

# GATEWAY INDUSTRIAL FLEX SPACE

491 Old Highway 91, Hurricane, UT 84737



## EXECUTIVE SUMMARY



**LEASE RATE**     **\$1.10 SF/MONTH**

### OFFERING SUMMARY

Available SF:	6,255 - 88,017 SF
Lease Rate:	\$1.10 SF/month (NNN)
Year Built:	2024
Building Size:	88,017 SF
Zoning:	M-1

### LOCATION OVERVIEW

On Old Highway 91 fronting I-15, off Exit 16 near Walmart, FedEx, Orgill, Blvd Home, Balance of Nature, and other well known tenants. This location benefits from the city's strategic position in relation to both Salt Lake City, UT and Las Vegas, NV, making it an ideal choice for businesses seeking easy access to multiple markets.

For More Information:

**TRAVIS PARRY, SIOR**     **CONNOR BROOKSBY**  
435.359.4901     435.215.5891  
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### PROPERTY OVERVIEW

Introducing a prime commercial opportunity in Hurricane, UT – 491 Old Highway 91. This spacious masonry built property offers a versatile layout, ideal for flex space, manufacturing or distribution use. With ample parking and high visibility from I-15, it presents an exceptional leasing opportunity. The interior boasts modern finishes and abundant natural light with incredible views to the north, creating an inviting space for customers and employees. Situated near a future freeway off/on ramp.

### PROPERTY HIGHLIGHTS

- Versatile layout with flexible space sizes from 6,255sf - 88,000sf
- Ample parking for both customers and employees
- High visibility from I-15 along Old Highway 91
- 14'x14' rollup door in each space
- 200A 277/480 3 Phase power in each space
- 22' - 24' clear
- 2 offices + 2 bathrooms main level
- 2 offices, storage & kitchenette upper level
- Exterior common loading dock

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## FRONT AND BACK



View From I-15 (South West Corner)



North East Corner with Loading Dock

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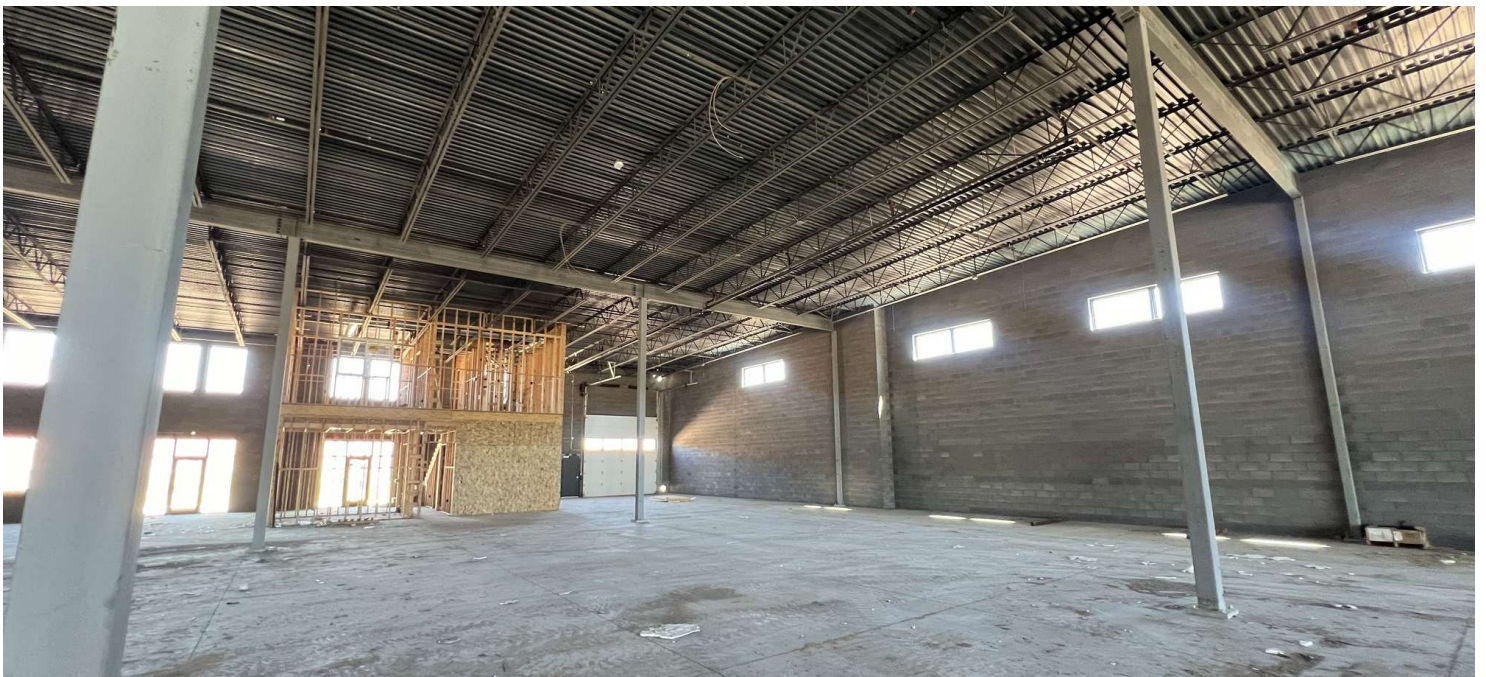
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## INTERIOR PHOTOS



Warehouse Unit F,G,M & N



Single Unit Warehouse

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## SINGLE UNIT (UNIT D)



Single Unit Front (North Side)

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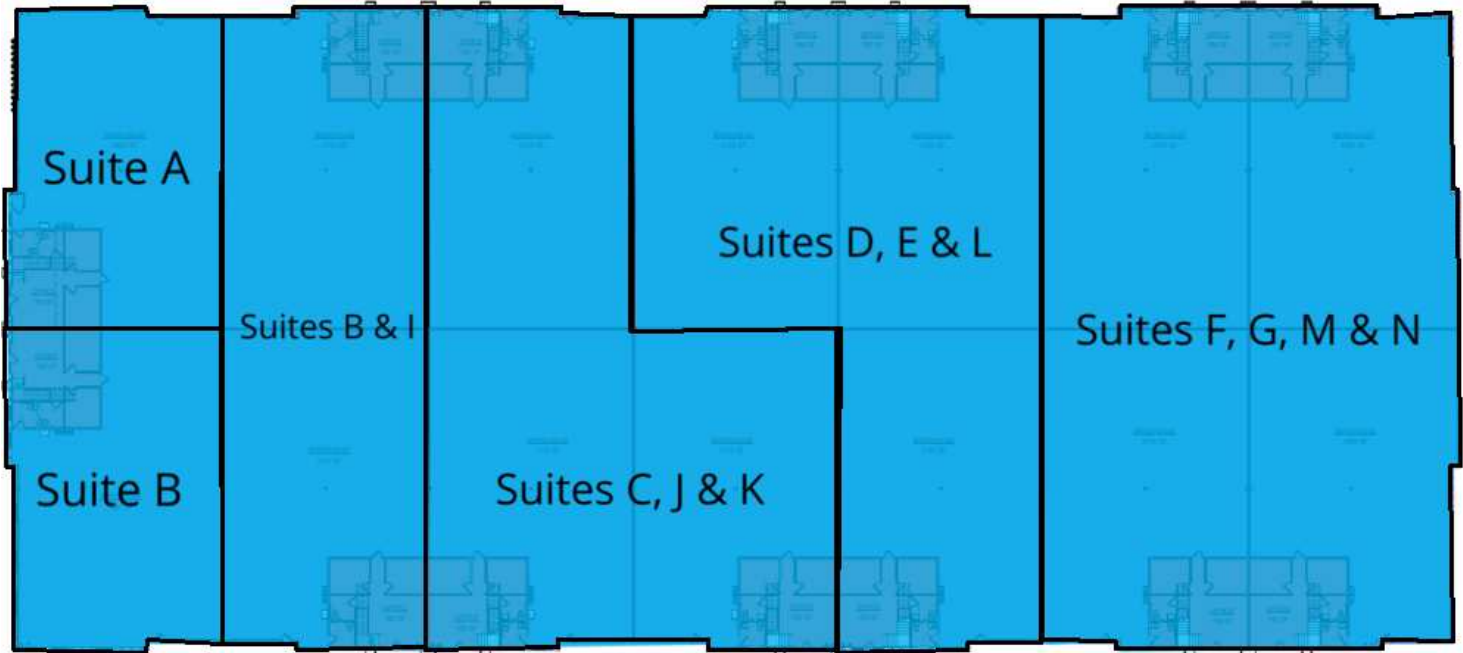


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## LEASE SPACES



### LEASE INFORMATION

Lease Type:	NNN
Total Space:	6,255 - 88,017 SF

Lease Term:	Negotiable
Lease Rate:	\$1.10 SF/month

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite A	Available	6,397 - 88,017 SF	NNN	\$1.10 SF/month
Suite B & I	Available	12,510 - 88,017 SF	NNN	\$1.10 SF/month
Suite B	Available	6,255 - 88,017 SF	NNN	\$1.10 SF/month
Suite C	Available	6,255 - 88,017 SF	NNN	\$1.10 SF/month
Suite C, J & K	Available	18,765 - 88,017 SF	NNN	\$1.10 SF/month
Suite D	Available	6,255 - 88,017 SF	NNN	\$1.10 SF/month
Suite D, E & L	Available	18,765 - 88,017 SF	NNN	\$1.10 SF/month
Suite E	Available	6,255 - 88,017 SF	NNN	\$1.10 SF/month
Suite F	Available	6,255 - 88,017 SF	NNN	\$1.10 SF/month

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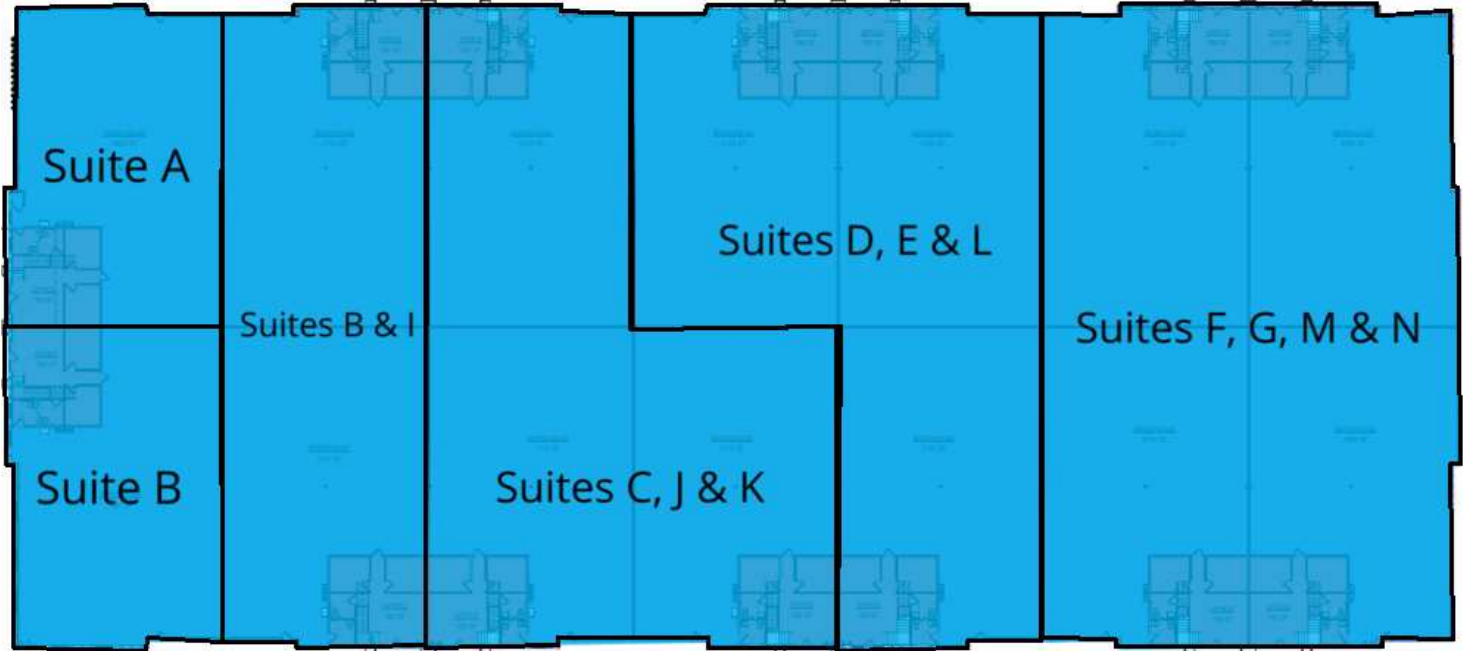


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## LEASE SPACES



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite F, G, M, & N	Available	25,180 - 88,017 SF	NNN	\$1.10 SF/month
Suite G	Available	6,335 - 88,017 SF	NNN	\$1.10 SF/month
Suite H	Available	6,397 - 88,017 SF	NNN	\$1.10 SF/month
Suite I	Available	6,255 - 88,017 SF	NNN	\$1.10 SF/month
Suite J	Available	6,255 - 88,017 SF	NNN	\$1.10 SF/month
Suite K	Available	6,255 - 88,017 SF	NNN	\$1.10 SF/month
Suite L	Available	6,255 - 88,017 SF	NNN	\$1.10 SF/month
Suite M	Available	6,255 - 88,017 SF	NNN	\$1.10 SF/month
Suite N	Available	6,335 - 88,017 SF	NNN	\$1.10 SF/month

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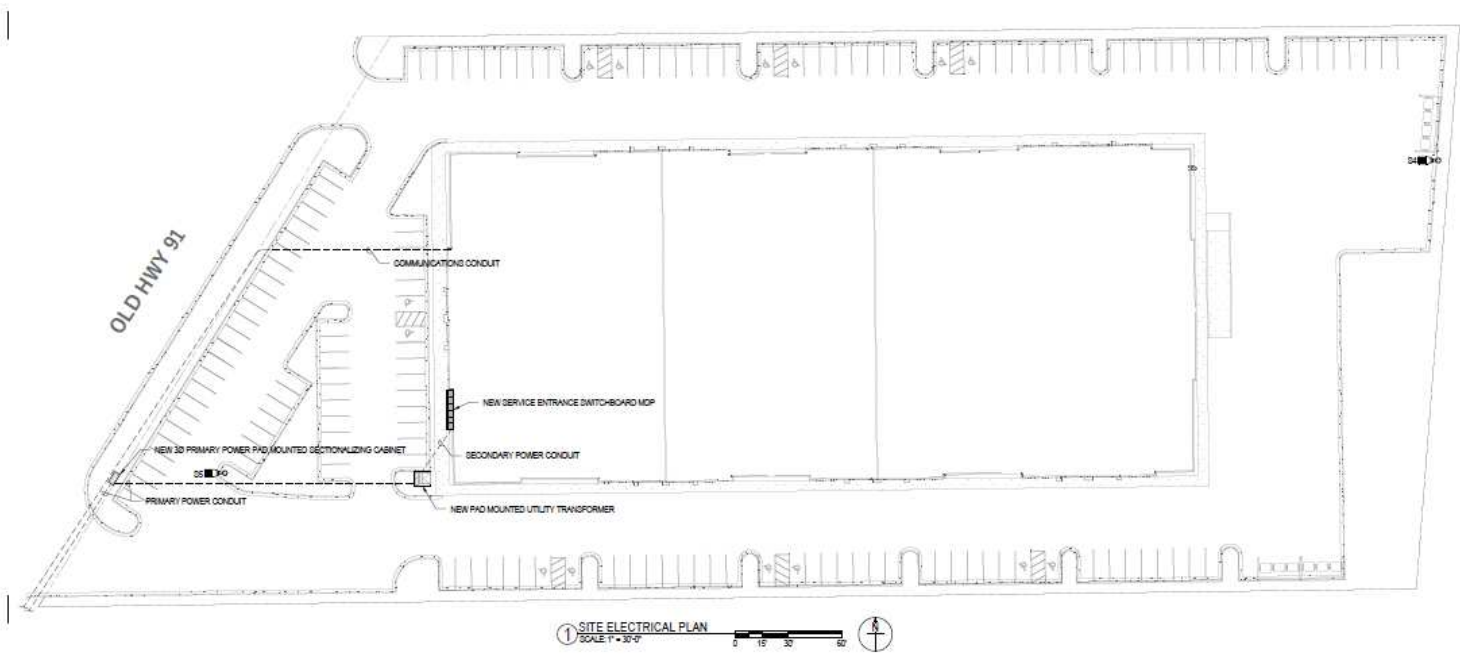
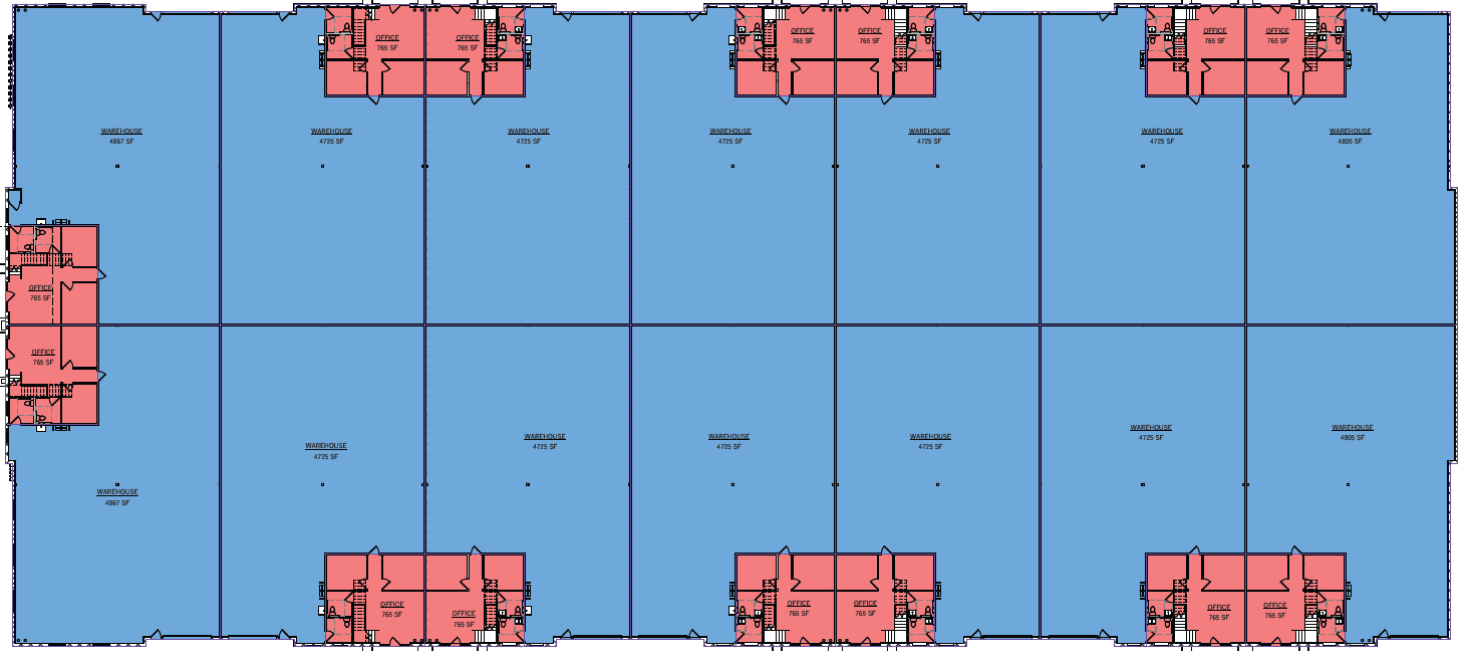


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## FLOOR & SITE PLANS



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## LOCATION MAP



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*For More Information:*

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