

# NORTHRIDGE INDUSTRIAL

473 Old Highway 91, Hurricane, UT 84737



## EXECUTIVE SUMMARY



**LEASE RATE**     \$1.10 - 1.25 SF/MONTH

### OFFERING SUMMARY

Available SF:	1,500 - 18,000 SF
Lease Rate:	\$1.10 - 1.25 SF/month (NNN)
Building Size:	23,500 SF
Renovated:	2019
Zoning:	Industrial

### LOCATION OVERVIEW

The Northridge Industrial area offers a prime location for manufacturing and warehouse tenants. Enjoy easy access to major transportation routes and nearby points of interest off of Old Highway 91 in the Gateway Industrial Park that fronts I-15.

*For More Information:*

CONNOR BROOKSBY  
435.215.5891  
connor@linxcre.com



### PROPERTY OVERVIEW

Discover a prime opportunity at this exceptional property in Hurricane, UT. Units ranging from 1,500sf -15,000sf are available. This expansive space features a 12' x 14' roll-up door, 20'+ clear height, and essential sprinkler systems in place for added safety. The property is equipped with 3-phase power and 120/208 - 200 amp per unit, providing the necessary infrastructure for a range of industrial, warehouse, or distribution operations. Positioned to accommodate diverse business needs, this property presents a versatile and functional space, ideal for businesses seeking a strategic location with excellent amenities and features designed to enhance productivity.

### PROPERTY HIGHLIGHTS

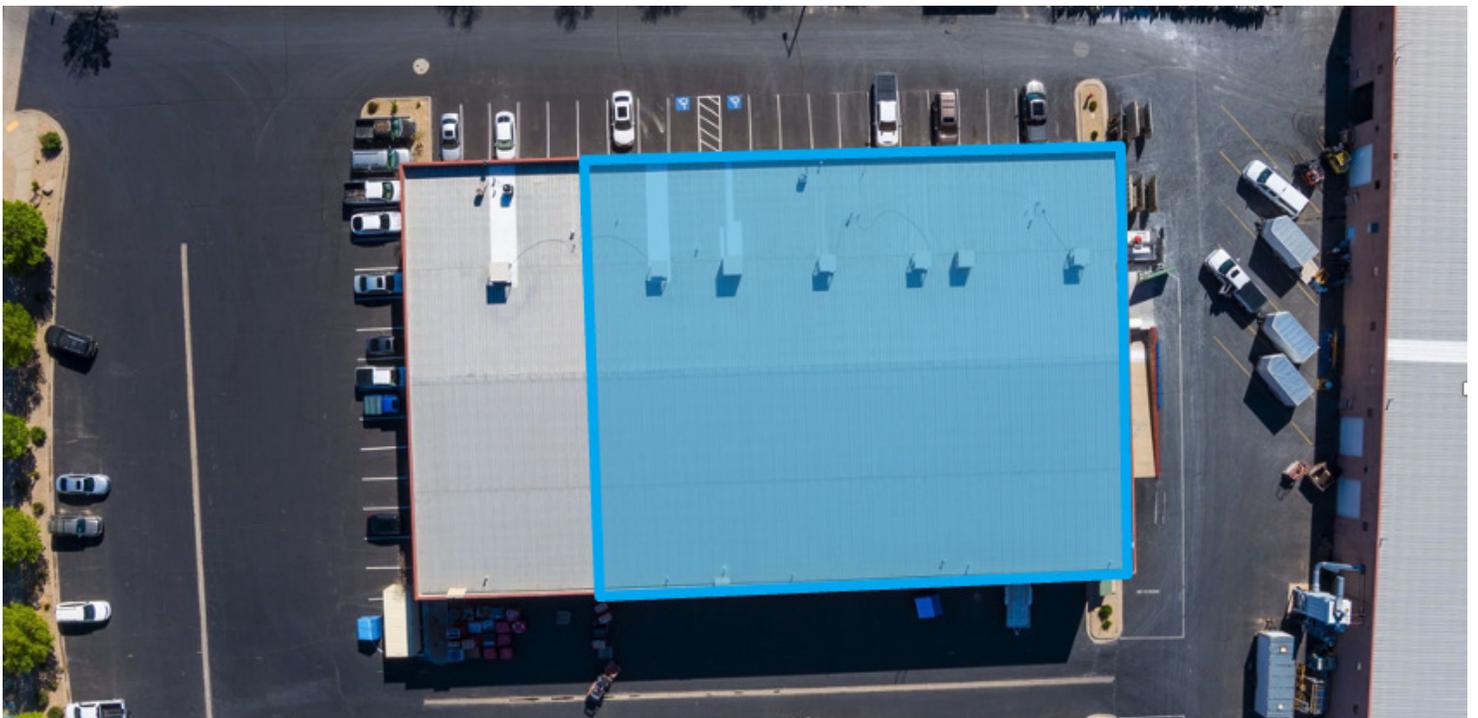
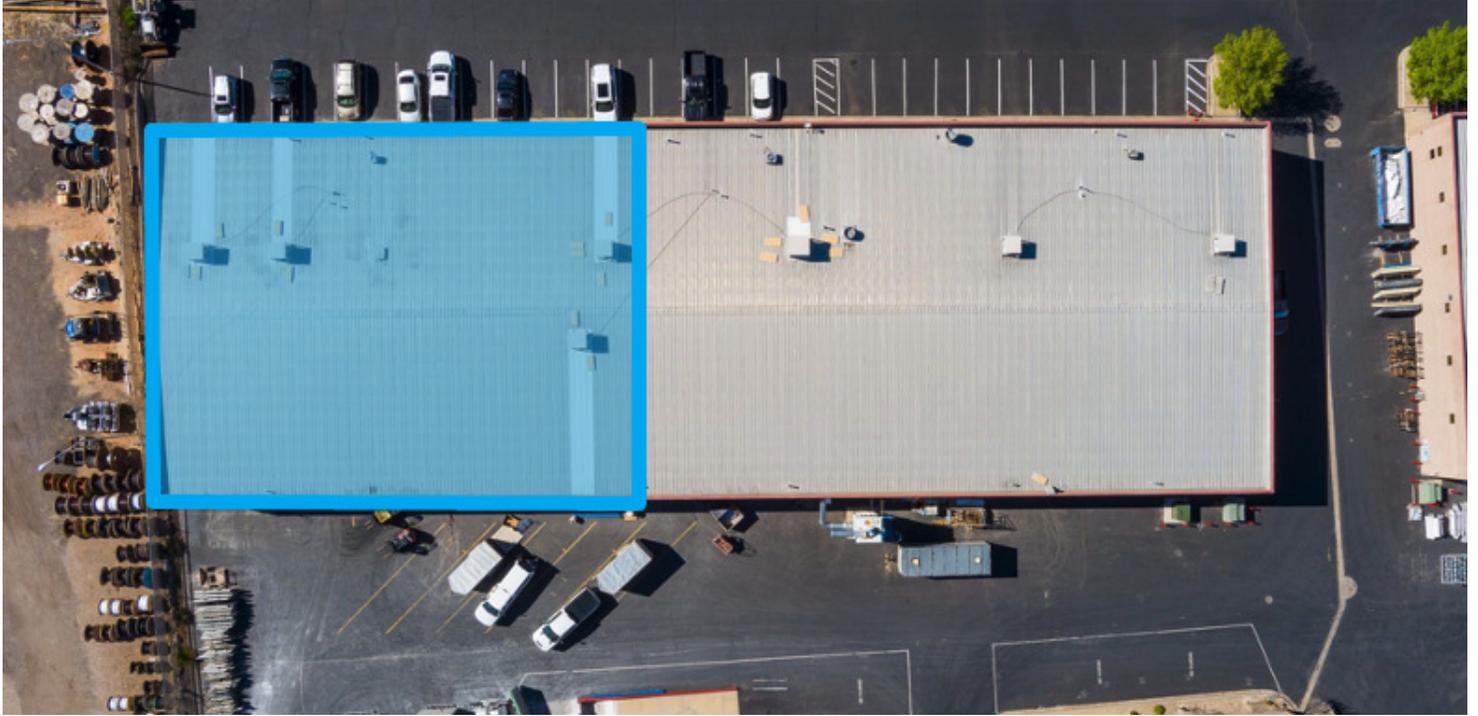
- Units from 1,500 - 15,000 SF suites available for lease
- 12' x 14' rollup doors
- 20' clear height
- Sprinklers
- 3 Phase, 120/208 - 200+ amp per unit

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## ADDITIONAL PHOTOS



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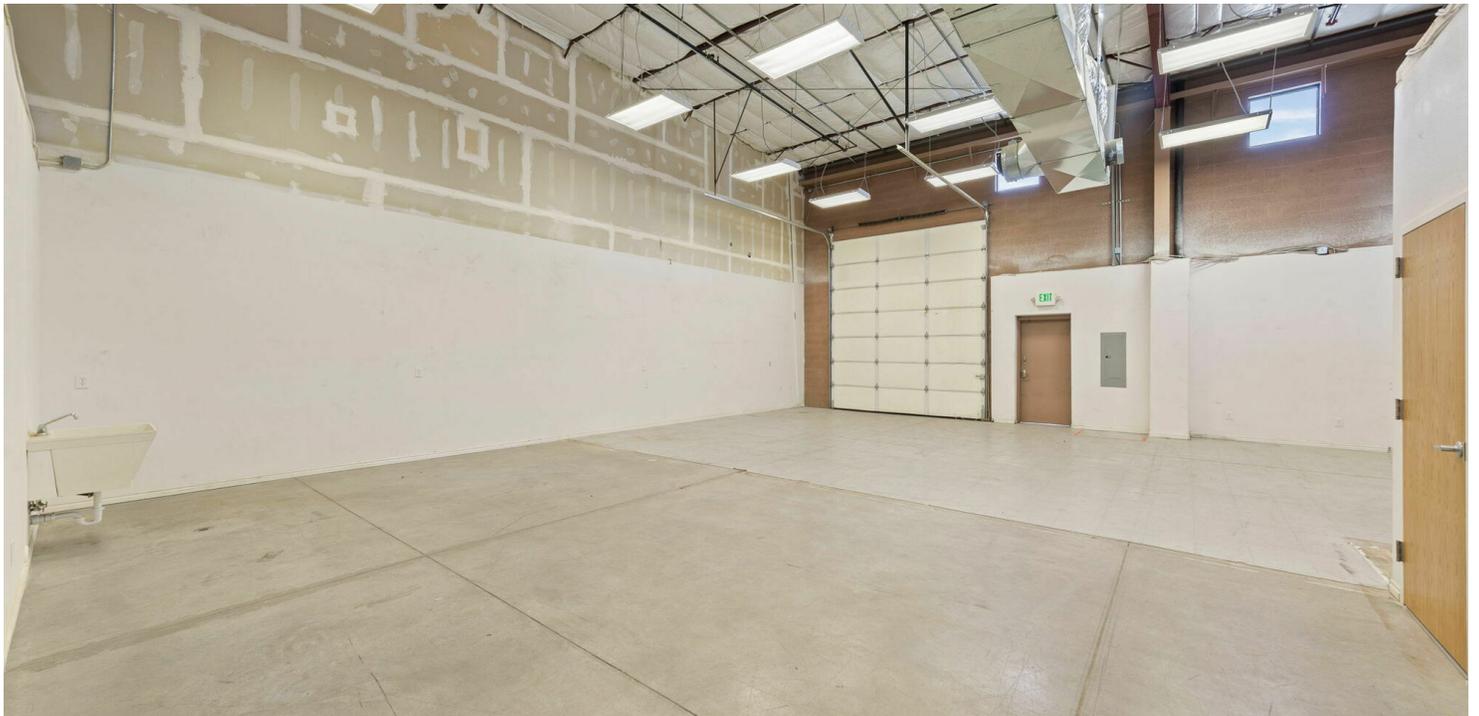


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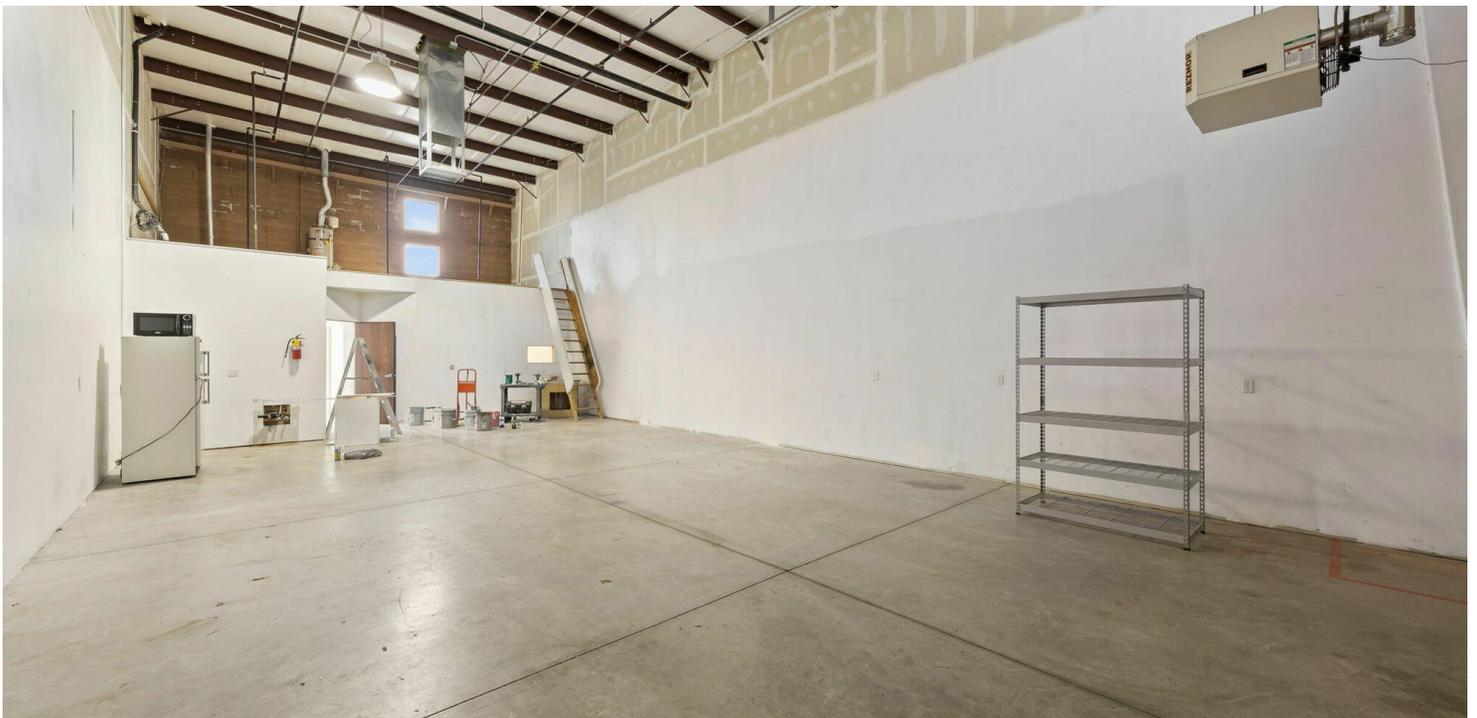


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## LOCATION MAP



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*For More Information:*

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