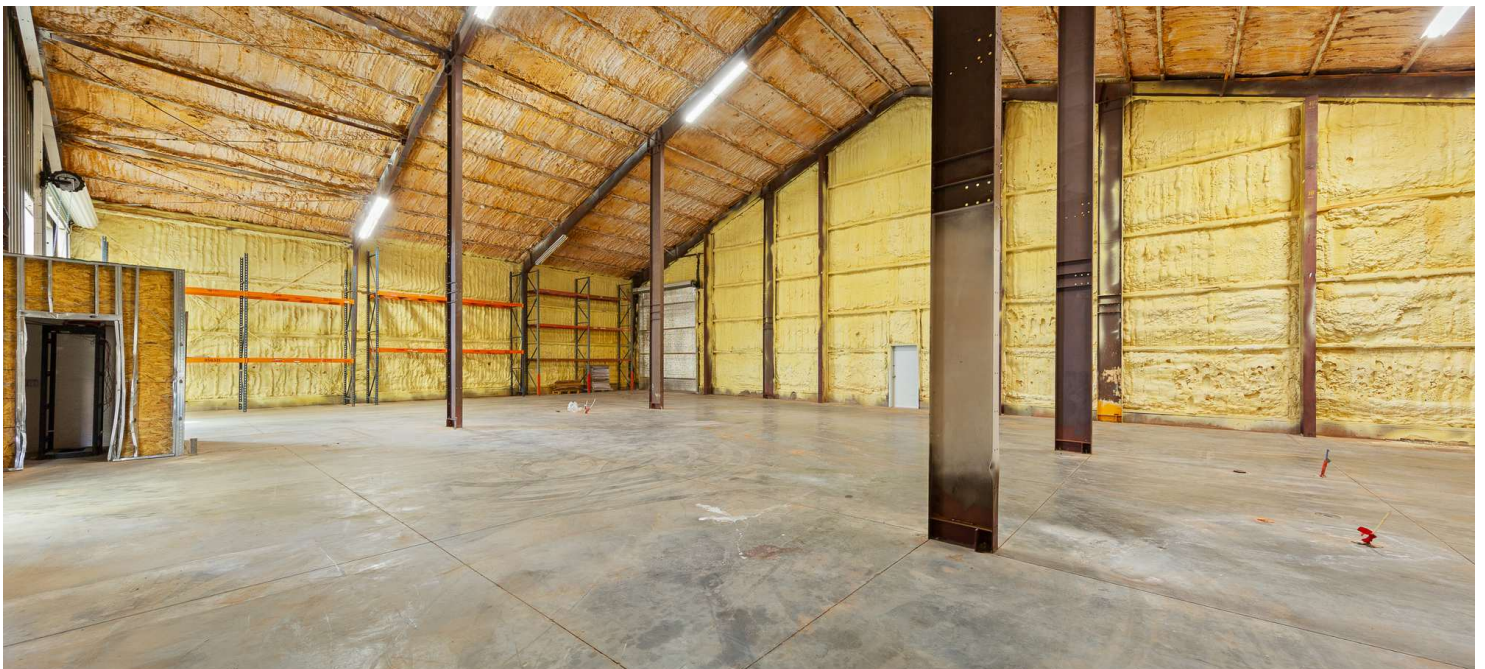
680 N Cottonwood St, Hildale, UT 84784



### ADDITIONAL PHOTOS



Warehouse



Warehouse Side Room

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### ADDITIONAL PHOTOS



Office & Bathrooms



Breakroom



Dock Door Area



Machinery Room

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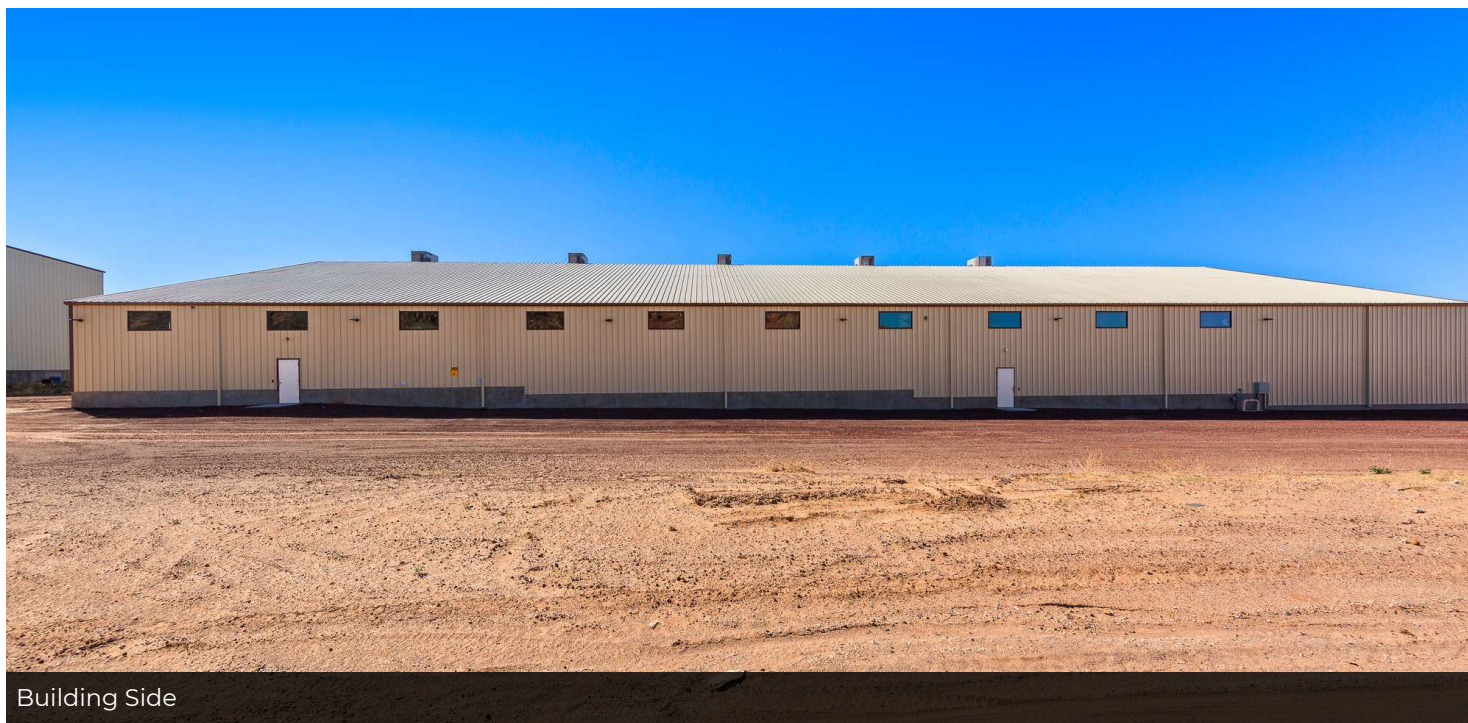
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### ADDITIONAL PHOTOS



Warehouse



Building Side

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### ADDITIONAL PHOTOS



Dock Area



Building Side

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## LOCATION MAP



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*For More Information:*

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