



FOR SALE

Quail Creek Industrial Park

5724 West 670 South
Hurricane, UT 84737

**±5,680 SF
INDUSTRIAL FLEX/OFFICE**

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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Property Specs

SALE PRICE **\$1,250,000.00**

AVAILABLE SF **± 5,680 SF**

TOTAL ACRES **± 0.85 Ac**

ZONING **M-1 (Light Industrial)**

TYPE **Industrial | Warehouse/Distribution**

TAX ID **H-QCIP-4-16**

YEAR BUILT **2022**



OR TEXT 23716 TO 39200

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

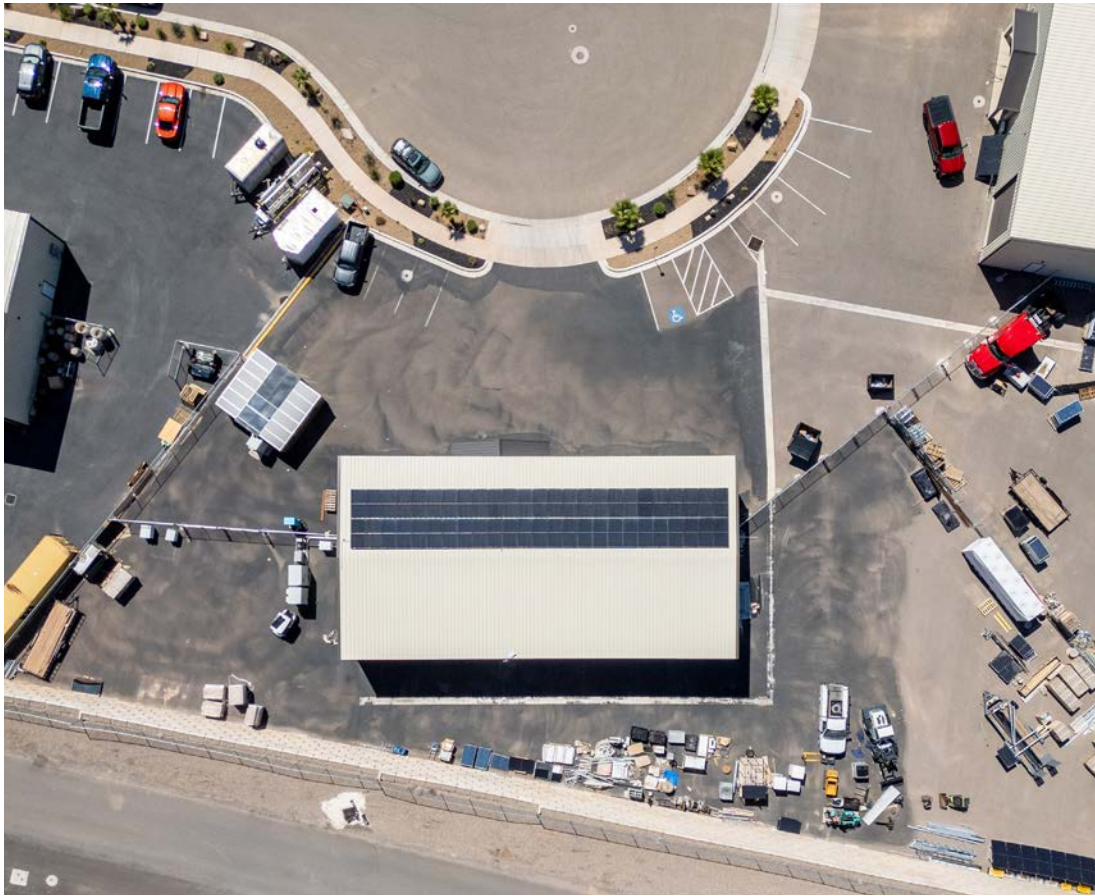
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SUMMARY

TENANT SUMMARY



	Tenant	Industry	SF	Lease type	Lease Term	Monthly rent
TENANT 1	R.H.	Crypto	160 SF	NNN	MTM	\$200
TENANT 2	Green Energy	Energy	320 SF	NNN	MTM	\$500
TENANT 3	Redline Internet	Telecom	200 SF	NNN	MTM	\$360
	TOTAL		680 SF			\$1,060/mo



Solar Modules
50 PANELS

Module Output
590/EACH

DC Input
28 KW

AC Output
110 KW

Battery Storage
200 KWH

System Specifications

- 50 × 590W HISEM commercial solar modules
- 28 kW DC input capacity
- 110 kW AC output at 480V, 3-phase inverter
- 200 kWh battery storage for substantial on-site power generation

Current Configuration

- Self-contained off-grid commercial power system
- Supports full 480V, 3-phase electrical loads
- Building is served by 2 separate 200A utility power services

The solar system has the capability to be connected to the utility grid as a net-metered system, offering additional long-term value.

SUITE 1



PHOTOS



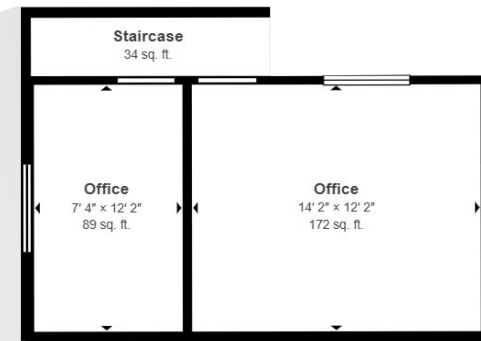
FLOOR PLANS

FIRST FLOOR



CLICK HERE
FOR A 3D TOUR

SECOND FLOOR



SUITE 1 ±2,306 SF

- First Floor: ±1,958 SF Warehouse/ Office
- Second-Floor: ±348 SF Office

SUITE 2

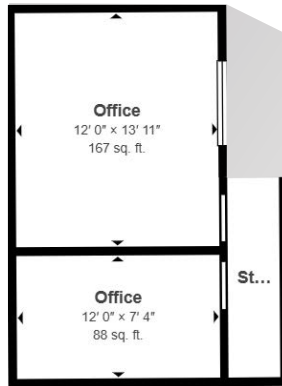


PHOTOS

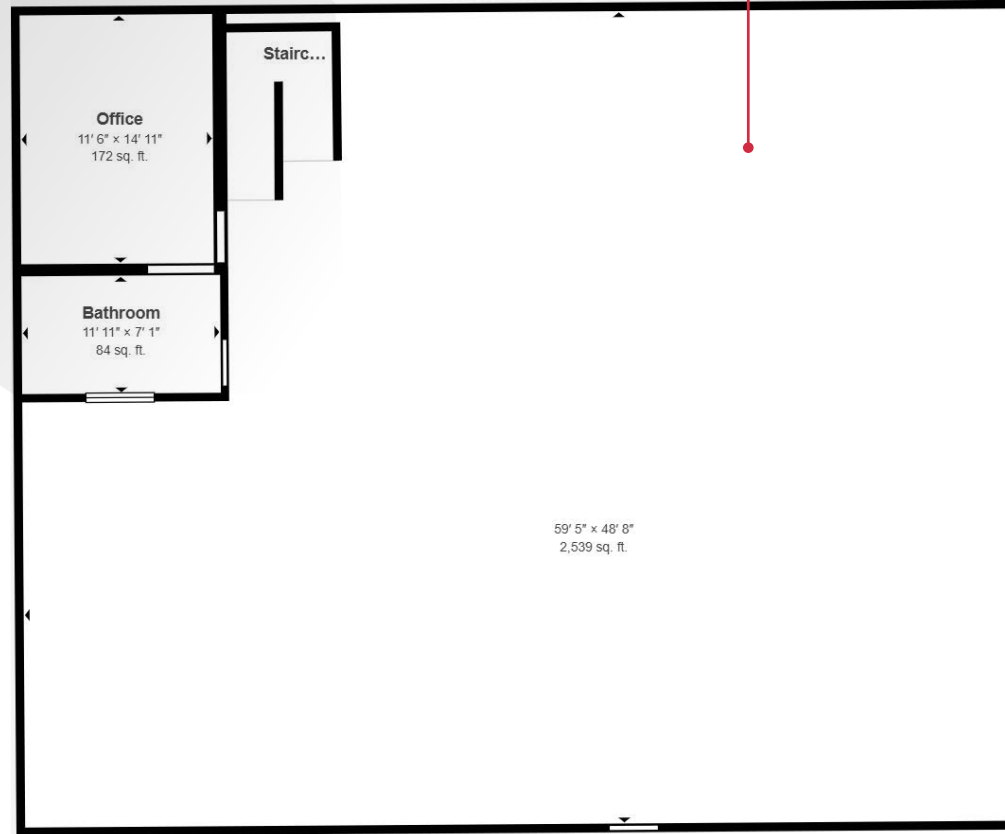


FLOOR PLANS

SECOND FLOOR



CLICK HERE
FOR A 3D TOUR



FIRST FLOOR

SUITE 2 ±3,378 SF

- First Floor: ±3,031 SF Warehouse/ Office
- Second-Floor: ±347 SF Office

AREA MAP



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

DEMOGRAPHICS



	1-mile	3-mile	5-mile
POPULATION			
2025 Population	800	9,957	23,634
HOUSEHOLDS			
2025 Households	114	3,917	9,484
INCOME			
2025 Average HH Income	\$77,928	\$97,172	\$95,770

Traffic Counts

STREET	AADT
Telegraph Street	31,512
State Street	41,335

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.

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Summary Documents

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