



# FOR SUBLEASE

985 W State St, Suite 5  
Hurricane, UT 84737

- Industrial Flex Space Includes Roll Up Door To Warehouse In Back Of Building
- Showroom Space In Front
- High Visibility From State Street

± 1,600 SF | INDUSTRIAL FLEX

**NAI**Excel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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## Property Specs

SUBLEASE PRICE	<b>\$1.29/SF/MO/NNN</b>
NNN FEES	<b>\$0.29/SF/NNN</b>
SUITE SIZE   SF	<b>± 1,600</b>
TYPE	<b>Industrial   Office/Retail Warehouse</b>
TAX ID	<b>H-WSOC-B</b>
YEAR BUILT	<b>2008</b>
SUBLEASE EXPIRATION	<b>January 1, 2027</b>

- Hard to find office, retail and warehouse in downtown Hurricane.
- Space includes roll up door to warehouse in back of building.
- Showroom space in front.
- High visibility from State Street with full office upstairs.



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

# FLOOR PLAN



# PHOTOS



Space includes grade roll up door to warehouse in back of building.



# AREA MAP



Caral Cliff  
Cinema 3

Costa Vida

jiffylube

SIMISTER  
ORTHODONTICS

Wendy's

PERKSI

verizon

MOUNTAIN AMERICA  
CREDIT UNION

Walgreens

Family PAWN

SITE

STATE STREET

STATE STREET

1150 WEST

WINGATE  
BY WYNDHAM

Lin's  
FRESH MARKET

paparazzi

Lenny Boy's  
BARBECUE

UNITED STATES  
POSTAL SERVICE

Arby's

McDonald's

PHILLIPS  
66

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



# DEMOGRAPHICS

	1-mile	3-mile	5-mile
<b>POPULATION</b>			
2024 Population	5,882	18,502	26,852
<b>HOUSEHOLDS</b>			
2024 Households	1,880	6,354	9,460
<b>INCOME</b>			
2024 Average HH Income	\$104,877	\$98,276	\$97,350

## Traffic Counts

STREET	AADT
W State Street	36,136

# 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

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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OFFICES

**1.1 BIL**  
SF MANAGED

**5,800+**  
PROFESSIONALS

**TOP 6**  
2024 LIPSEY RANKING

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# PHOTOS

