



# FOR LEASE

## HYRUM FLEX

1810 Anvil Blvd,  
Hyrum UT 84319

± 1,800 - 2,400 SF | INDUSTRIAL  
WAREHOUSE / DISTRIBUTION



## Property Specs

LEASED PRICE	<b>\$1.00 /SF/MO NNN</b>
AVAILABLE   SF	Option 1   ± 1,560 SF Option 2   ± 3,120 SF Option 3   ± 4,680 SF
TOTAL GLA	±15,000 SF
TYPE	Industrial   Warehouse/Distribution
YEAR BUILT	2025
ZONING	Industrial

- Building 1A: Leased
- Building 1B: 1,560 SF w/ 1 restroom & office
- Building 1C-E: 4,680 w/ 1 restroom & office
- Building 2A: 1,560 SF w/ 1 restroom & office
- Building 2B: 1,560 SF w/ 1 restroom & office
- Building 2C-E: 4,680 SF w/ 1 restroom & office
- Building 2: Whole building available for lease
- Owner open to removing any current demising walls for larger contiguous space, or adding demising walls, with a spec office & restroom per bay.



OR TEXT 23484 TO 39200

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# SUMMARY





PHOTOS







PHOTOS







PHOTOS







# AREA MAP



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





# DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	3,435	10,954	26,570
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	942	3,241	7,654
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$142,646	\$120,489	\$135,385

## Traffic Counts

STREET	AADT
Blacksmith Fork Canyon Road	3,602
800 East	13,076

## Cities Nearby

Salt Lake City, Utah	47 miles
Las Vegas, Nevada	376 miles
Boise, Idaho	384 miles
Denver, Colorado	481 miles
Phoenix, Arizona	619 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.

## Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

## Summary Documents

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## No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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