



5283 - 5271 Wheeler Way,
Hurricane, UT 84737

- Fantastic Industrial Flex Buildings
- Located close to SR-9 next to Wheeler Machinery

± 1.08 Acres | LAND / RETAIL

Property Specs

OFFERED PRICE & LEASE RATE	CONTACT FOR PRICING
TOTAL BUILDING SF	Lot 2 \pm 7,200 SF Lot 3 \pm 7,200 SF
LOT SIZE	Lot 2 \pm 0.54 Acres Lot 3 \pm 0.54 Acres
TAX ID	H-FAIR-2, H-FAIR-3
ZONING	Manufacturing
TYPE	Industrial Manufacturing

- Located in Convenient Fairgrounds Industrial Park
Near Regional Park Entrance across from the DMV
- For Lease or Sale
- Completion Date Q4 2025
- Near Industrial Park Entrance
- 7,200 SF building with Adequate Yard
- Call Curren with any questions



FOR MORE INFO
CLICK HERE

OR TEXT 22951 TO 39200
Message frequency will vary. Message and data rates
may apply. Reply HELP for help or STOP to cancel.

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PHOTOS



AREA MAP



DEMOGRAPHICS



POPULATION	1-mile	3-mile	5-mile
2024 Population	790	9,309	21,632
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	103	3,511	8,589
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$68,350	\$101,059	\$101,246

Traffic Counts

STREET	AADT
State St	42,000
I-15	62,000

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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Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

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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No Obligation

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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