



**FOR
LEASE**

**Climate Controlled
Small Office-Warehouse**

351 Commerce Street
Hurricane, UT 84737

±1,800 - ±9,000 SF

Property Specs

FOR LEASE **\$1.15 PSF**

AVAILABLE SF **±1,800 - 9,000 SF**

TOTAL ACRES **±0.945 Ac**

ZONING **Ind**

TYPE **Industrial | Office/Retail
Warehouse**

TAX ID **H-FAIR-22**

- Next to Wheeler Machinery
- Easy access to SR-9
- 200 amps 3-phase power
- Warehouse HVAC
- Front-loaded overhead doors
- Block construction



OR TEXT 23835 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

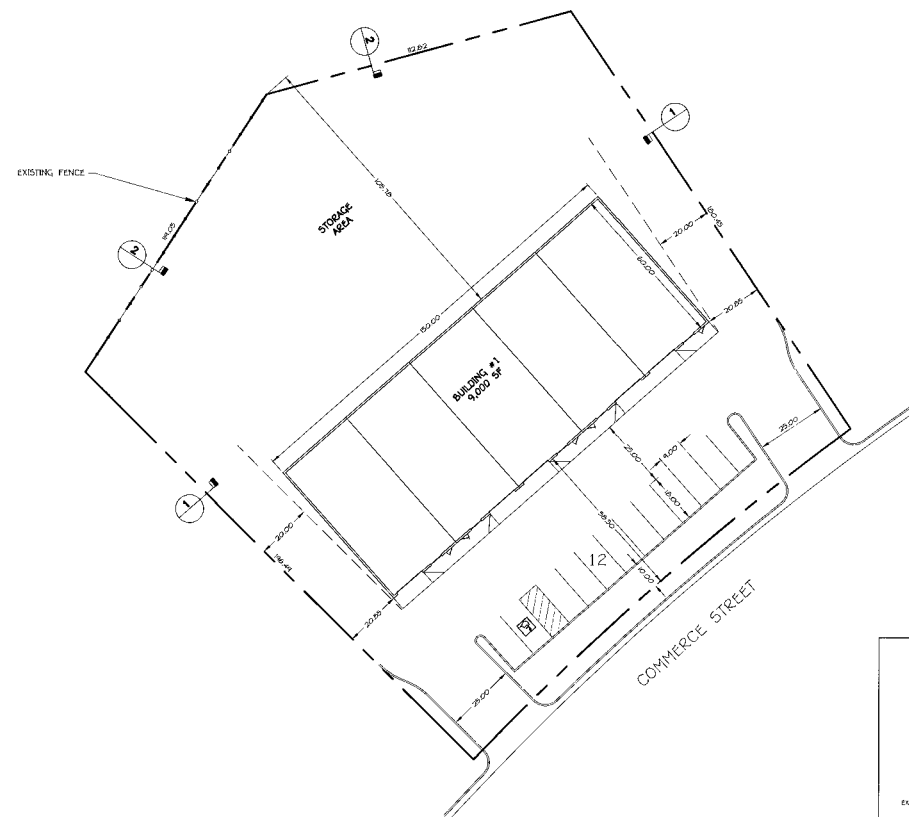
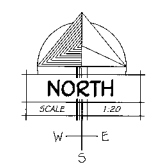
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SUMMARY

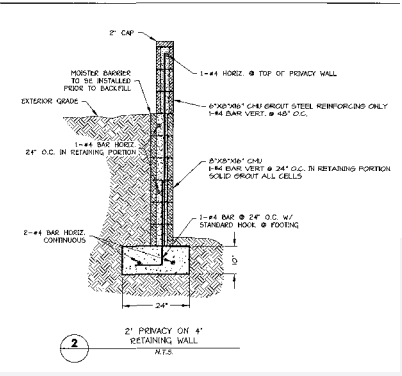
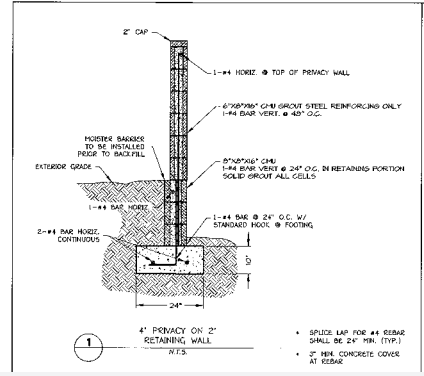


SITE PLAN



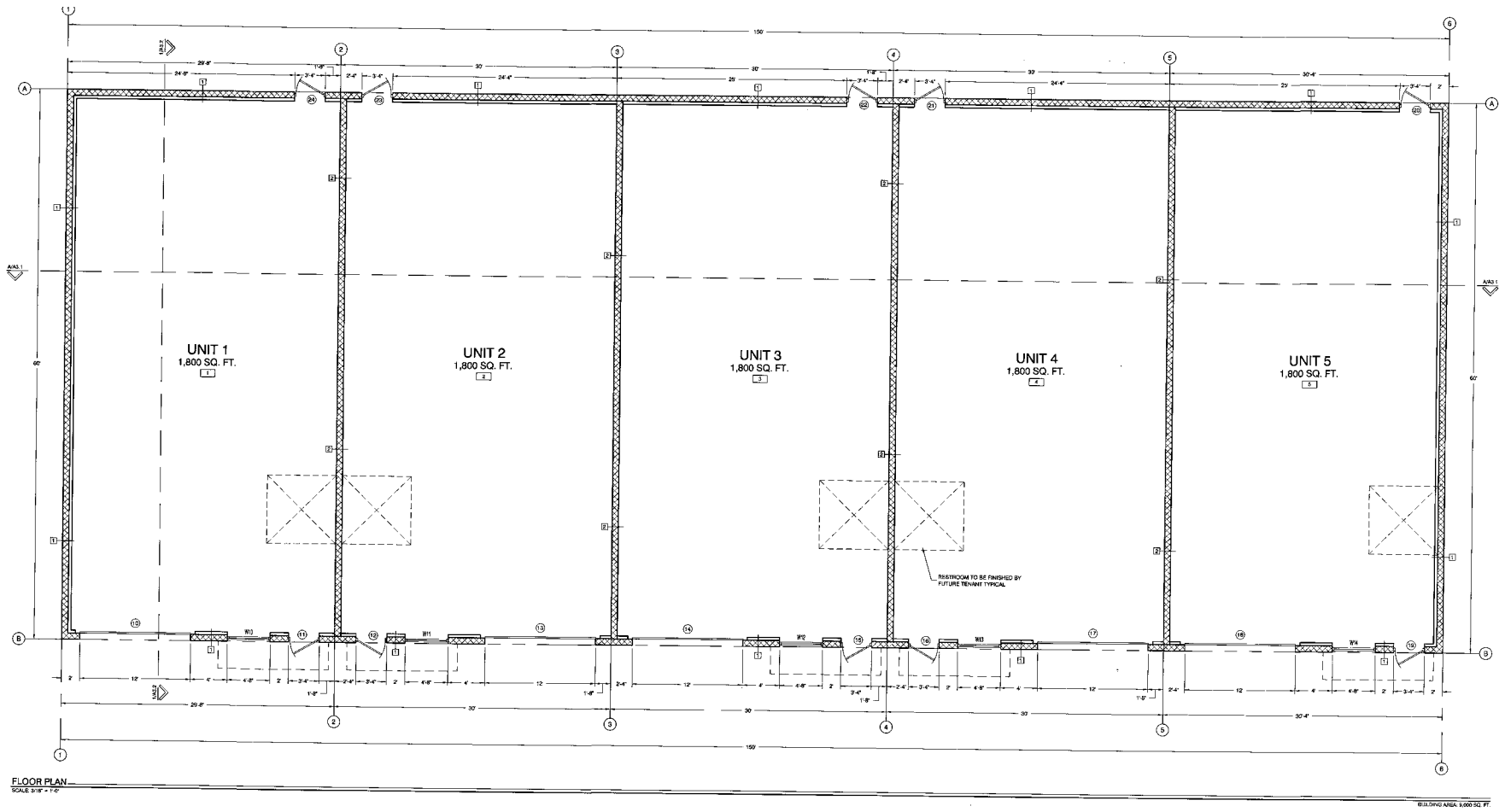
SITE DATA

SITE AREA:	0.944 ACRES (41,124 SQ.FT.)
PROPOSED BUILDING AREA:	9,000 SQ.FT.
PARKING REQUIREMENTS:	
WAREHOUSE SPACE (9,000 SQ.FT. @ 1:1,000)	9 SPACES
TOTAL PARKING REQUIRED	9 SPACES
PARKING PROVIDED:	12 SPACES
ACCESSIBLE PARKING REQUIRED:	1 SPACES
ACCESSIBLE PARKING PROVIDED:	1 SPACES



* SPLICE LAP FOR #4 REBAR SHALL BE 24" MIN. (TYP.)
* 2" MIN. CONCRETE COVER AT REBAR

BUILDING PLAN



AREA MAP



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



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	1,067	10,146	21,245
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	257	3,815	8,528
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$51,042	\$91,125	\$96,053

Traffic Counts

STREET	AADT
North Quail Creek Ranch Lane	16,080
State Street	42,037

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

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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