

FOR LEASE

3321 E Plant Dr
Washington, UT 84780

- Three (3) Grade Level Loading Door
- One (1) Dock High Loading Door
- Clear Height: 18'
- Available Q4 2025

± 13,147 SF | Industrial

Property Specs

LEASED PRICE	Starting at \$1.25/SF/Month NNN
BUILDING SIZE SF	±13,147 SF
LOT SIZE	± 0.83 Acres
YEAR BUILT	2025
CLASS	A
TYPE	Industrial Office/Retail Warehouse
ZONING	I-2

- Located in Red Waters/Sunrise Valley
- Just off Washington Dam Rd. in Washington, UT
- Cheapest power in Utah - Dixie Power, 3-phase available
- Completion anticipated Q4, 2025



OR TEXT 23149 TO 39200

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

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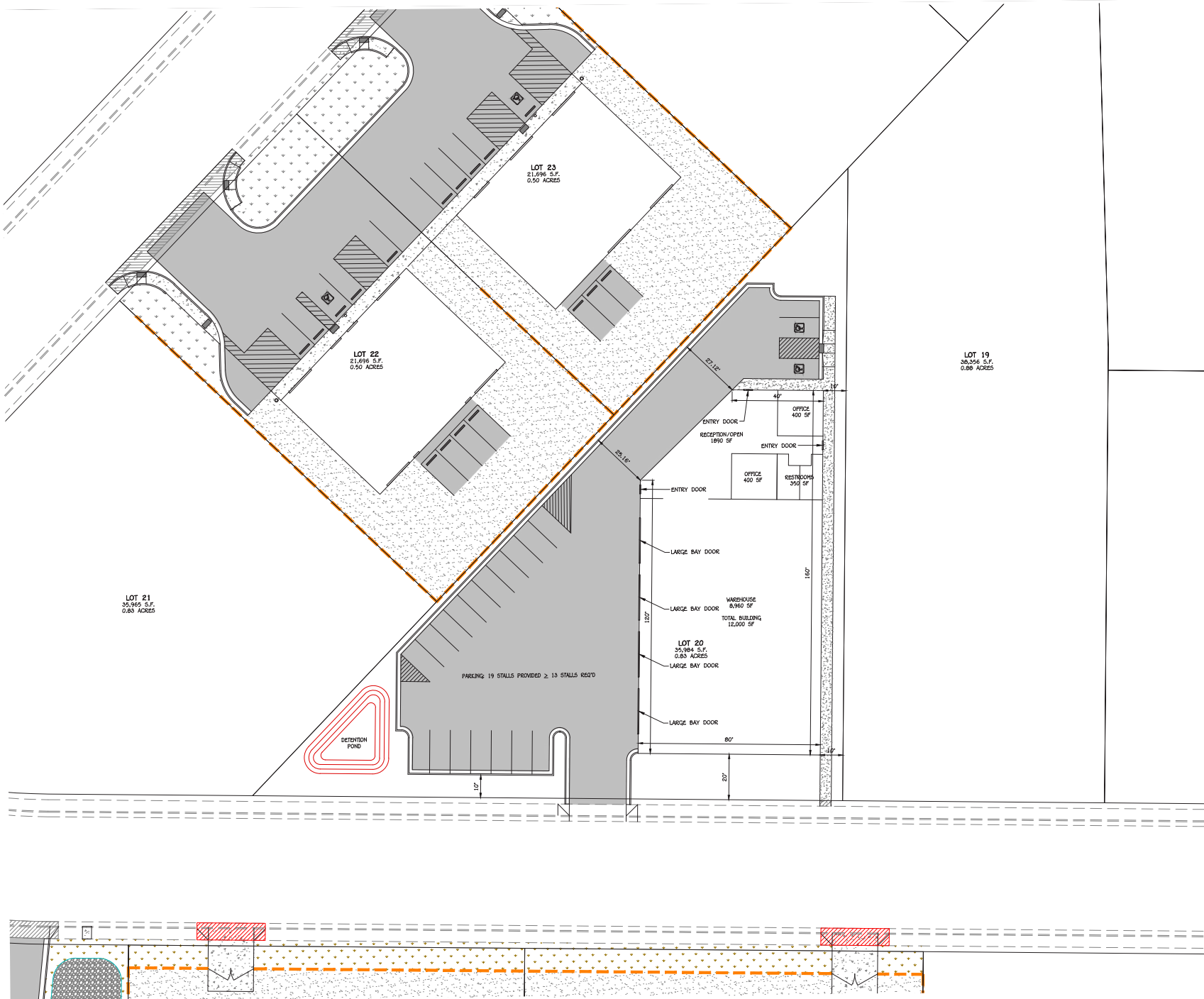
SUMMARY



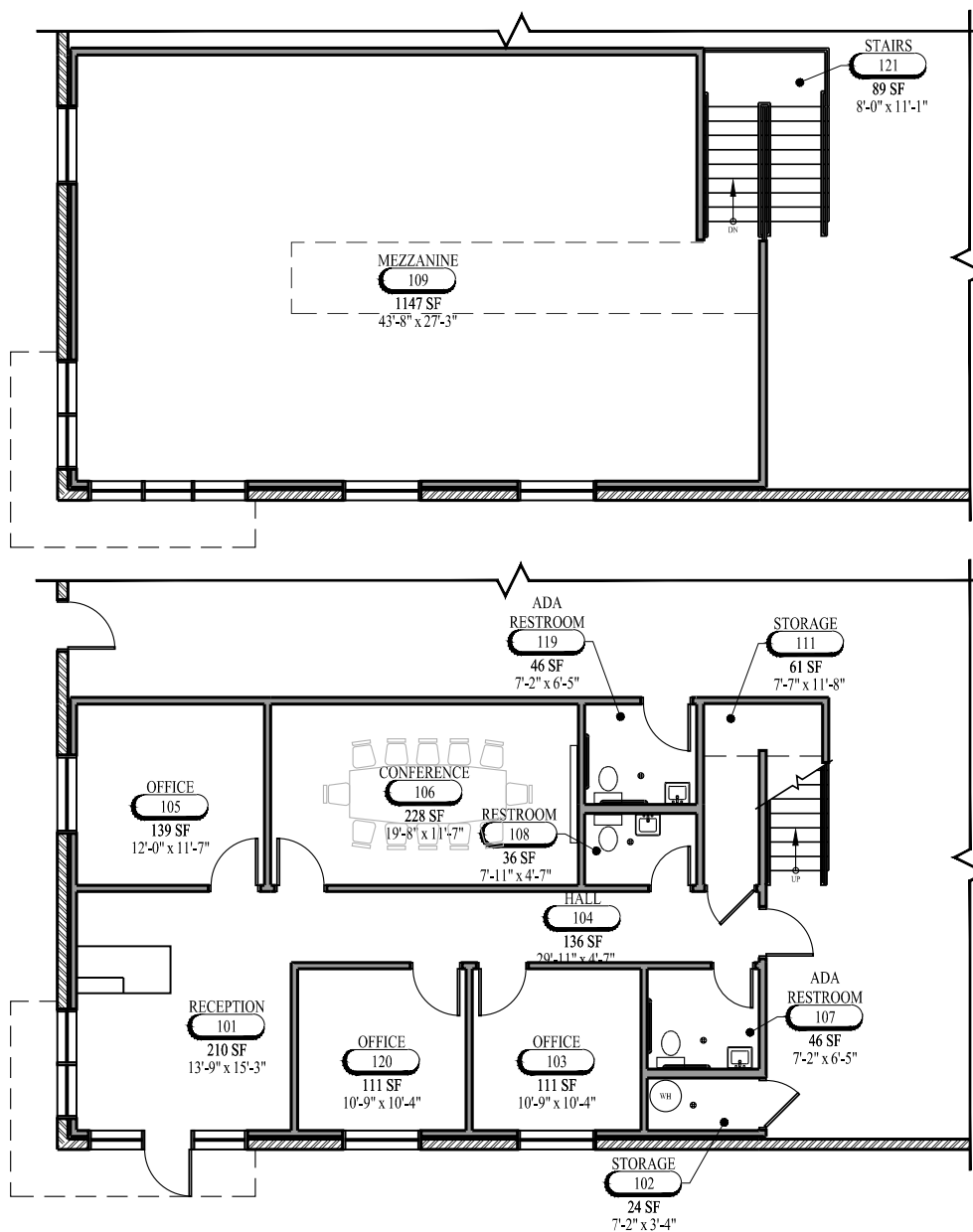
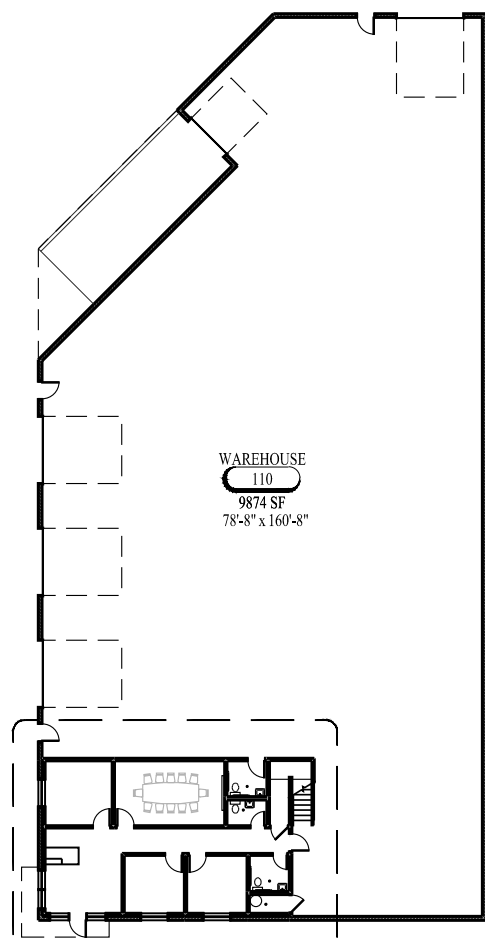
PHOTOS



CONCEPT PLAN



FLOOR PLAN



AREA MAP



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



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	744	19,187	56,113
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	380	7,149	19,765
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$126,563	\$104,757	\$113,915

Traffic Counts

STREET	AADT
Washington Dam Rd	1,300
Telegraph St	8,100

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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