

FOR SALE

HARRISVILLE FLEX SPACE



## PROPERTY DETAILS

1587 North 750 West, Harrisville, UT 84404

- Purchase price \$3,000,000
- 15,000 SF Building
- 7,500 Leased
- 2,500-7,500 Available
- Parcel 0.96 Acres
- New Build
- 22 foot ceilings
- 3 Phase Power
- 200,000 BTU in each space
- 6inch concrete slab
- Bathrooms at rear of building in each unit- Glass store front entries-
- Asphalt Parking Lot
- Each unit separately metered with Gas and electric.



## 2025 DEMOS



### EST. POPULATION

1 MILE » **6,725**  
 3 MILE » **62,112**  
 5 MILE » **118,395**



### EST. HOUSEHOLDS

1 MILE » **2,283**  
 3 MILE » **21,185**  
 5 MILE » **42,121**



### EST. AVERAGE HH INCOME

1 MILE » **\$113,214**  
 3 MILE » **\$114,849**  
 5 MILE » **\$109,684**

# NEWMARK

## MOUNTAIN WEST

### MIKE MEDINA

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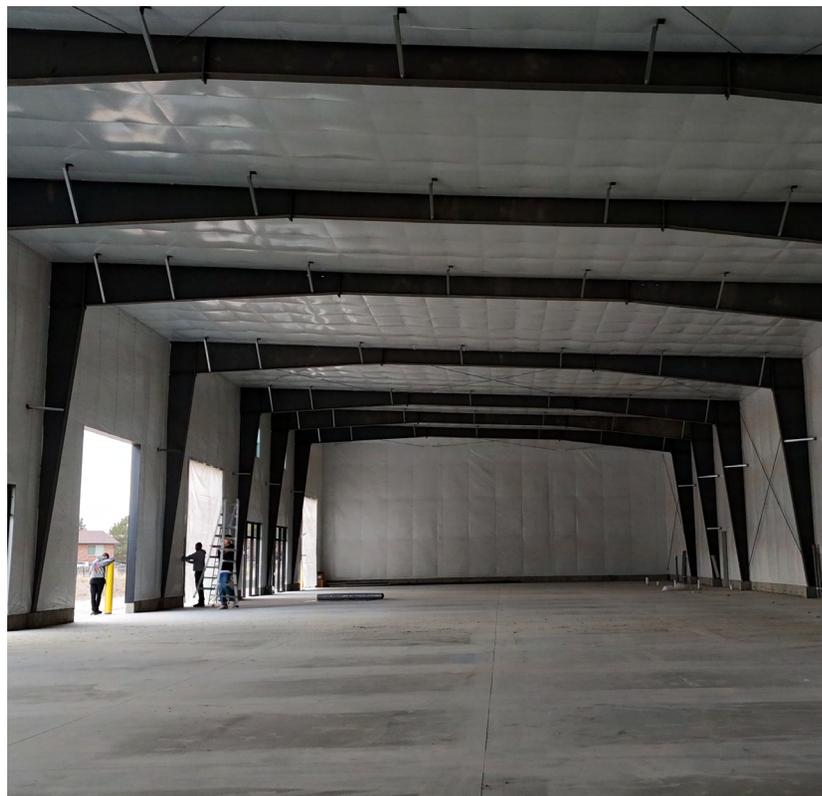
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# SITE PLAN

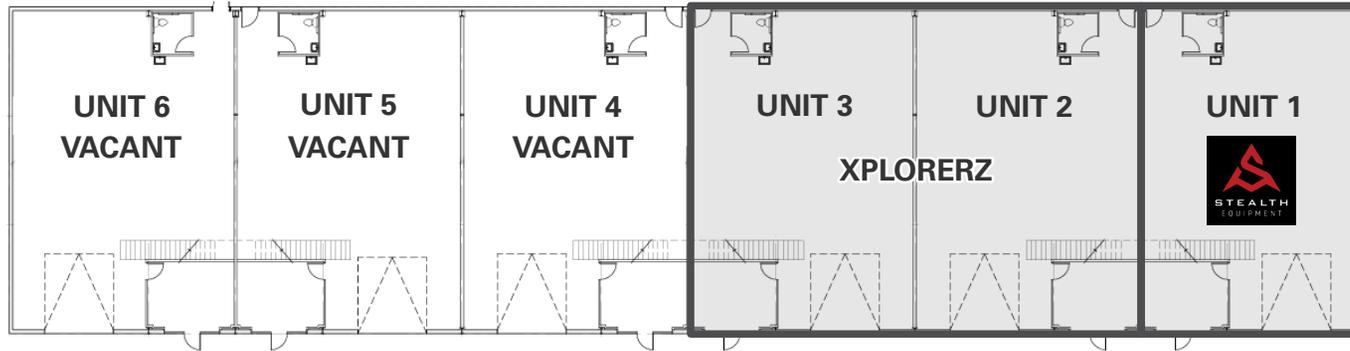
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LOI

Total Building Area: 15,000 SF  
 Tenant Spaces: 6 x 2,500 SF

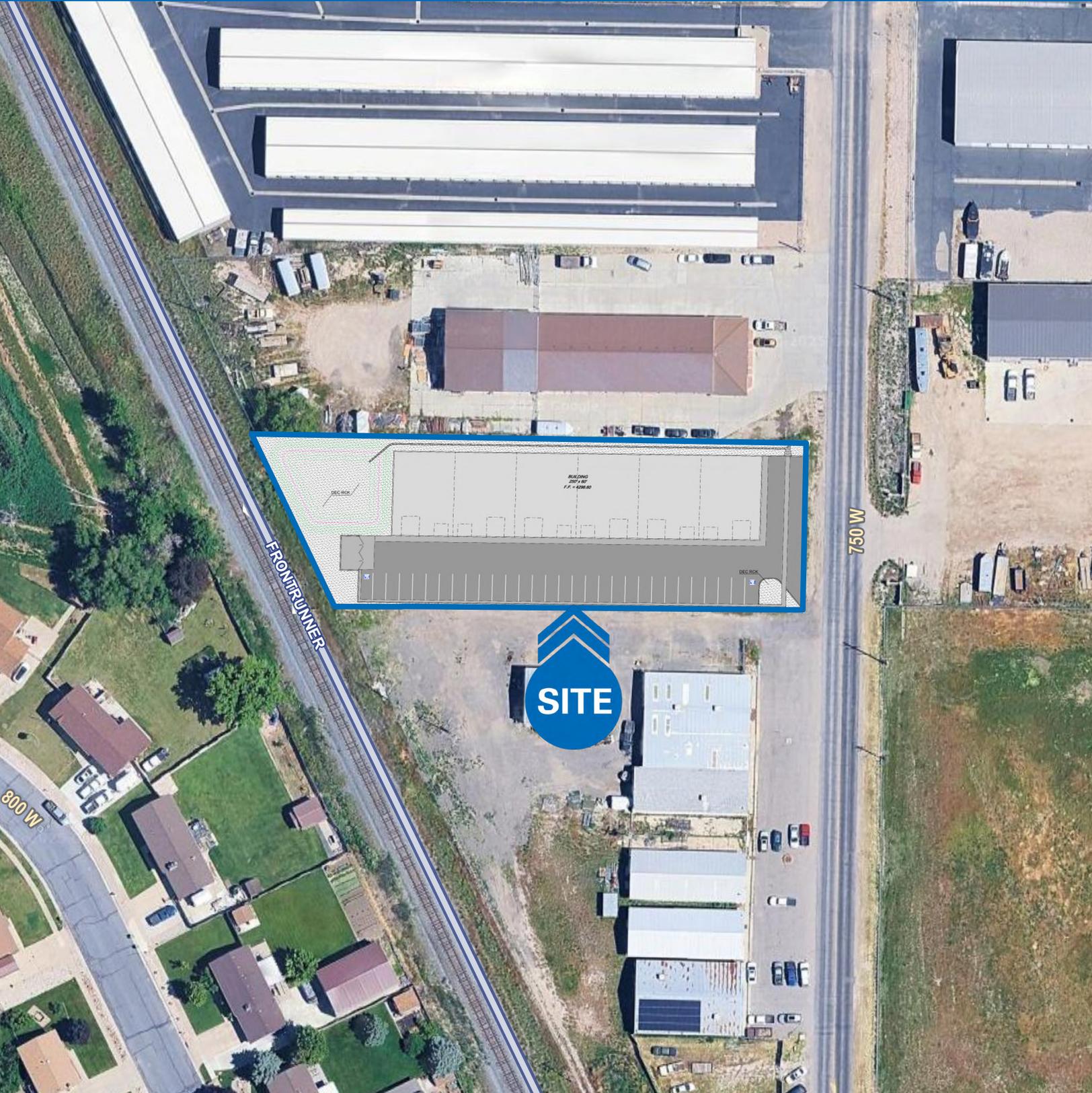
## RENT ROLL

SUITE	TENANT	SF	% OF GLA	LEASE TYPE	CAM INCOME		CONTRACTED RENTAL RATES & TERMS		
					PSF	ANNUAL	PSF	MONTHLY	ANNUAL
6	Vacant	2,500	16.00%		\$0.00	\$0	\$0.00	\$0	\$0
5	Vacant	2,500	16.00%		\$0.00	\$0	\$0.00	\$0	\$0
4	Vacant	2,500	16.00%		\$0.00	\$0	\$0.00	\$0	\$0
3	Indoor Climbing	2,500	16.00%	NNN	\$3.00	\$7,500	\$15.00	\$3,125	\$37,500
2	Indoor Climbing	2,500	16.00%	NNN	\$3.00	\$7,500	\$15.00	\$3,125	\$37,500
1	Stealth Equipment	2,500	16.00%	NNN	\$3.00	\$7,500	\$13.80	\$2,875	\$34,500
		<b>15,000</b>			<b>1.5</b>	<b>\$22,500</b>	<b>7.3</b>	<b>\$9,125</b>	<b>\$109,500</b>
Occupied		7,500	50.00%						
Vacant		7,500	50.00%						

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# HARRISVILLE, UT



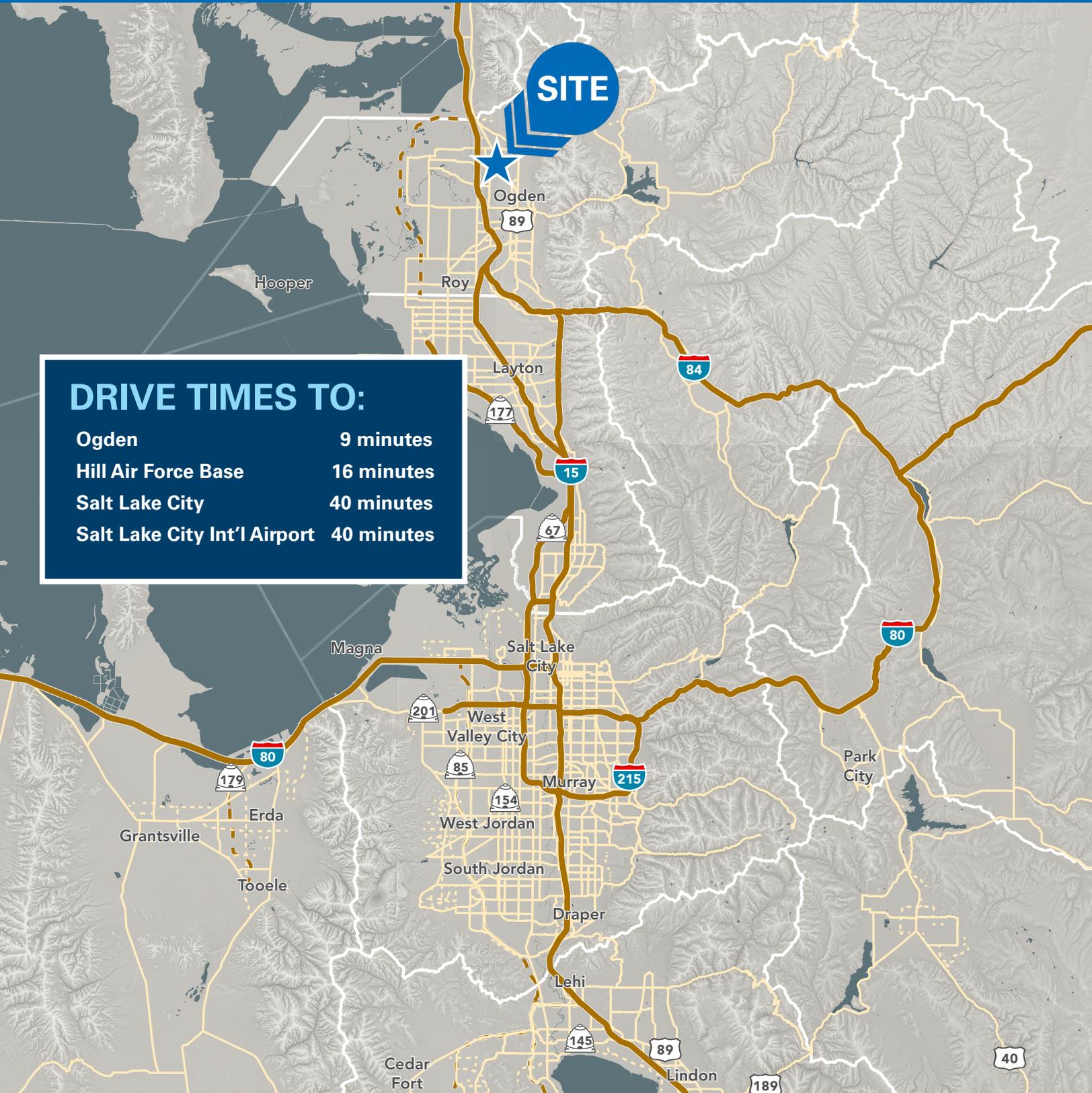
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# WASATCH FRONT



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