



## EXECUTIVE SUMMARY



**LEASE RATE**    \$1.00 - 1.10 SF/MONTH

### OFFERING SUMMARY

Available SF:	3,000 - 6,000 SF
Lease Rate:	\$1.00 - 1.10 SF/month (NNN)
Year Built:	2024
Building Size:	6,000 SF
Zoning:	M-1

### LOCATION OVERVIEW

I-15 Exit 9, head east on SR-9/State Street, south on 5300 W, east on Industrial Dr, south on Commerce St. Near Utah DMV, Washington County Fairgrounds, Sherriff's Office, & CAT Wheeler.

For More Information:

TRAVIS PARRY, SIOR  
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### PROPERTY OVERVIEW

Brand new industrial buildings in the Fairgrounds Industrial Park. Several upgrades including 20+ ceiling height, 3 phase power, and privacy fenced & paved yard. Gorgeous front entry with Modera block wainscoting with a front metal canopy. 3,000 or 6,000sf available. Ready for immediate occupancy.

### PROPERTY HIGHLIGHTS

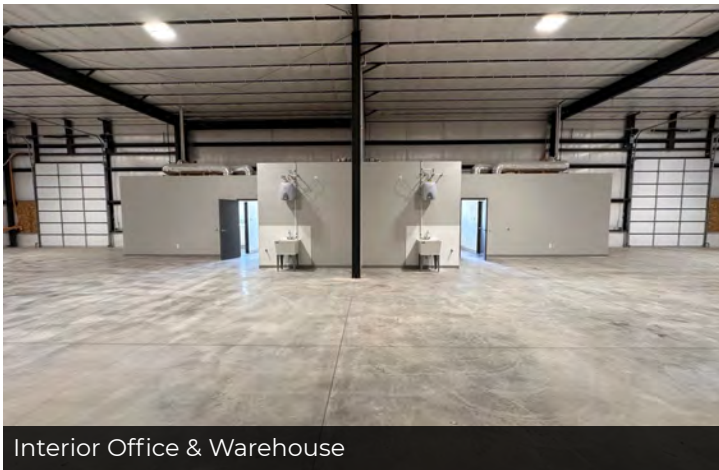
- 3,000 or 6,000sf options available
- Two offices, one restroom per side
- Heat & swamp cooler in warehouse
- 200A, 120/208V 3 Phase power
- 4 - 12'x14' drive through rollup doors
- Privacy fenced, paved yard
- LED lighting in office & warehouse
- Stained concrete flooring in office
- Modera block wainscoting with front welded canopy



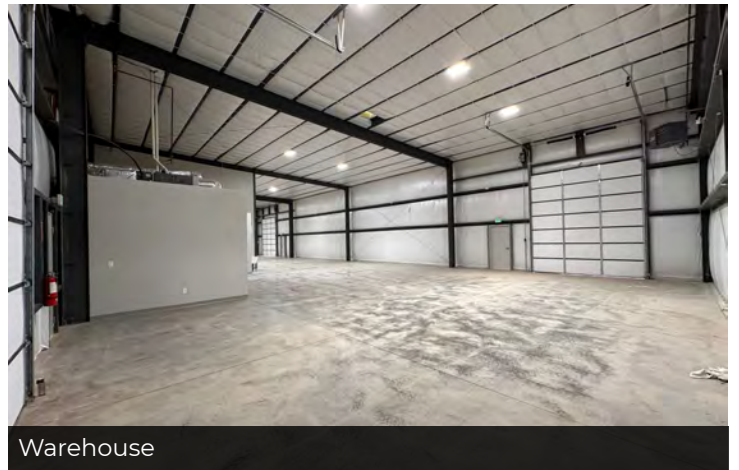
ADDITIONAL PHOTOS



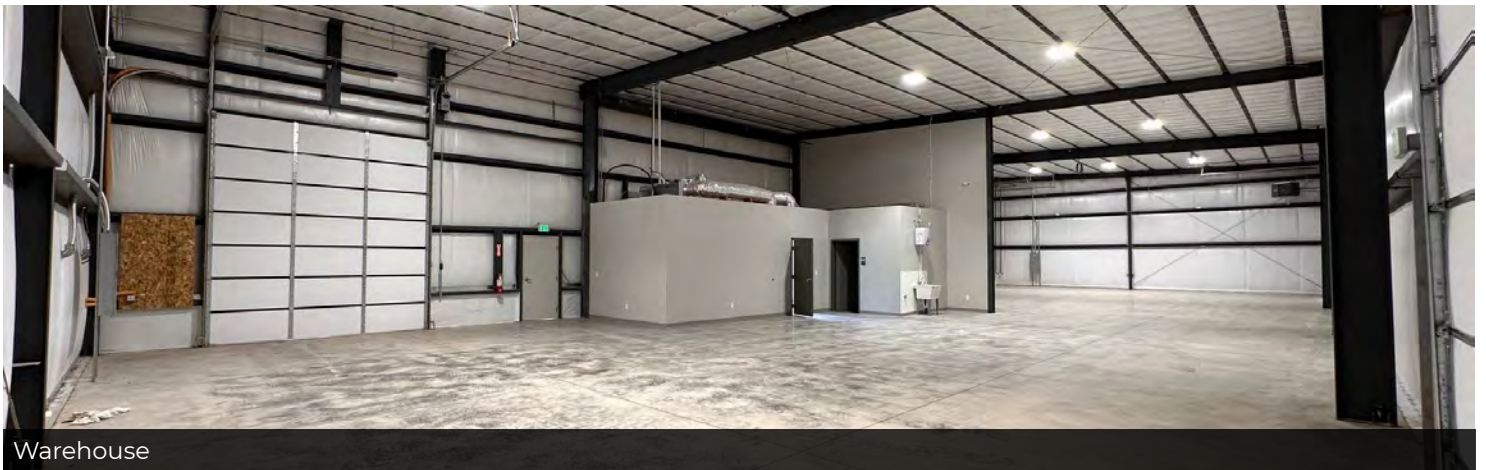
Rear and Side Yard



Interior Office & Warehouse



Warehouse



Warehouse

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FAIRGROUNDS INDUSTRIAL - LEGACY BUSINESS PARK

563 S Commerce St, Hurricane, UT 84737



## ADDITIONAL PHOTOS



Rear and Side Yard



Front

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SITE PLAN



Site Plan

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# FAIRGROUNDS INDUSTRIAL - LEGACY BUSINESS PARK

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## LOCATION MAP



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*For More Information:*

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