



FOR SALE

5682 West 670 South,
Hurricane, UT 84737

± 5,000 SF | INDUSTRIAL

Property Specs

SALE PRICE	\$1,289,000
BUILDING SIZE SF	± 5,000 SF
LOT SIZE	±0.75
TAX ID	H-QCIP-4-18
YEAR BUILT	2021
TYPE	Industrial Office/Retail Warehouse
ZONING	Light Industrial

- Opportunity to occupy ±2,000 SF with lease income on the remaining ±3,000 SF
- 5-year lease extension in place as of 2025
- Built-out mezzanine and additional offices with a large secured yard
- Strong regional tenant occupying 66% of the building
- Excellent opportunity for a partial owner-user or investment property



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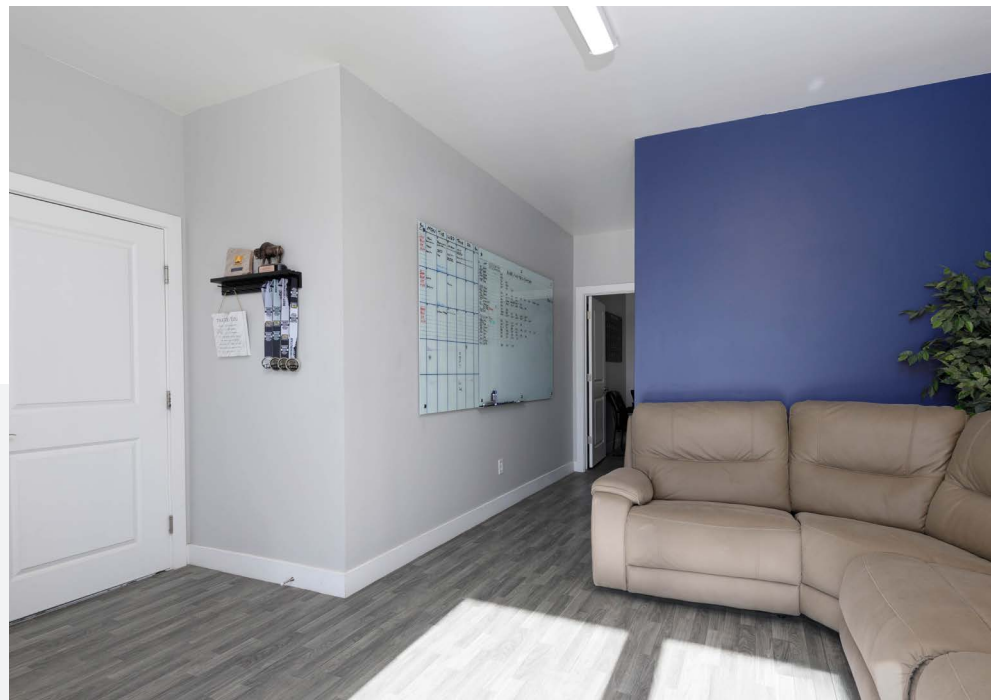


SUMMARY

PHOTOS



UNIT 1





PHOTOS





PHOTOS





PHOTOS





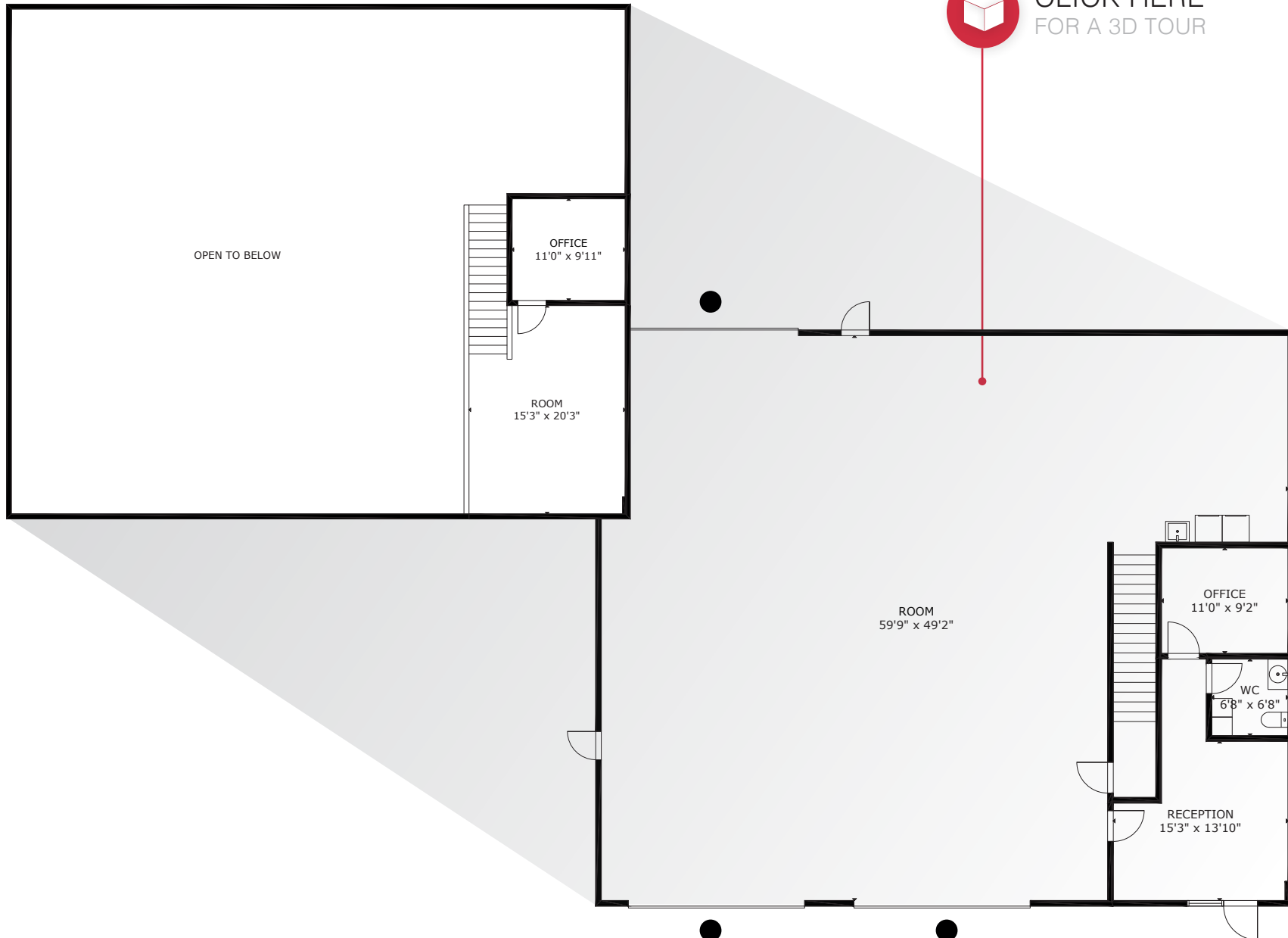
PHOTOS



UNIT 1



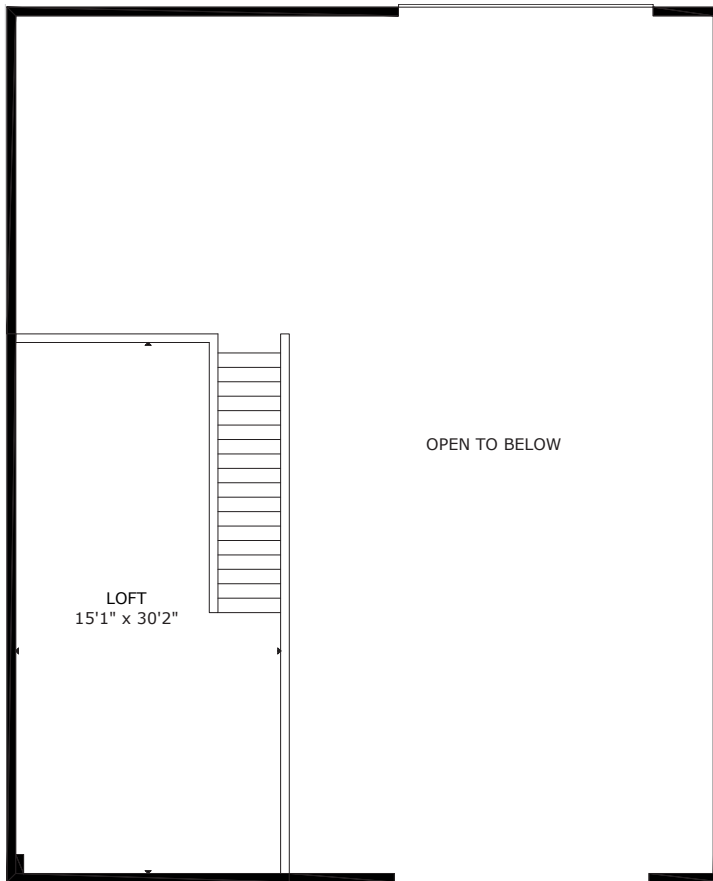
CLICK HERE
FOR A 3D TOUR



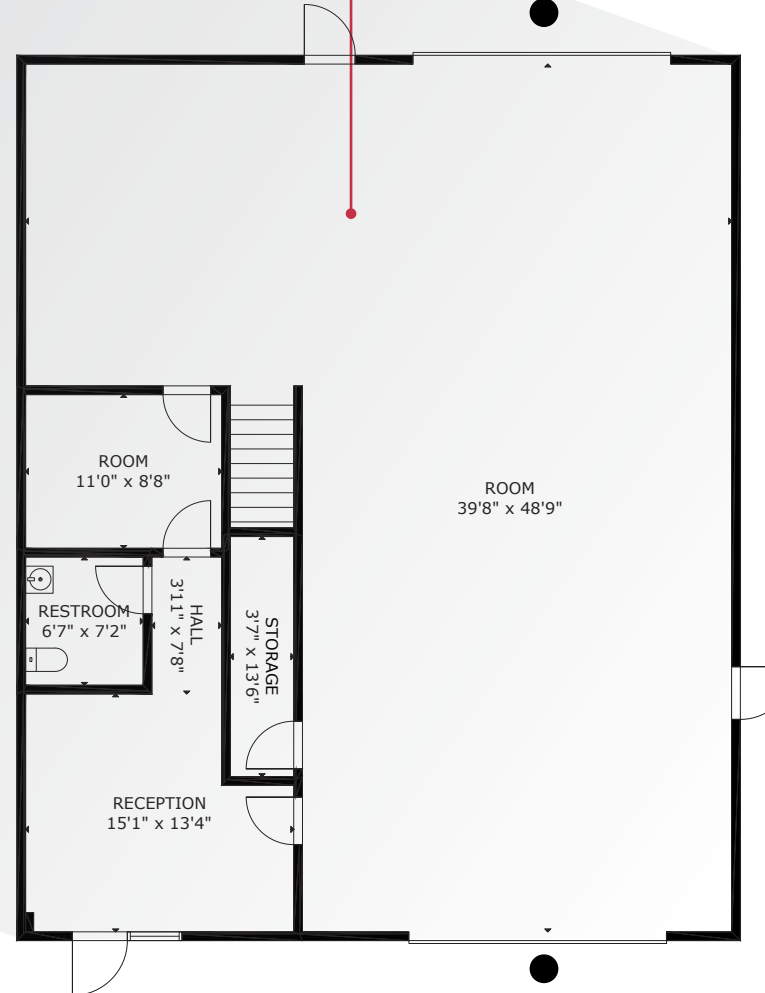
● - GRADE ROLLUP DOOR

FLOOR PLAN

UNIT 2



CLICK HERE
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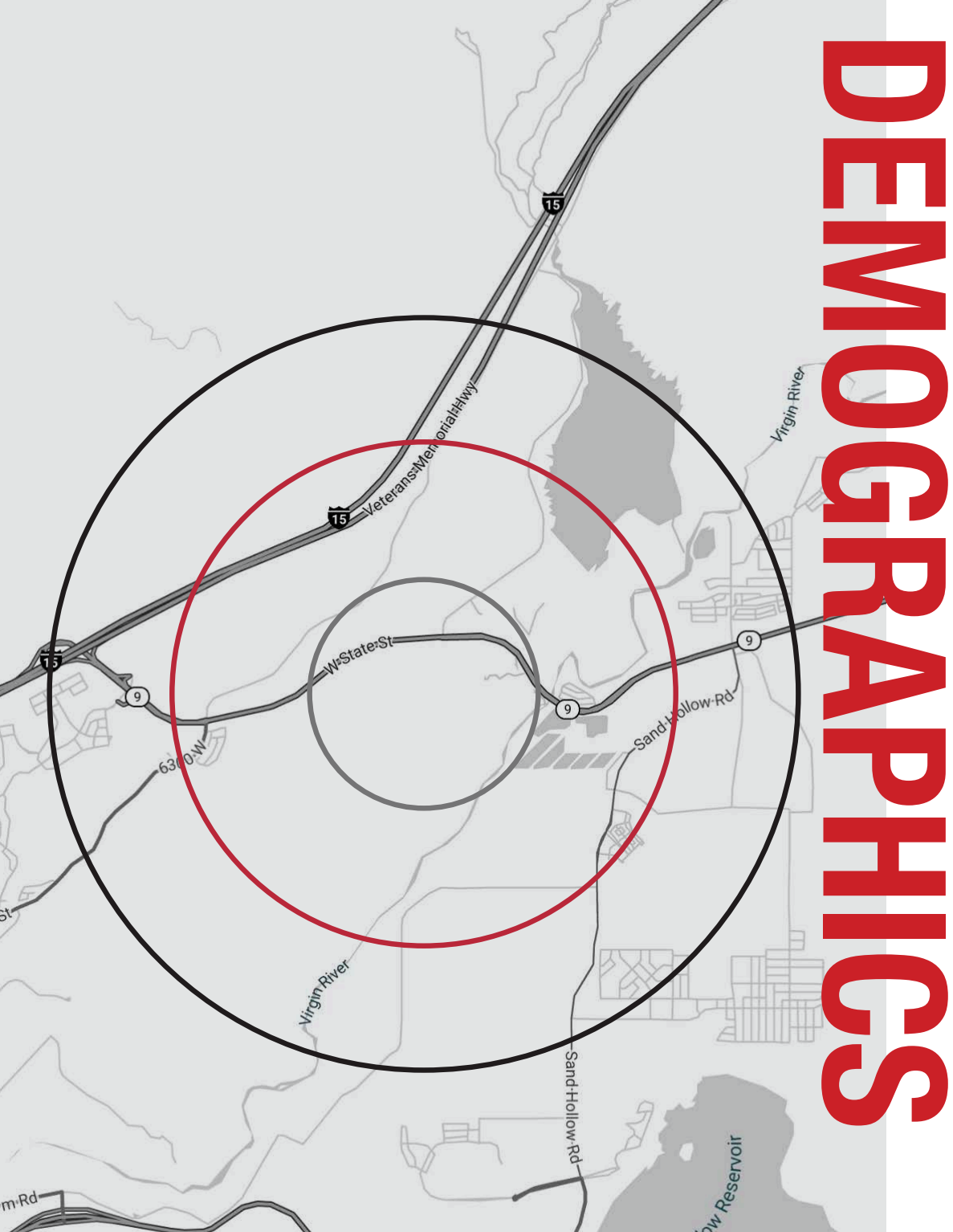
● - GRADE ROLLUP DOOR

FLOOR PLAN

AREA MAP



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



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	790	9,309	21,632
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	103	3,511	8,589
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$68,350	\$101,059	\$101,246

Traffic Counts

STREET	AADT
State St	42,000
I-15	62,000

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

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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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

243 E St. George Blvd Ste 200
St. George, Utah 84770

435.628.1609 | naiexcel.com

Curren Christensen

435.627.5752

currenc@naiexcel.com

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