



FOR  
LEASE

**±5,000 SF | OFFICE/INDUSTRIAL**

Brandon Price

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Dustin Hammer

REAL Broker LLC  
435.680.3432

## Property Specs

LEASE RATE	<b>\$1.66 PSF</b>
TOTAL AVAILABLE	<b>±5,000 SF</b>
LOT SIZE	<b>± 3.61 Acres</b>
TYPE	<b>Industrial   Office/Retail Warehouse</b>
TAX ID	<b>SG-5-3-30-111</b>

- Brand new class A office to be built Q4 2026.
- Built out offices, conference room and break room with kitchen
- Private restrooms
- Space is for entire upstairs and may include mezzanine.
- May include use of private fenced in yard space.
- Estimated 0.25-0.33 acre of yard.



FOR MORE INFO  
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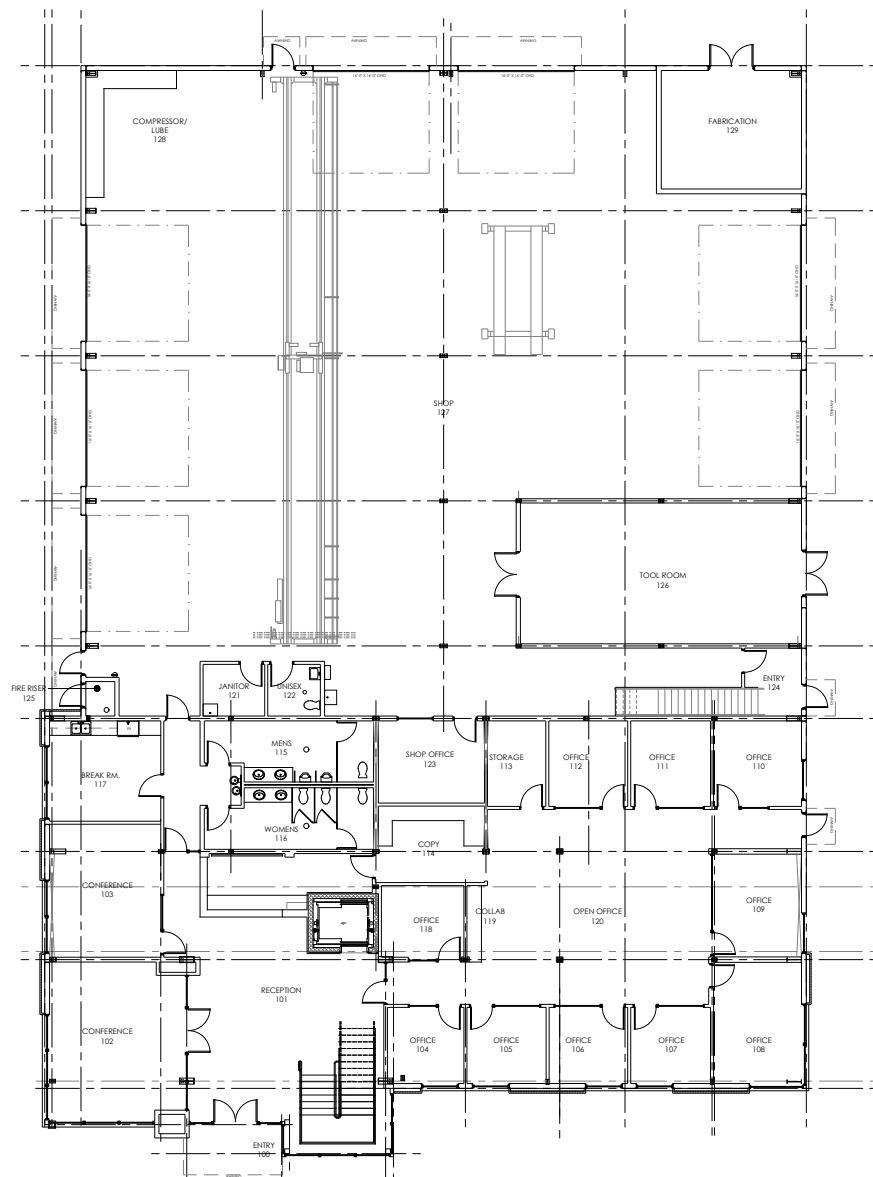
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# THE DOOR PLAN

## FIRST FLOOR

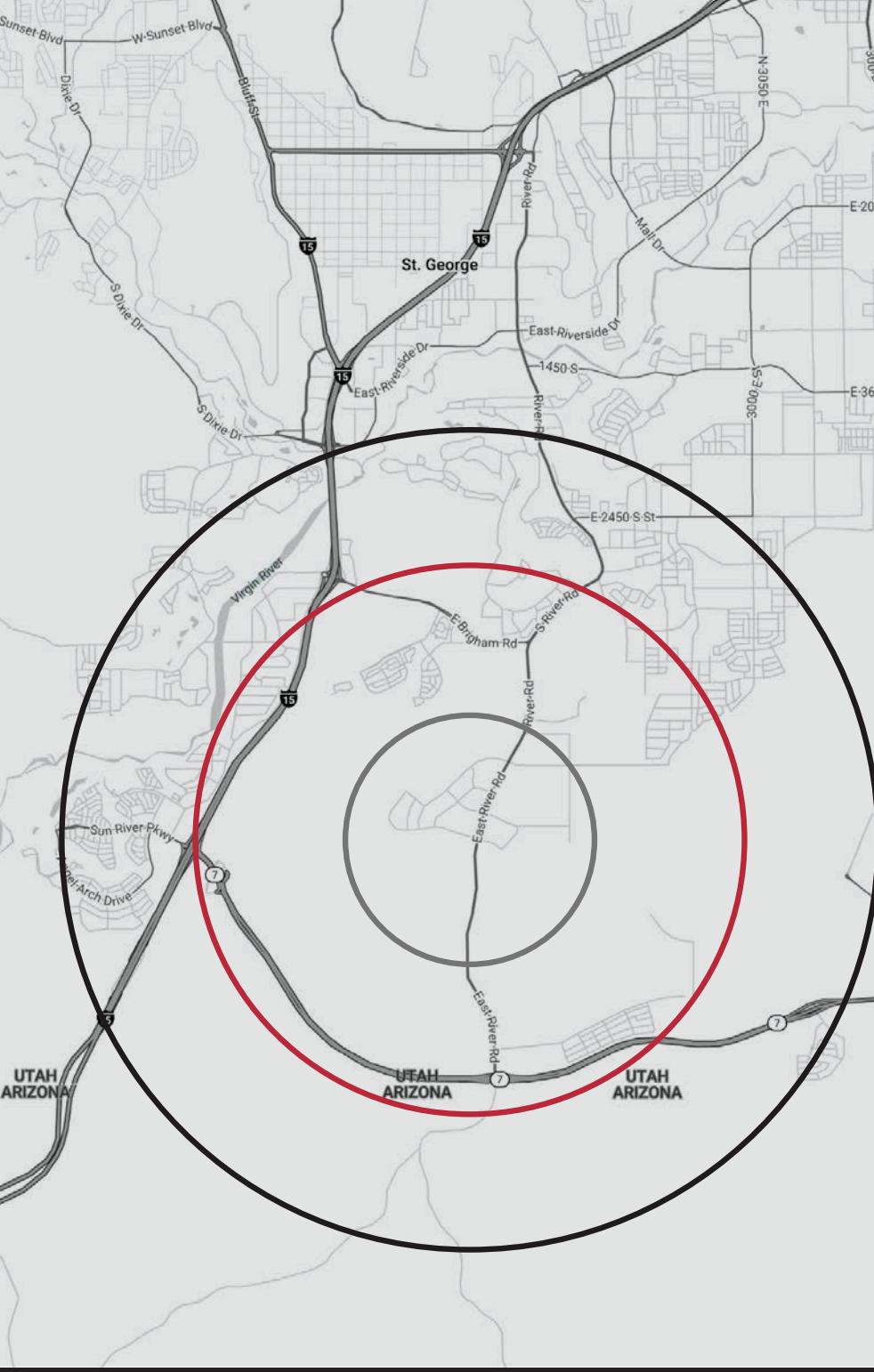


## SECOND FLOOR

# AREA MAP



# DEMOGRAPHICS



POPULATION	1-mile	3-mile	5-mile
2024 Population	855	32,794	72,019
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	215	10,437	24,326
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$105,126	\$130,834	\$124,533

## Traffic Counts

STREET	AADT
River Rd	16,000

# 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 Vegas. 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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SF MANAGED

**5,800+**

PROFESSIONALS

**TOP 6**

2024 LIPSEY RANKING



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