

HURRICANE INDUSTRIAL BUILDING

5557 W 240 North, Hurricane, UT 84737



EXECUTIVE SUMMARY



LEASE RATE **\$3,850.00 SF/MONTH**

OFFERING SUMMARY

Available SF:	3,200 SF
Lease Rate:	\$3,850.00 SF/month (NNN)
Year Built:	2020
Building Size:	3,200 SF
Zoning:	Industrial

LOCATION OVERVIEW

Near Walmart Distribution Center, Litehouse Foods, FedEx, TruAudio, and Warner Trucking in the Gateway Industrial Park, just off Old Highway 91.

PROPERTY OVERVIEW

Brand new industrial building with all the upgrades and a sizable yard! 2" spray insulation, 3 roll-up doors, LED lighting, and many more.

PROPERTY HIGHLIGHTS

- Perfect shop for small business or place to store and work on your toys
- Lease to own or seller financing option
- 3 - 10'w x 14'h rollup doors
- 16'-19' ceiling
- Fully insulated building with 2" spray-in insulation
- Professional wood wainscot interior to protect from damage
- Yard fully landscaped and fenced with electronic gate
- 200 A 120/208V single phase power

For More Information:

TRAVIS PARRY, SIOR

435.359.4901
travis@linxcre.com



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ADDITIONAL PHOTOS



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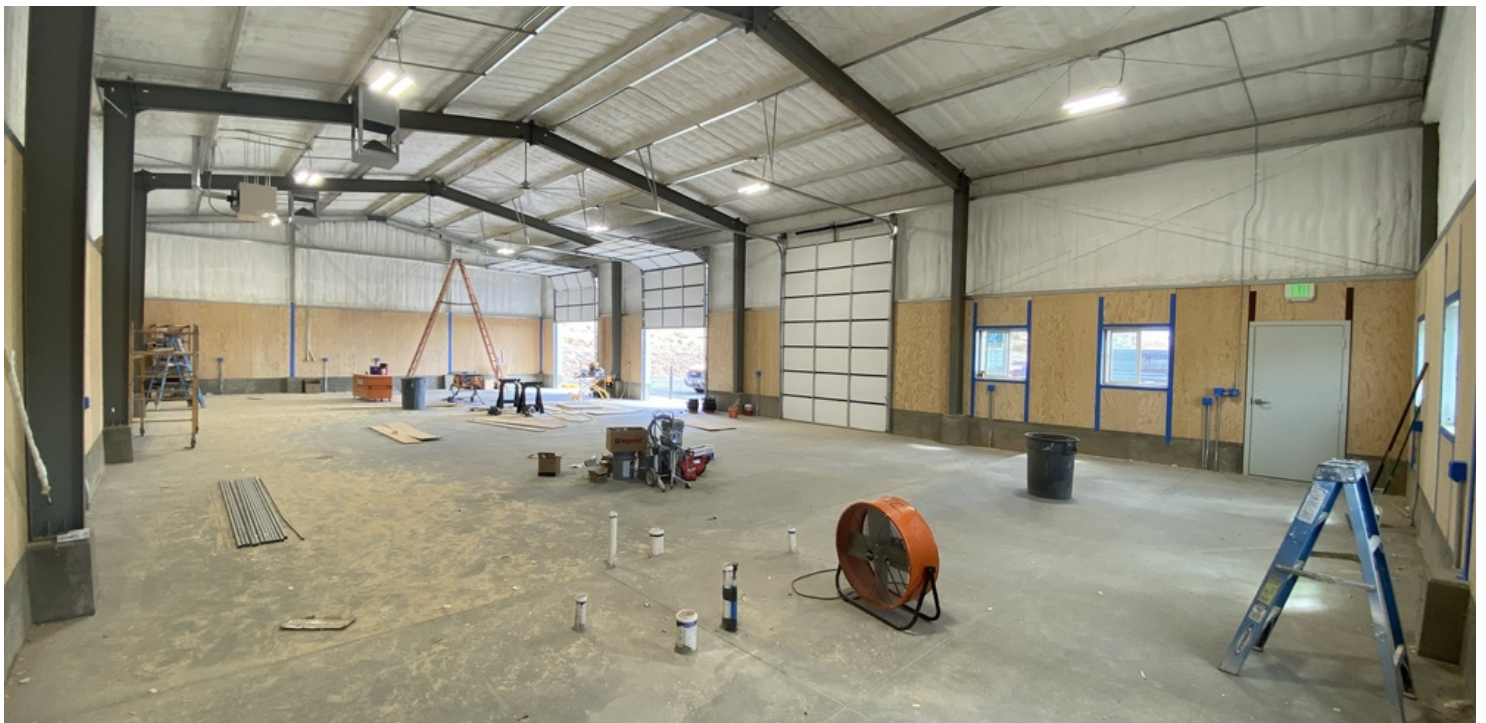


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AERIAL MAP



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For More Information:

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