

# FOR LEASE

985 W State St, Unit 4  
Hurricane, UT 84737

- Industrial Flex Space Includes Roll Up Door To Warehouse In Back Of Building
- Showroom Space In Front
- High Visibility From State Street

**± 1,600 SF | INDUSTRIAL FLEX**

**NAI**Excel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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## Property Specs

LEASE PRICE **\$1.25/SF/MO/NNN**

SUITE SIZE | SF **± 1,600**

TYPE **Industrial | Office/Retail Warehouse**

TAX ID **H-WSOC-B**

YEAR BUILT **2008**

- Hard to find office, retail and warehouse in downtown Hurricane.
- Space includes roll up door to warehouse in back of building.
- Showroom space in front.
- High visibility from State Street with full office upstairs.



OR TEXT 22296 TO 39200

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

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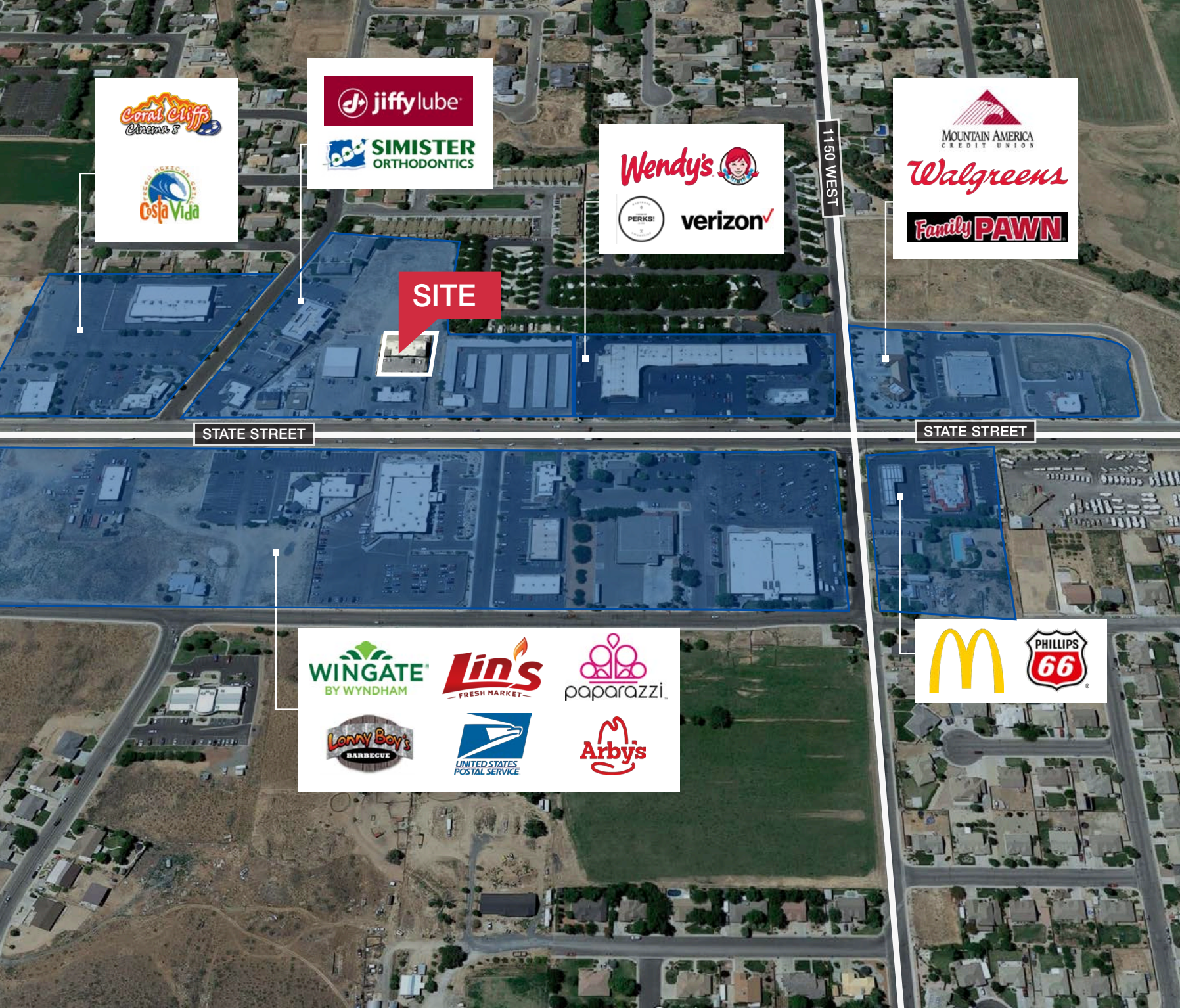




PHOTOS






# AREA MAP




**SITE**

STATE STREET

STATE STREET

1150 WEST


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



# DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	5,882	18,502	26,852
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	1,880	6,354	9,460
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$104,877	\$98,276	\$97,350

## Traffic Counts

STREET	AADT
W State Street	36,136

# 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.

## **Financial Information**

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 Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

## **Summary Documents**

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## **No Obligation**

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By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Vegas. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.



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