



FOR SALE

5706 West 670 South,
Hurricane, UT 84737

± 5,000 SF | INDUSTRIAL

Property Specs

SALE PRICE	\$1,175,000
BUILDING SIZE SF	± 5,000 SF
LOT SIZE	±0.75
TAX ID	H-QCIP-4-17
YEAR BUILT	2021
TYPE	Industrial Office/Retail Warehouse
ZONING	Light Industrial

- 100% leased investment property
- Recently executed 3-year lease extension
- Significant recent tenant improvements
- Large, paved, and secured yard
- Future upside from below-market rental rates



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SUMMARY



PHOTOS





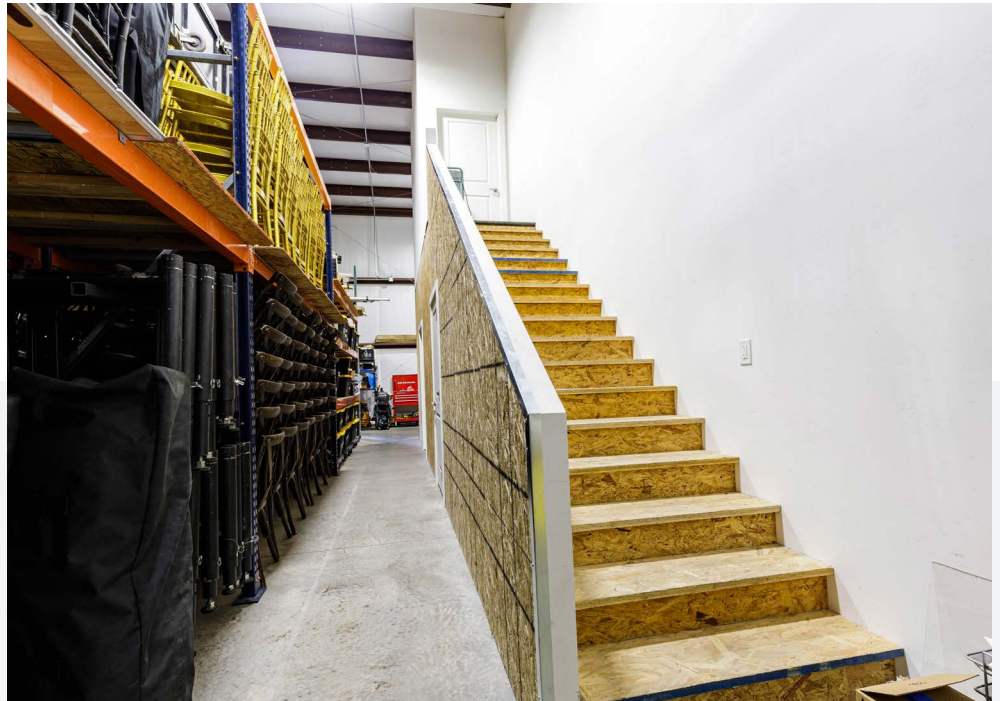
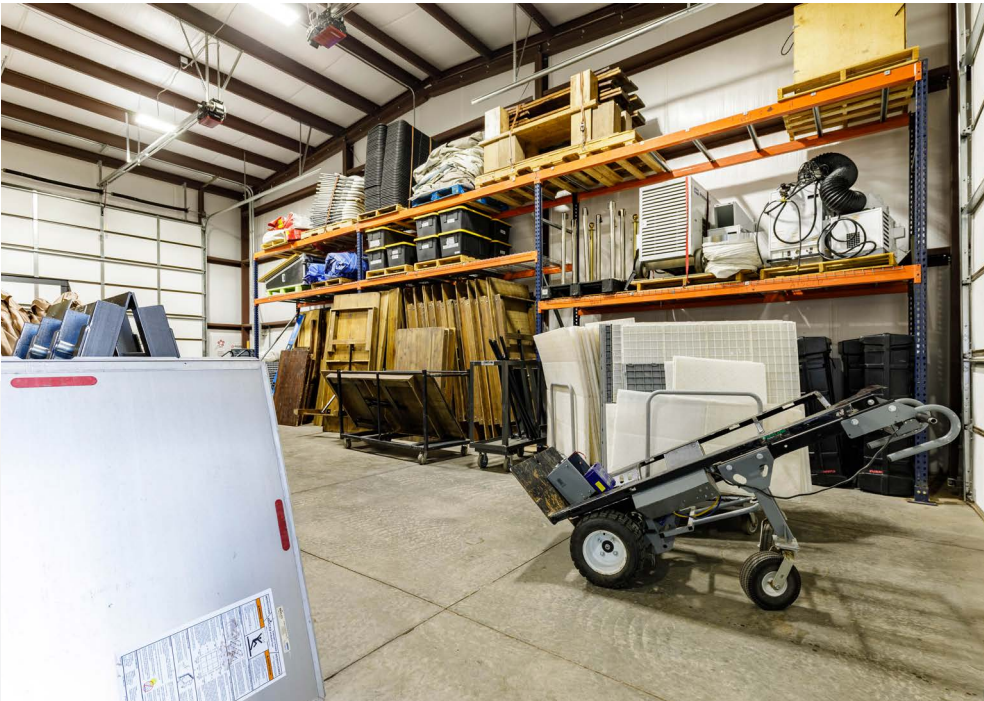
PHOTOS





PHOTOS

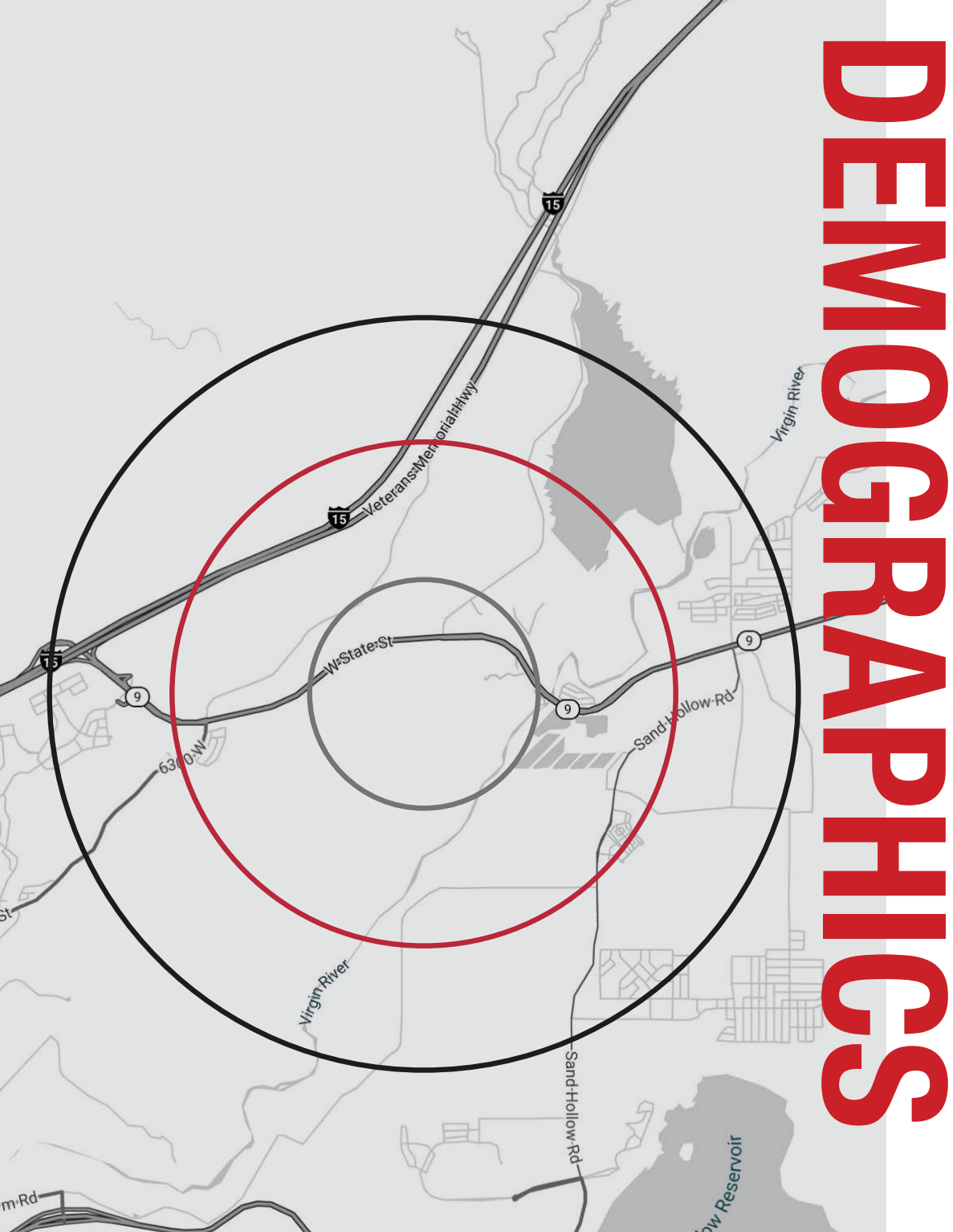




AREA MAP



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



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	790	9,309	21,632
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	103	3,511	8,589
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$68,350	\$101,059	\$101,246

Traffic Counts

STREET	AADT
State St	42,000
I-15	62,000

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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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 Excel. 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 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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SF MANAGED

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