

5240 W INDUSTRIAL DR
5240 W Industrial Dr, Hurricane, UT 84737



EXECUTIVE SUMMARY



SALE PRICE **\$3,150,000**

OFFERING SUMMARY

Available SF:	14,452
Year Built:	2021
Building Size:	14,452 SF
Zoning:	M-1
Market:	Industrial
Submarket:	Manufacturing
Price / SF:	\$217.96

PROPERTY OVERVIEW

Modern industrial building totaling 12,000 SF with an additional 2,542 SF of finished offices and support space. Constructed with insulated steel and block for superior efficiency and durability. Features include 26' peak ceilings, three electric roll-up doors, 600-amp/480V power, natural gas, and a 10-ton overhead crane.

The property offers 19 paved parking stalls + 2 ADA, dual driveways, LED lighting, full security camera system, and fenced yard areas. A certified pad is stubbed and ready for an additional 5,000 SF expansion.

PROPERTY HIGHLIGHTS

- 12,000 SF Warehouse
- 2,542 SF Office
- Conference Room and offices.
- 26' Clear Height
- 600 amp 480 V
- 3 Motorized Roll up doors

For More Information:

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ADDITIONAL PHOTOS



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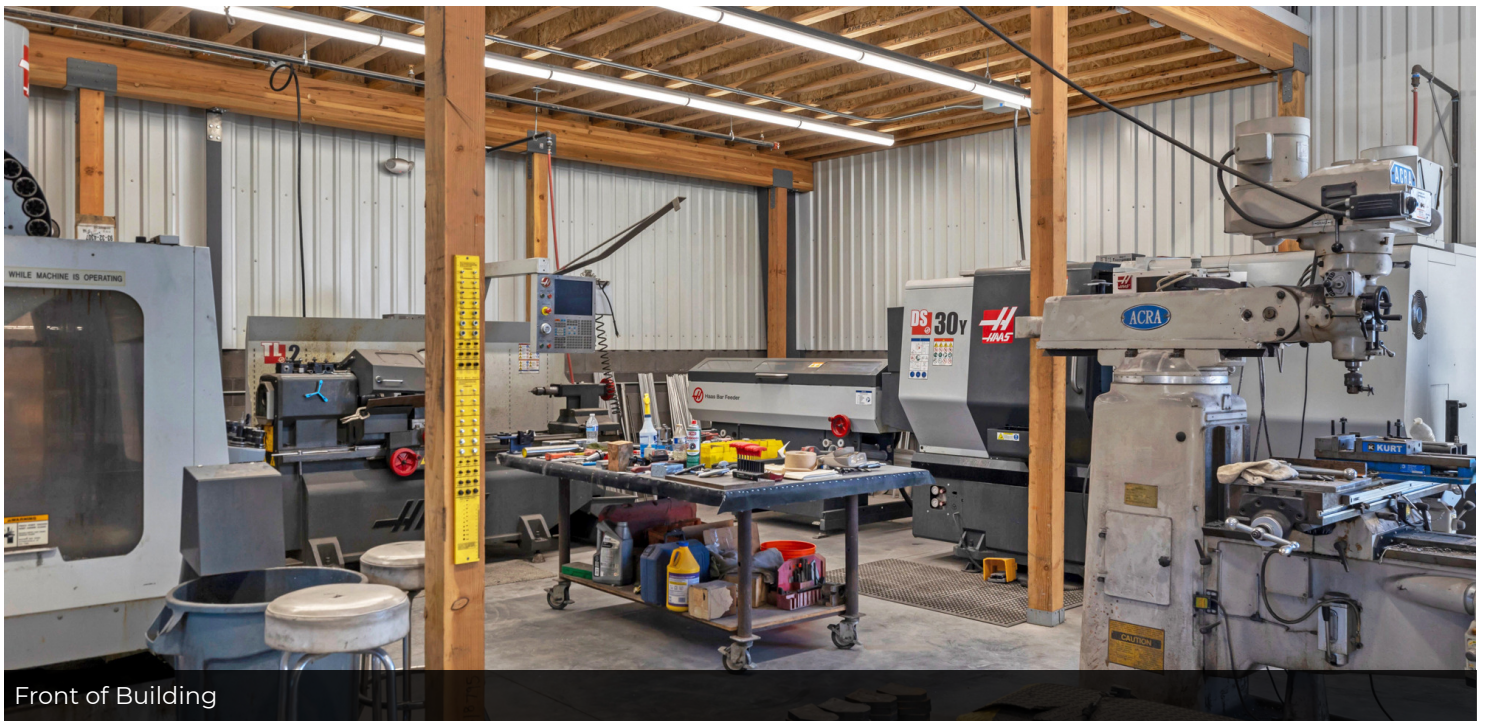
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ADDITIONAL PHOTOS



Parking lot and Lot



Front of Building

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For More Information:

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