



# FOR LEASE

692 S 5725 W Ste 1  
Hurricane, UT 84737

- Includes  $\pm 500$  SF Mezzanine
- Fenced Secure Yard on  $\pm 0.75$  Acres

**$\pm 3,000$  SF | WAREHOUSE**

## Property Specs

LEASE PRICE **\$3,150/Mo/NNN**

BUILDING SIZE | SF **± 3,000 SF**

LOT SIZE | AC **± .75 AC**

YEAR BUILT **2023**

TYPE **Industrial | Office/Retail Warehouse**

ZONING **Industrial**

- This 2500sf space includes a 500sf mezzanine and 500sf office, perfect for all of your business needs.
- Built in 2023, this newer construction offers modern amenities and a sleek design.
- Situated on a spacious lot that is .75 of an acre, with half of the yard space already fenced in for added security.
- This property offers endless possibilities for your business to thrive and grow.



OR TEXT 22903 TO 39200

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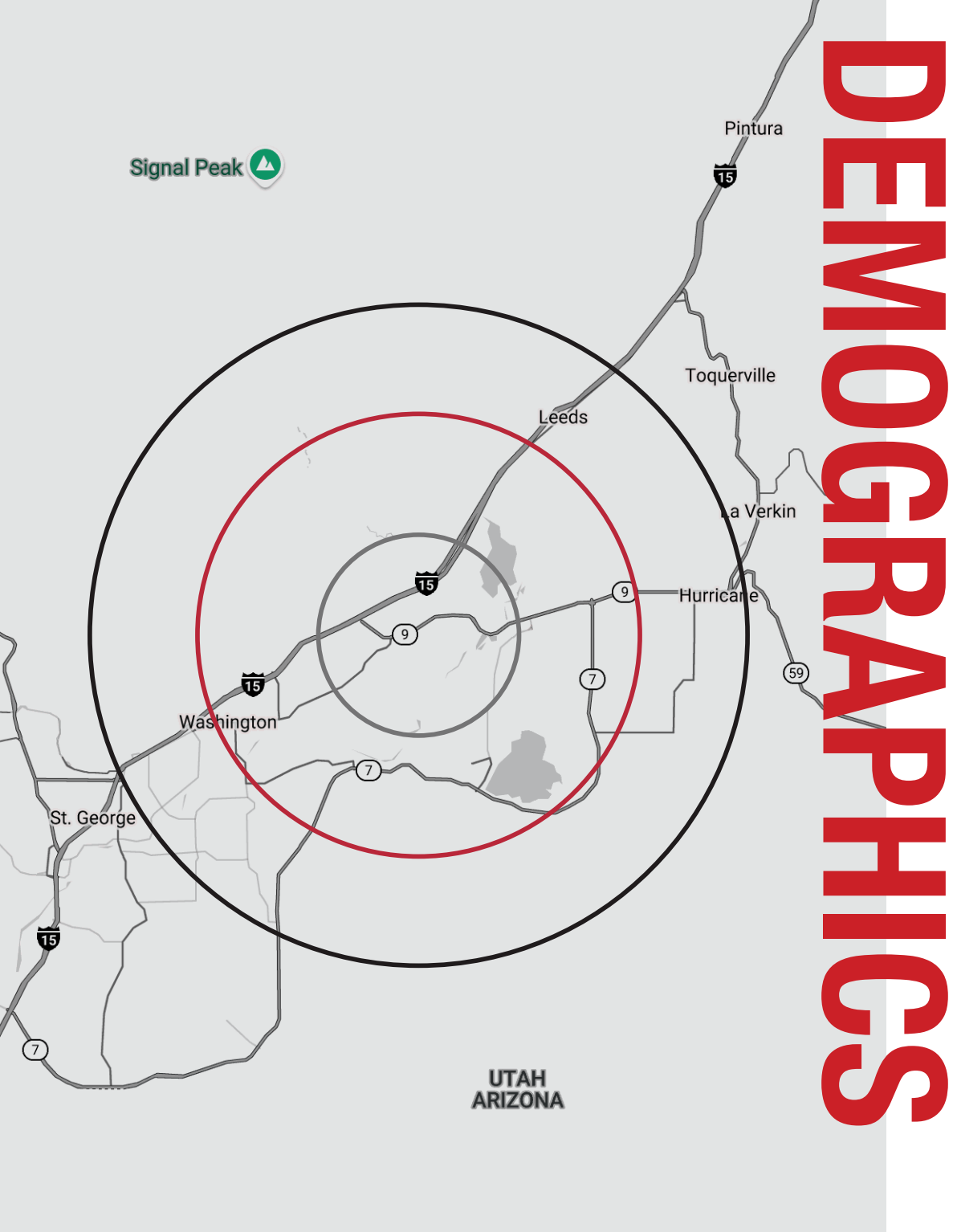


# AREA MAP



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





# DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	1,286	7,576	23,563
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	325	2,975	9,125
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$72,617	\$102,949	\$101,449

## Traffic Counts

STREET	AADT
West State Street	28,213
N Quail Creek Ranch Ln	16,080

## Cities Nearby

Las Vegas, Nevada	137 miles
Salt Lake City, Utah	291 miles
Phoenix, Arizona	392 miles
Los Angeles, California	405 miles
Denver, Colorado	618 miles
San Antonio, Texas	1,226 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 Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

## 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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## No Obligation

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WHY NAI

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**325+**

OFFICES

**1.1 BIL**

SF MANAGED

**5,800+**

PROFESSIONALS

**TOP 6**

2024 LIPSEY RANKING



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