



# FOR SALE

Quail Creek Industrial Park  
Phase 5-8  
Hurricane, UT 84737

- 75 Lots and Buildings For Sale & Lease in Phases 5, 6, 7, and 8.
- Upgrades to 3-Phase Power available at an additional cost, call for pricing.
- Starting at \$215/SF for Sale, based on plan and power

**± 4,250 SF to 30,000 SF | INDUSTRIAL**



## Property Specs

OFFERED AT	Call for Pricing & Availability	
BUILDING SIZE   SF	4,250 SF	10,500 SF
	5,700 SF	11,400 SF
	6,000 SF	14,000 SF
	6,600 SF	17,000 SF
	8,250 SF	up to 30,000 SF
	8,400 SF	
YEAR BUILT	2025	
TYPE	Industrial   Office/Retail Warehouse	
ZONING	IND (Industrial)	

- Buildings ready for occupancy
- Great opportunity to purchase newly constructed industrial
- Phase 5 SOLD OUT, Phase 6 and 7 now available for sale, 70% already reserved or Sold in Phase 6
- Upgrades to 3-Phase Power Available at Additional Cost
- Convenient Location in between St. George and Hurricane City, 5 min from I-15
- Close to I-15 and SR-9
- Call Curren for additional information



OR TEXT 10175 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





Upgrades to 3-Phase Power available at  
an additional cost, call for pricing



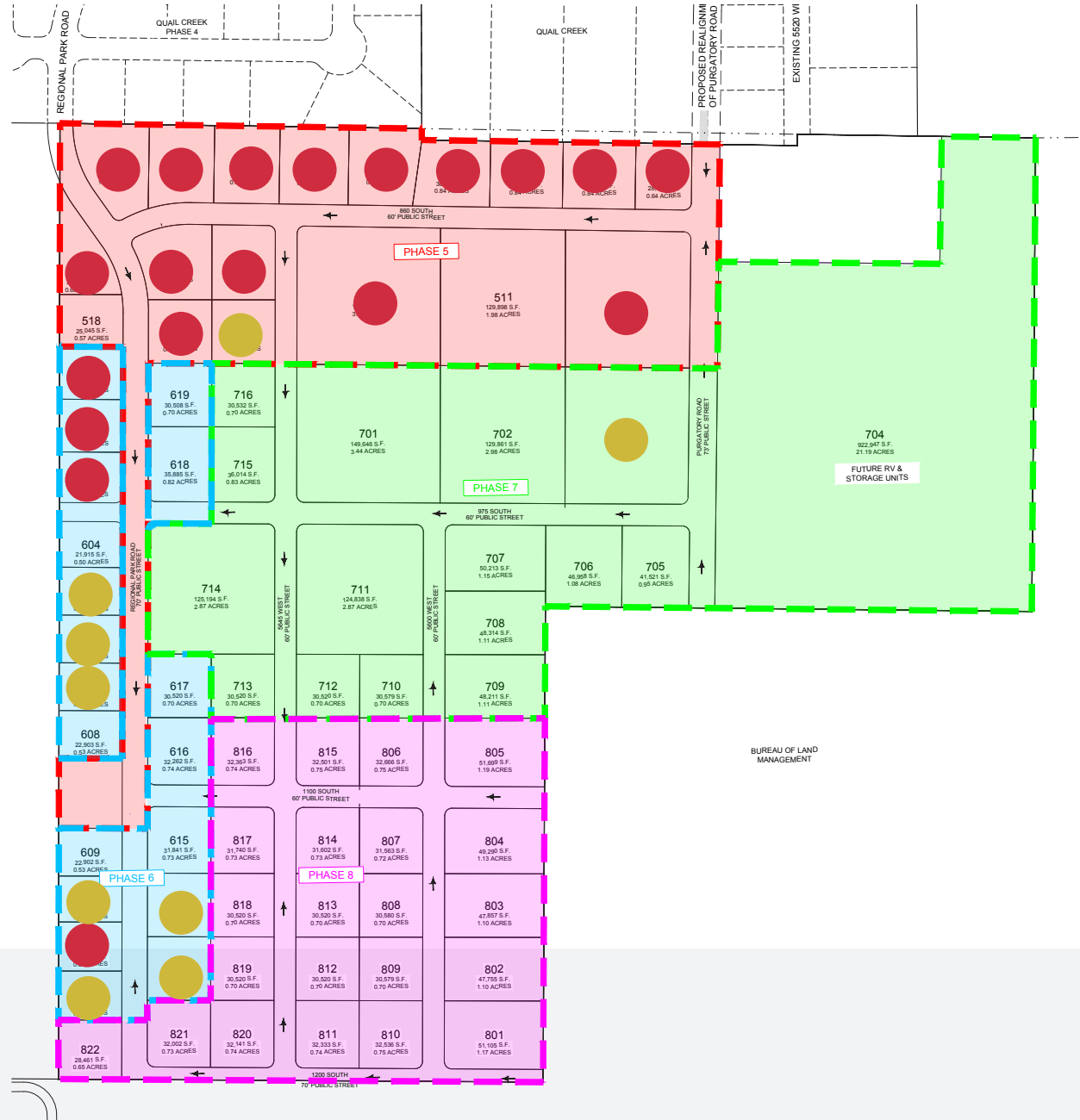
# SITE MAP

PHASE 5 | Available Now, Call for pricing

LOT	SF	LOT SIZE
511	26,365 SF	1.98

PHASE 6 | Available Now, Call for pricing

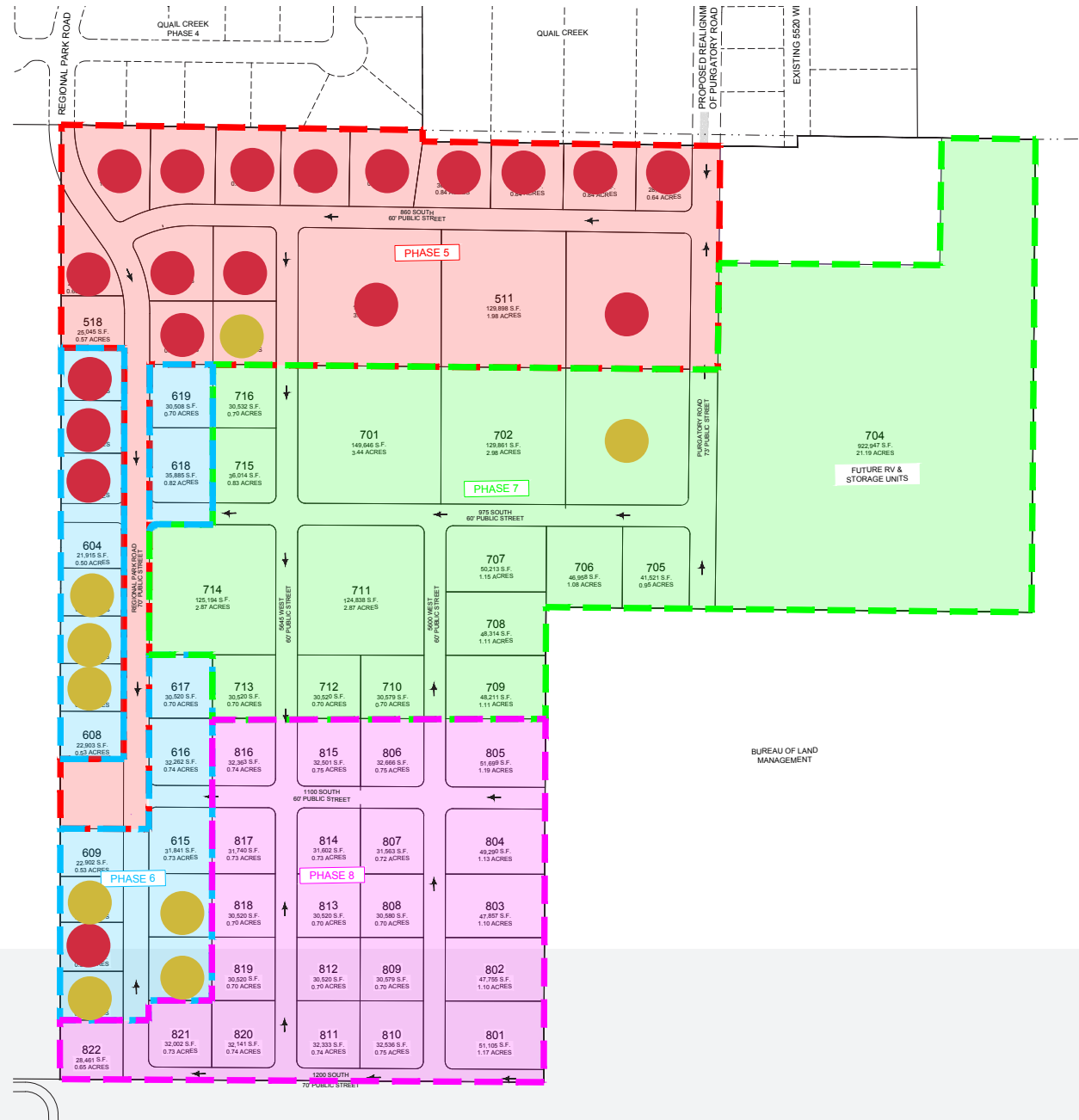
LOT	SF	LOT SIZE
604	5,700 SF	0.50
608	6,000 SF	0.53
609	6,000 SF	0.53
615	8,400 SF	0.73
616	8,400 SF	0.74
617	8,400 SF	0.70
618	8,400 SF	0.82
619	8,400 SF	0.70



# SITE MAP

PHASE 7 | Available Now, Call for pricing

LOT	SF	LOT SIZE
701	TBD	3.44
702	TBD	2.98
704	TBD	21.19
705	11,400 SF	0.95
706	17,000 SF	1.08
707	14,000 SF	1.15
708	14,000 SF	1.11
709	14,000 SF	1.11
710	8,400 SF	0.70
711	TBD	2.87
712	8,400 SF	0.70
713	8,400 SF	0.70
714	TBD	2.87
715	8,400 SF	0.83
716	8,400 SF	0.70



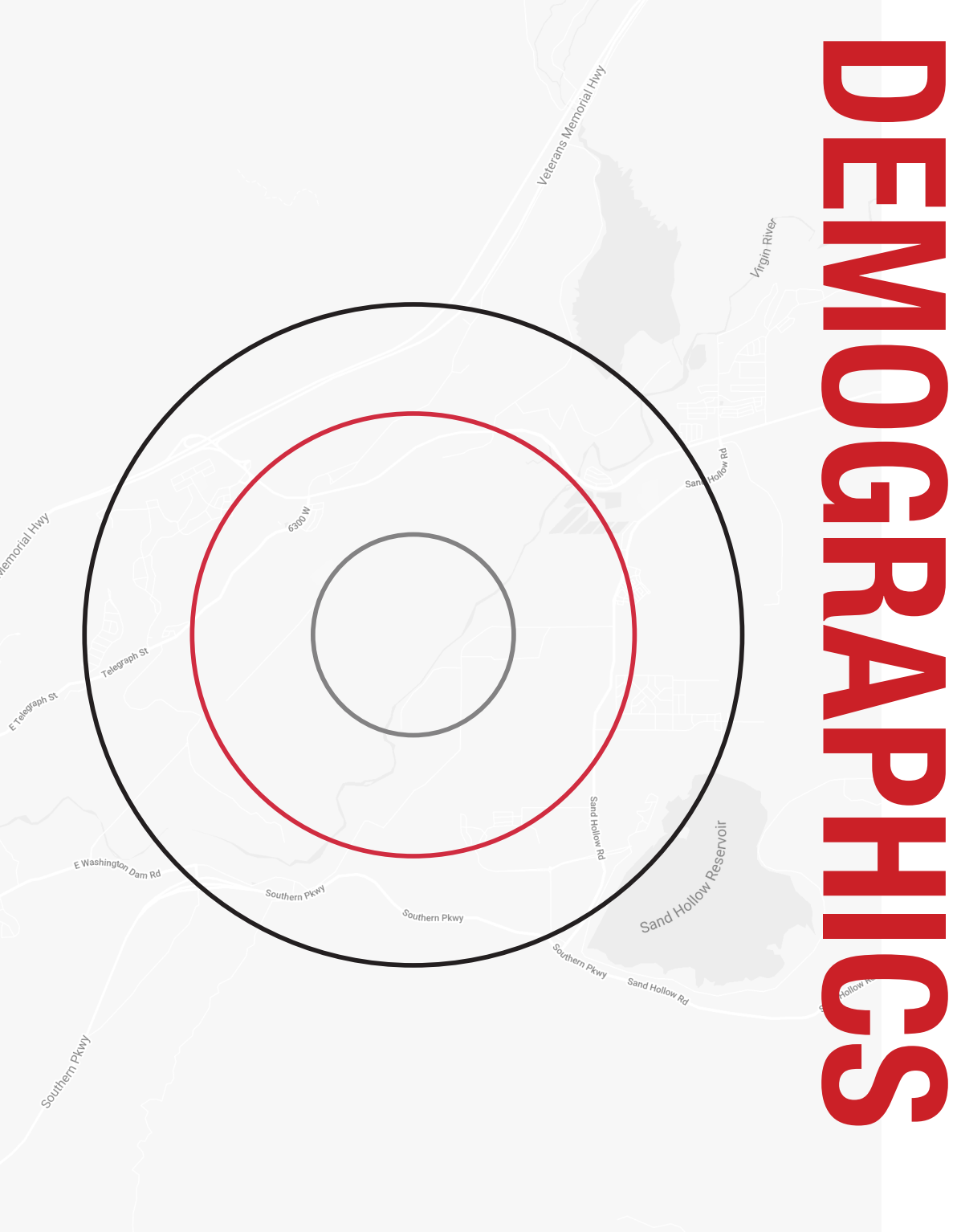


# AREA MAP



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





# DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	1,020	8,819	23,165
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	184	3,435	9,021
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$68,350	\$104,540	\$101,384

## Traffic Counts

STREET	AADT
State St	32,000
Telegraph St	8,100

# 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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