



FOR LEASE

1467 E Hillcrest Dr
Unit 2
Washington, UT 84780

± 1,620 SF | INDUSTRIAL

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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Property Specs

LEASE PRICE	\$1.15/SF/NNN
BUILDING SIZE SF	± 3,240 SF
AVAILABLE SF	± 1,620 SF
LOT SIZE	± 0.29 Acres
YEAR BUILT	2020
CLASS	B
TYPE	Industrial Warehouse/Distribution

- Located just off Washington Dam Road
- Small HVAC in the warehouse
- 3-phase power available in the subdivision at additional cost
- 12x14 Overhead Door
- Small yard



OR TEXT 23576 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

2020
YEAR BUILT

B
CLASS

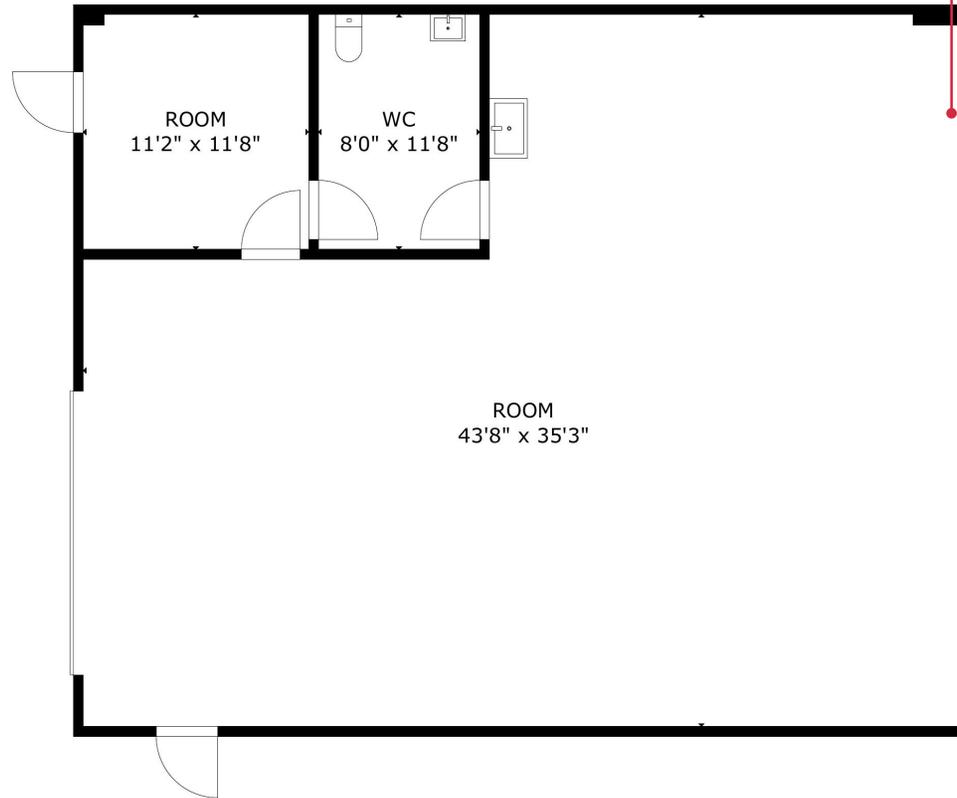
± 1,620
TOTAL SF AVAILABLE



FLOOR PLAN



CLICK HERE
FOR A 3D TOUR



GROSS INTERNAL AREA
TOTAL: 1,541 sq.ft
FLOOR 1: 1,541 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1

TOTAL SF	LEASE RATE	YEAR BUILT	CLASS	ADDITIONAL FEATURES
± 1,620 SF	\$1.15/SF/NNN	2020	B	text

AREA MAP



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

DEMOGRAPHICS



POPULATION	1-mile	3-mile	5-mile
2025 Population	3,606	40,320	77,171
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	1,238	13,923	26,427
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$127,979	\$114,356	\$114,795

Traffic Counts

STREET	AADT
Washington Dam Rd	1,300
Washington Fields Rd	16,000

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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1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

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