

FOR SALE OR LEASE CORAL JUNCTION FLEX/RETAIL

Coral Canyon Blvd & Coral Junction Rd | Hurricane, Utah 84737



LIQUOR STORE

FOOTHILLS CANYON DR

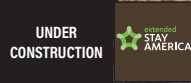


SITE



Hurricane Valley
Fire District

CORAL CANYON BLVD



32,000 ADT



HWY 9 (STATE ST) 32,000 ADT

Property Highlights

- Flex/Retail Space Available
- Sizes: 2,000 to 14,400 SF
- Lease Rate: \$26 PSF NNN
- Sale Price: Contact Agent
- Anchored by Rush Funplex & Hotel
- Easy Access to/from Interstate 15
- Major Intersection Leading to Zion National Park
- 369 Residential Units Planned Nearby

JOE MILLS 801.930.6755 TANNER OLSON 801.930.6752
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ROY BARKER 435.627.5711 NEIL WALTER 435.628.1609
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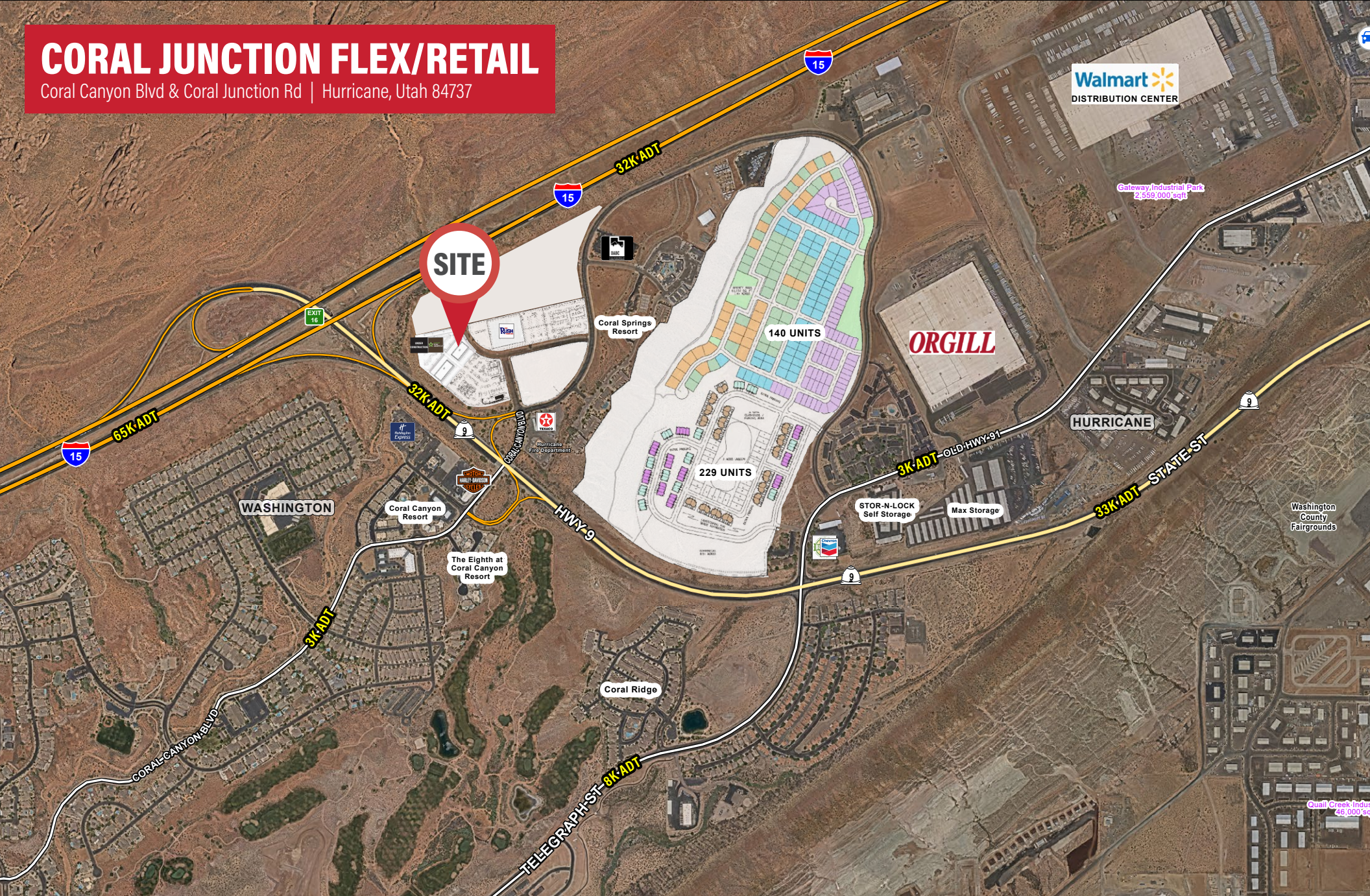


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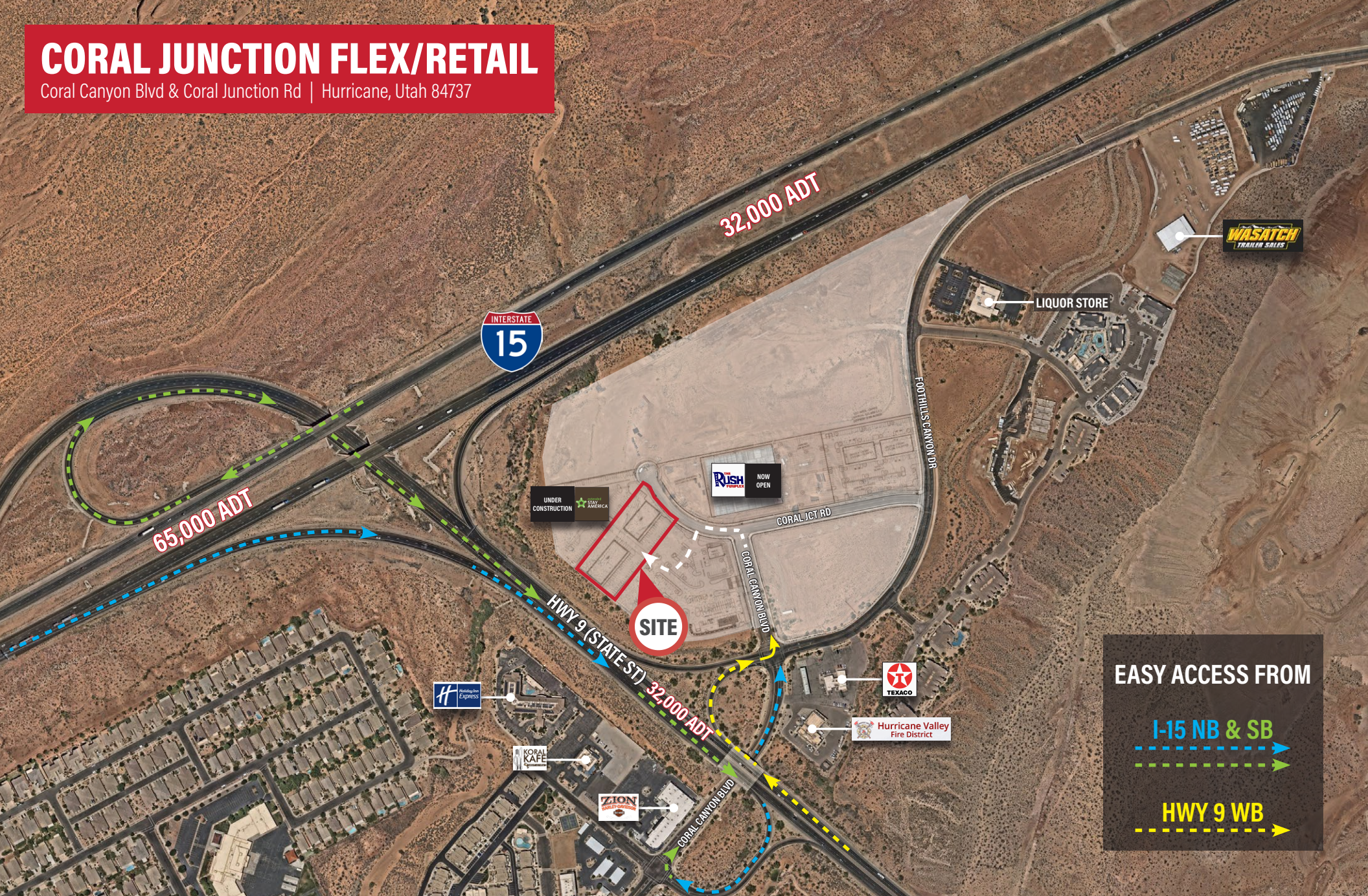


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Building Specs

- Unit Sizes 2,000 to 14,400 SF
- Clear Height 19'
- 12x14 Grade Level Doors
- Power: 225 Amps 120/208 Y 3-Phase 4-wire Per Unit
- LED Lighting throughout warehouse
- Parking: 84 Stalls
- Gas Forced heat throughout warehouse
- Fire Sprinkler System
- Zoning: GC (General Commercial)
- Construction type: CMU Block
- Estimated Completion: Q1 2027
- Lot Size: 2.0 Acres
- Quick Access off 600 South and Main Street



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