



FOR SALE

83 E Industrial Rd
Washington, UT 84780

Investment Property
± 10,845 SF | INDUSTRIAL

Property Specs

OFFERED PRICE	\$2,060,000
BUILDING SIZE	± 10,845 SF
LOT SIZE	0.6 Acres
YEAR BUILT	2002
TYPE	Industrial Warehouse/Distribution
ZONING	I-1

- Prime Growth Location – Positioned in the path of growth with strong future upside
- Flexible Month-to-Month Leases – Provides an opportunity to reposition and maximize rents
- 6%+ Cap Rate Potential – Low entry yield with upside
- Strong Cash-on-Cash Potential – Positioned for compelling investor returns
- Low Vacancy – Stable occupancy in a high-demand market
- High-Demand Small-Bay Space – Strong demand from small-bay industrial users



OR TEXT 23982 TO 39200

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SUMMARY



AREA MAP



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



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	8,705	55,049	96,912
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	2,877	19,162	33,358
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$106,432	\$111,148	\$110,807

Traffic Counts

STREET	AADT
Deseret Dr - 100 E	8,400

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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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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WHY NAI

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325+

OFFICES

1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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