



FOR SALE

OFFICE/WAREHOUSE INVESTMENT

5953 W SQUARE TOP LN
HURRICANE, UT

JONAH HORNSBY, CCIM
OWNER/AGENT
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ALIGN
COMPLETE REAL ESTATE SERVICES

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PROPERTY DETAILS

Address	5953 W Squaretop Ln, Hurricane UT
Asset Type	Industrial Warehouse
List Price	1,325,000.00
Building Size	5,000 - 2 Spaces
Site Size	.41 of an acre
CAP Rate	6.2%
Power	3 Phase
Zoning	M1
Features	Fenced Yard
	Seperately metered
	Freeway visibility



RENT ROLL

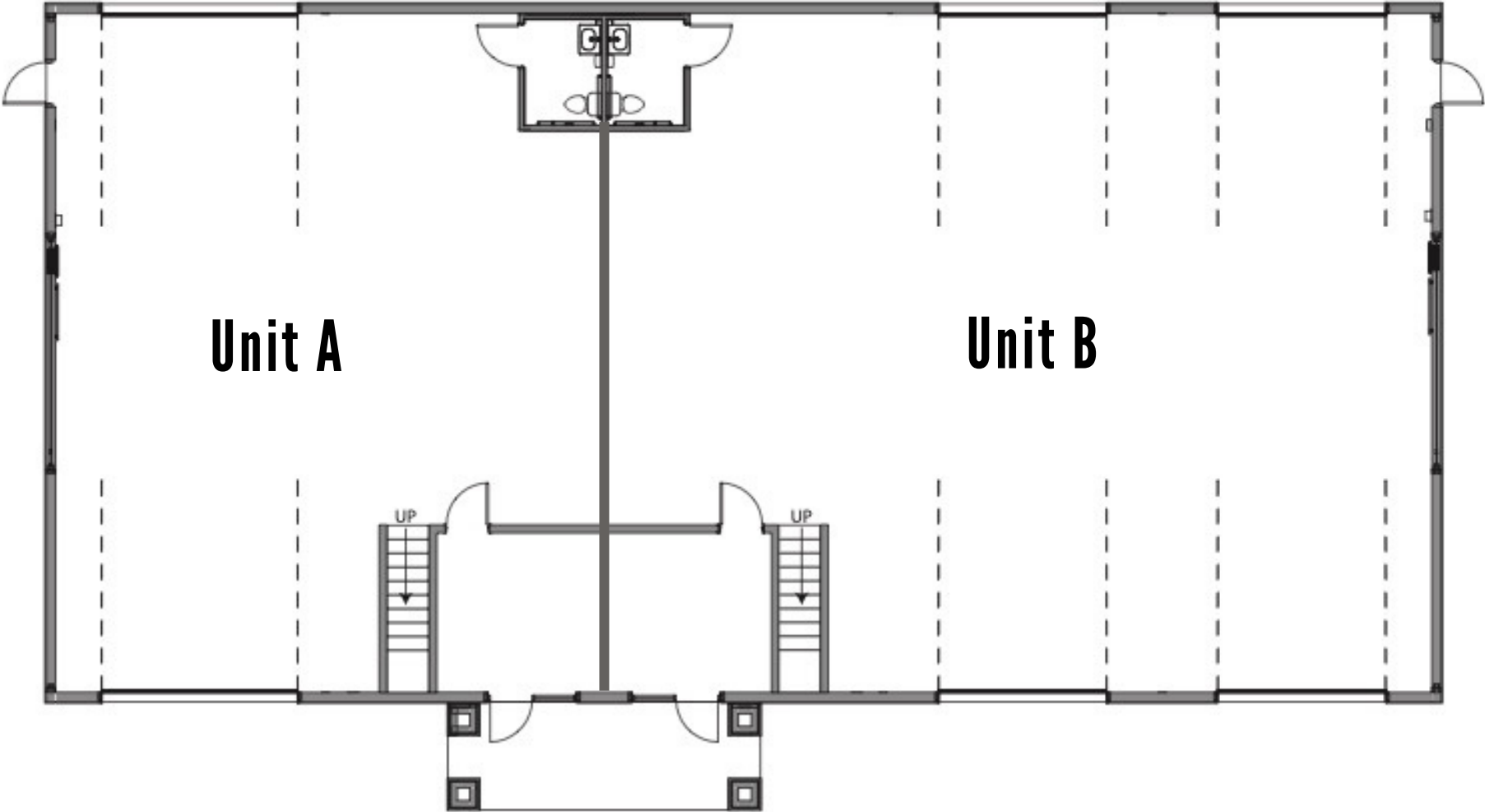
Unit	Tenant	SF	Base Rent/Yr	Base Rent/Mo	Base Rent/SF	CAM Fees	CAM/SF	% of Total	Lease Start	Lease End	Increase	Options	Deposit
A	Bedrock Quartz	2000	\$31,827.00	\$2,652.25	\$1.33	\$410.00	\$0.21	40%	2/1/24	2/28/27	3.00%	1 - 3 year option	\$ 2,731.82
B	Turfit, LLC	3000	\$50,923.20	\$4,243.60	\$1.41	\$630.00	\$0.21	60%	10/12/23	10/31/26	3.00%	1 - 3 year option	\$ 8,000.00
Total		5000	\$82,750.20	\$6,895.85	\$1.38	\$1,040.00	\$0.21	100%					\$ 10,731.82

Income/Expense	
Rental Income	\$82,750.20
CAM Fee Income	\$12,480.00
Gross Income	\$95,230.30
Expenses	\$(12,480.00)
NOI	\$82,750.20

CAM Fees	2025	2026 Estimates
Property Tax	\$6,452.60	\$7,000.00
Insurance	\$2,577.00	\$2,600.00
Water & Sewer	\$525.48	\$600.00
Management	\$2,266.44	\$2,280.00
	\$11,821.52	\$12,480.00



SITE PLAN



LOCAL AREA MAP

