



FOR
LEASE

692 S 5725 W Ste 1
Hurricane, UT 84737

- Includes ±500 SF Mezzanine
- Fenced Secure Yard on ±0.75 Acres

±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

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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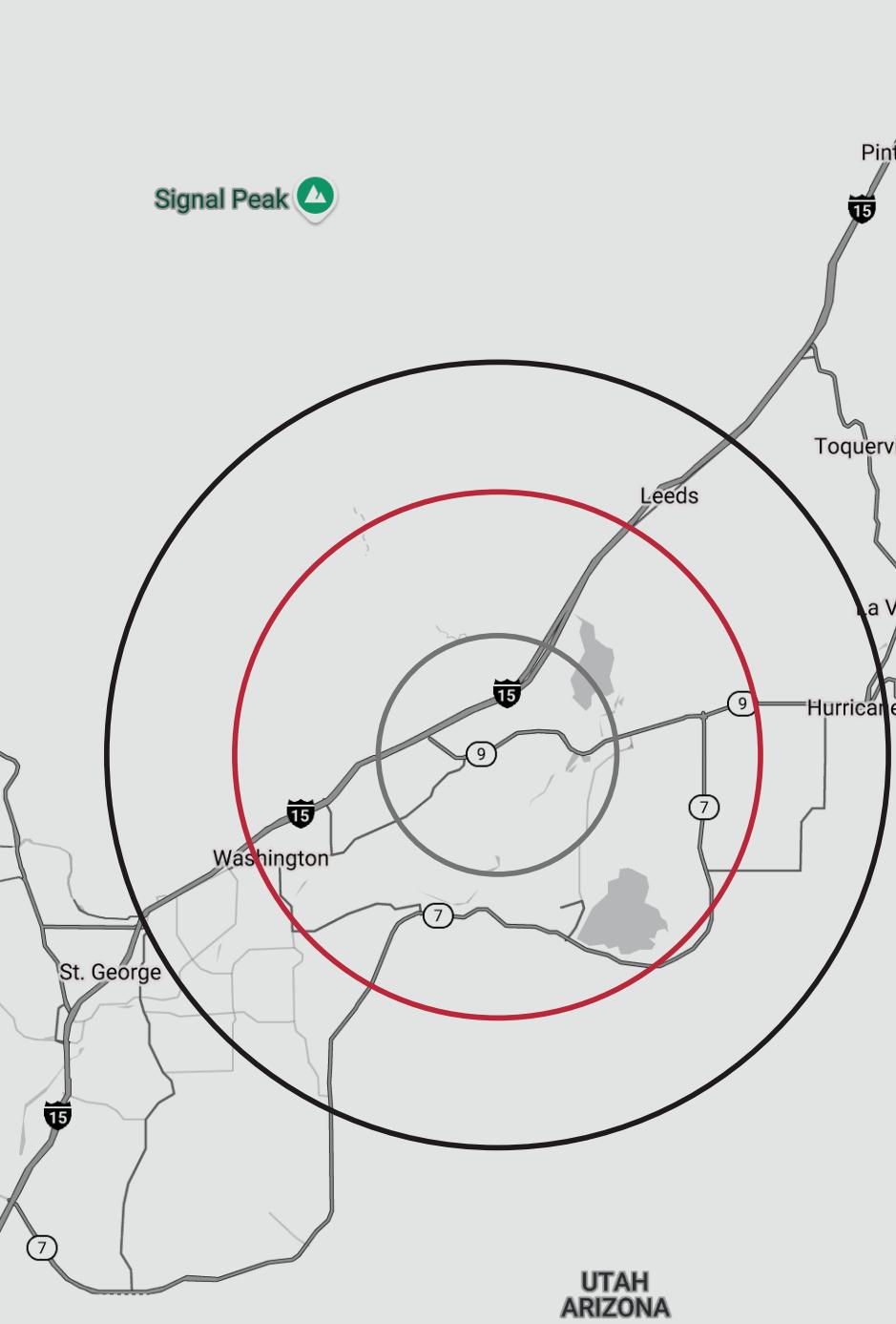
PHOTOS



AREA MAP



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

West State Street

N Quail Creek Ranch Ln

AADT
28,213
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.

Non-Warranty

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

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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St. George, Utah 84770
435.628.1609 | naiexcel.com

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Our professionals leverage decades of experience, industry-leading technology, and a leading global network to help you excel in your real estate goals.

325+

OFFICES

1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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