



293 N 2260 W,
Hurricane, UT 84737

- Turn-Key Manufacturing Operation
- 3 Building Campus
- Many different applications & Business Growth Opportunities.
- Business, FF&E and Real Estate
- **Do Not Disturb Occupant,** must schedule tour in advance.

± 18,500 SF | INDUSTRIAL

Property Specs

LIST PRICE	\$5,275,000
OFFICE SIZE SQFT	± 4,500 SF
BUILDING SIZE SQFT	± 18,500 SF
LOT SIZE	± 1.06 SF
YEAR BUILT/RENOVATED	1980/2017/2022
TYPE	Industrial Manufacturing
ZONING	M-1
CLASS	A&B

- Great turn-key manufacturing property now available for sale in Southern Utah
- Property includes 4,500 SF of Office plus newly constructed living quarters (3bd/2ba) and 3,000 SF of Mezzanine and Showroom.
- Heavy 3-phase power, multiple m/g applications.
- Manufacturing, powder coating, signage, headstones, lighting and many other business operations.
- Worldwide customer base including Fortune 100 companies.
- Huge growth potential across different product types.

FOR MORE INFO
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OR TEXT 10211 TO 39200

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**1980, 2017
& 2022**

YEAR BUILT

$\pm 18,500$

TOTAL SF AVAILABLE



PHOTO



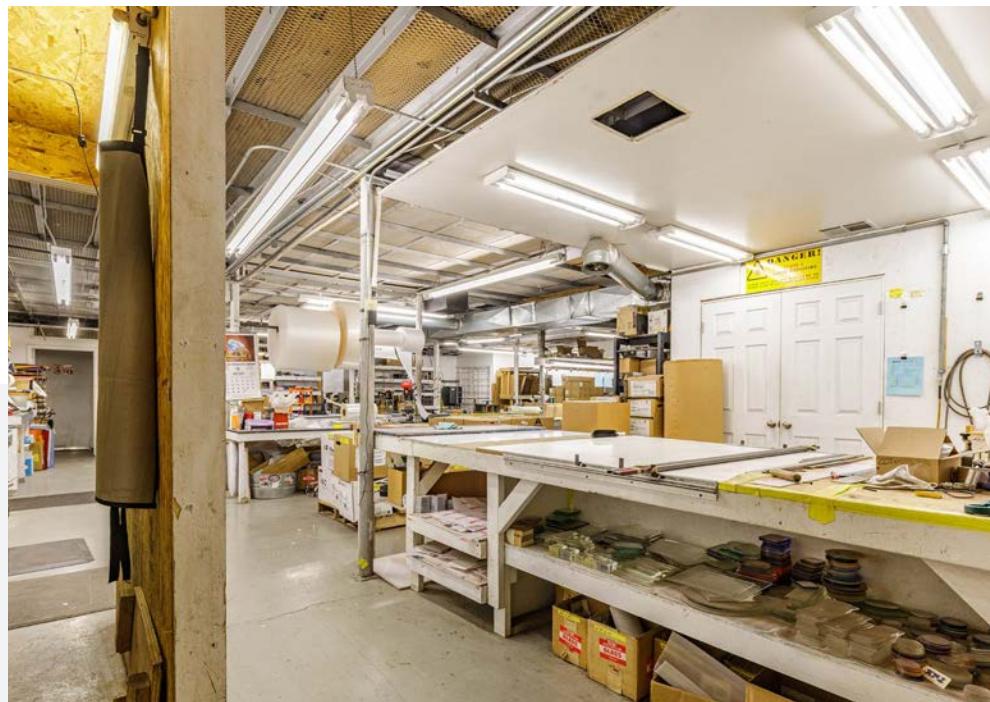
PHOTOS



PHOTOS



PHOTOS

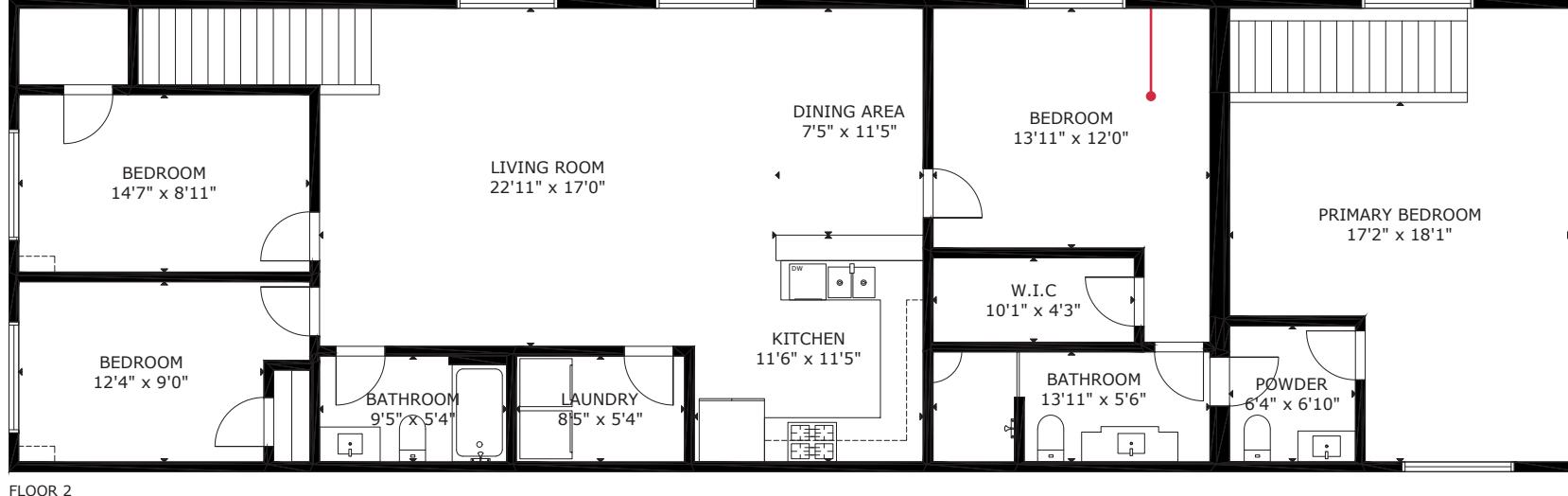


AREA MAP

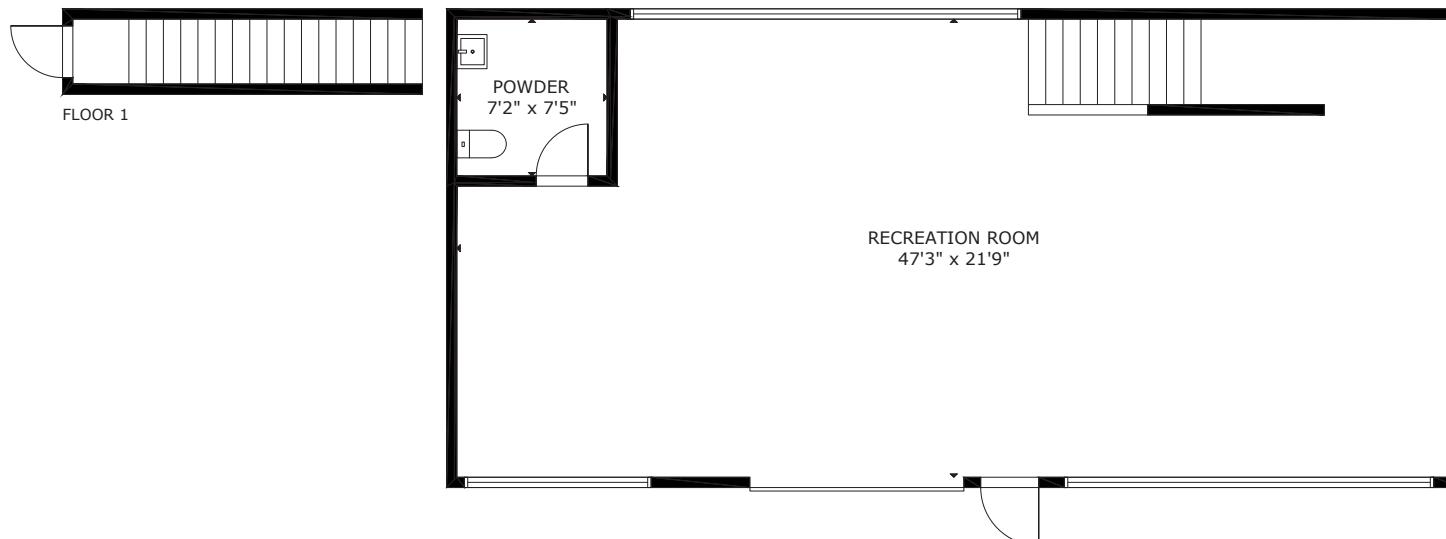


- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

FLOOR PLAN



CLICK HERE
FOR A 3D TOUR



DEMOGRAPHICS



	1-mile	3-mile	5-mile
2025 Population	4,752	17,936	29,890
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	2,060	6,454	10,678
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$106,787	\$94,036	\$96,213

Traffic Counts

STREET

North 2260 West

West State Street

AADT

4,259

41,335

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

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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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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Our professionals leverage decades of experience, industry-leading technology, and a leading global network to help you excel in your real estate goals.

325+

OFFICES

1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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