



FOR LEASE

Gateway Industrial Park

5510 W 240 N Ste A
Hurricane, UT 84737

**±2,500 SF
INDUSTRIAL OFFICE**

Property Specs

FOR LEASE	\$1.05 PSF/Mo + NNN
AVAILABLE SF	± 2,500 SF
TOTAL ACRES	± 1.14 Ac
ZONING	M-1 (Light Industrial)
TYPE	Industrial Office/Warehouse
TAX ID	H-BGIP-7-RD3
YEAR BUILT	2021

- 2,500 SF industrial space in Gateway Industrial Park.
- Move in ready.
- Has three roll up doors, outdoor laydown space, and easy access.
- Zoned M-1, can be used for light manufacturing or many other uses upon approval.



OR TEXT 23928 TO 39200

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SUMMARY



PHOTOS



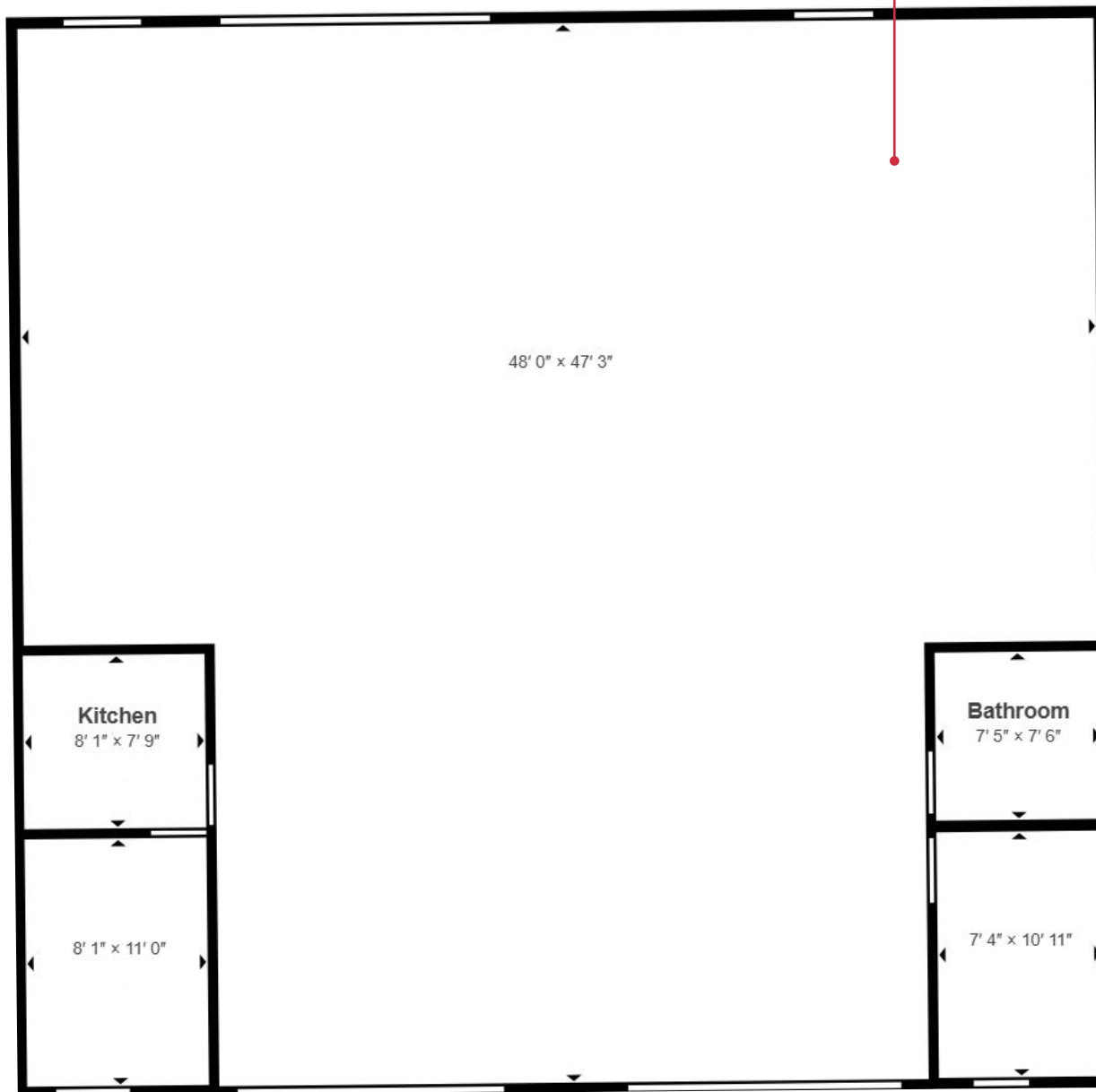




FLOOR PLANS



CLICK HERE
FOR A 3D TOUR



AREA MAP





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2026 Population	196	7,646	20,797
HOUSEHOLDS	1-mile	3-mile	5-mile
2026 Households	118	2,969	8,556
INCOME	1-mile	3-mile	5-mile
2026 Average HH Income	\$68,723	\$101,448	\$112,164

Traffic Counts

STREET	AADT
Interstate 15	31,164
State Street	41,335

TERMS & CONDITIONS

Terms and Conditions

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Summary Documents

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