



FOR SALE

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.



OR TEXT 10211 TO 39200

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SUMMARY



PHOTOS

1980, 2017
& 2022

YEAR BUILT

± 18,500

TOTAL SF AVAILABLE





PHOTOS



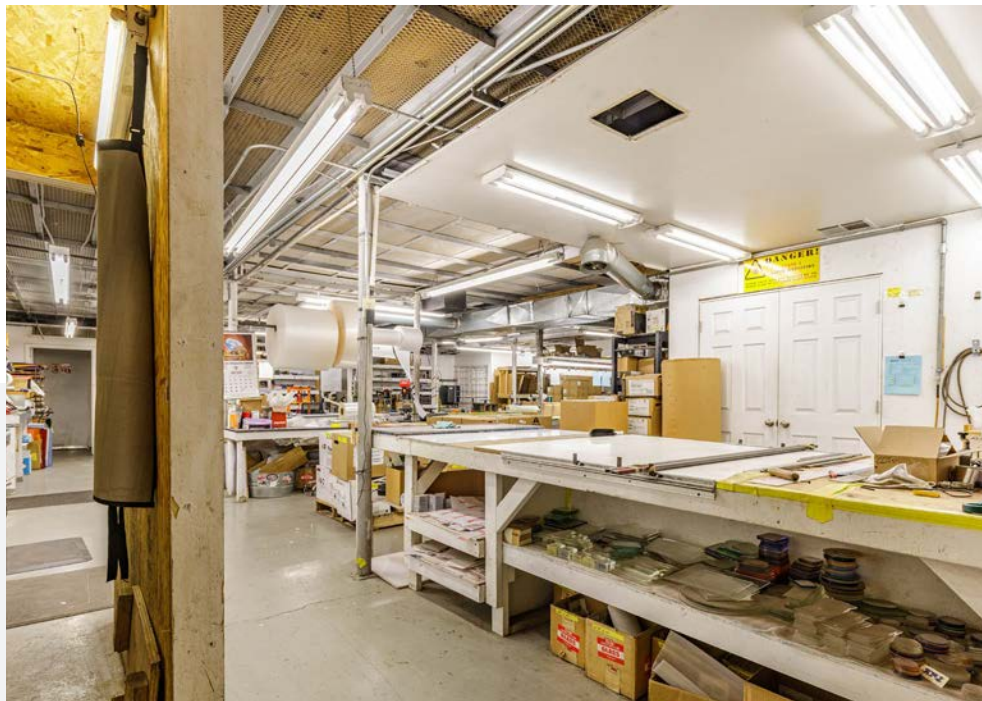


PHOTOS





PHOTOS



AREA MAP

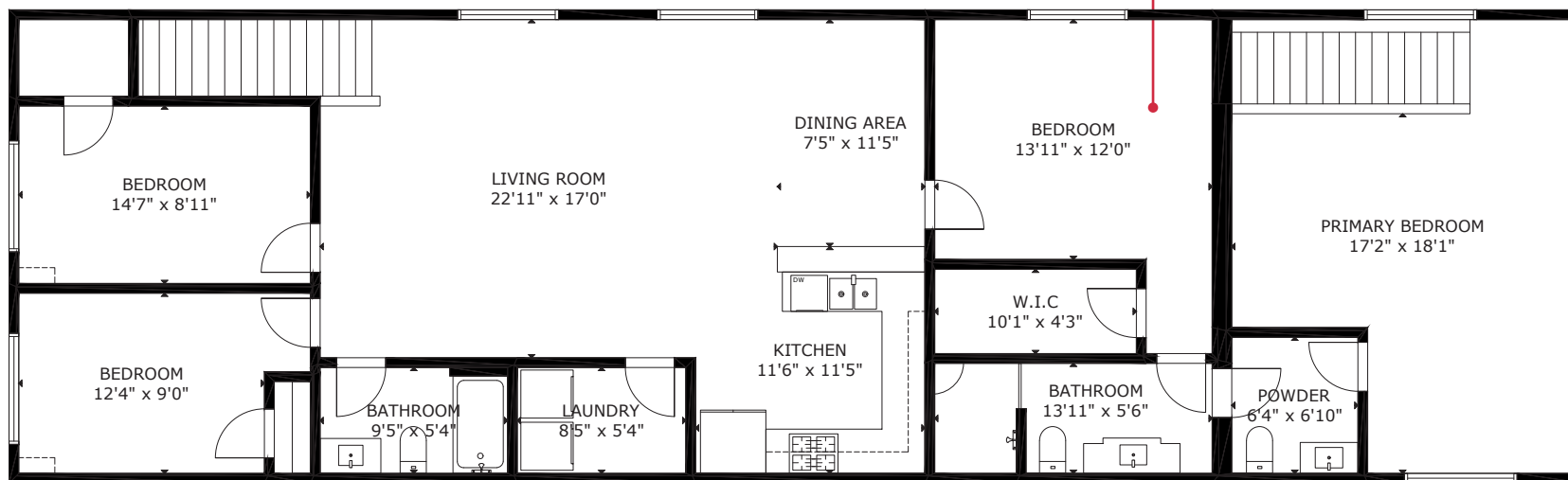


- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

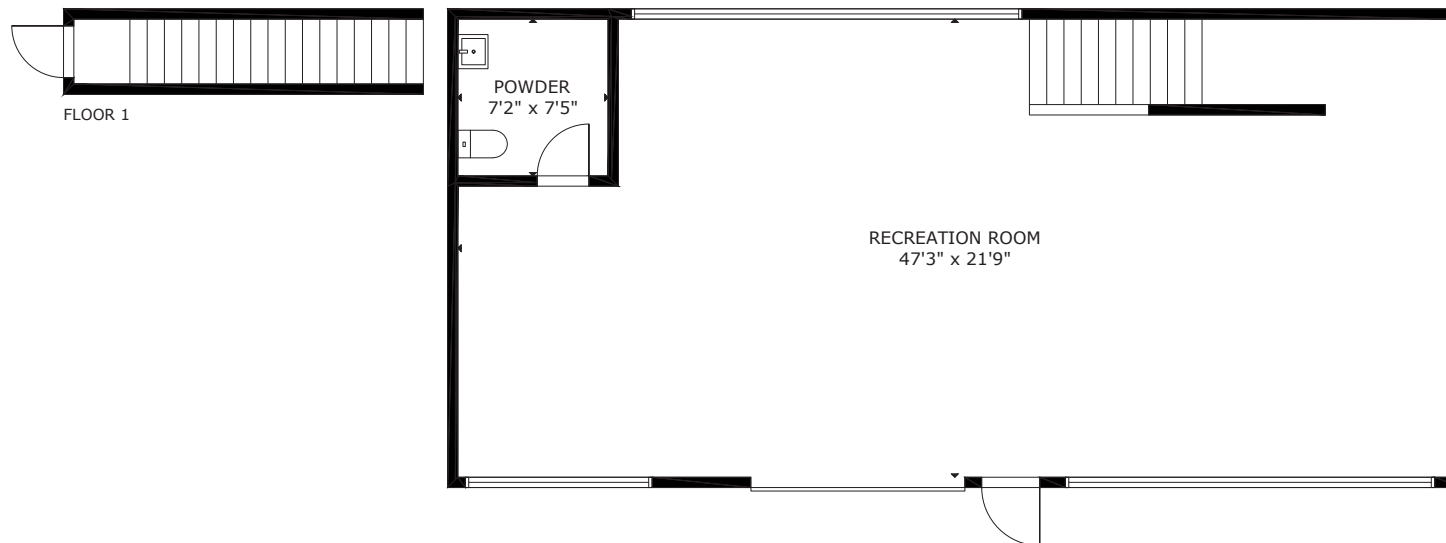
FLOOR PLAN



CLICK HERE
FOR A 3D TOUR



FLOOR 2



FLOOR 1



DEMOGRAPHICS

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

Traffic Counts

STREET	AADT
North 2260 West	4,259
West State Street	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.

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Summary Documents

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