



**FOR LEASE**

1459 E Ridge St  
Washington, UT 84770

- 14 ft rollup door for easy access
- Heated and cooled climate control
- Fully-fenced yard for security

**± 2,465 SF | INDUSTRIAL**

**NAI**Excel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Wes Davis

435.627.5705

wdavis@naiexcel.com

## Property Specs

LEASE PRICE	<b>\$3,000 Gross</b> (Internet not included)
AVAILABLE SPACE   SF	<b>± 2,465 SF</b>
BUILDING SIZE   SF	<b>± 5,000 SF</b>
LOT SIZE	<b>± 0.11 Acres</b>
TYPE	<b>Industrial   Office/Retail Warehouse</b>

- Well-equipped workspace with a 14 ft rollup door for easy access
- Climate control with heated and cooled spaces for year-round comfort
- Fully-fenced yard for enhanced security and peace of mind
- Ideal for various business needs
- Great opportunity you don't want to miss!



OR TEXT 22832 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

**± 2,465**  
SF AVAILABLE

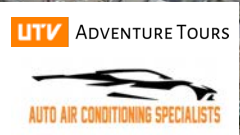
**14 FT**  
ROLL-UP DOOR



# AREA MAP



WASHINGTON DAM RD



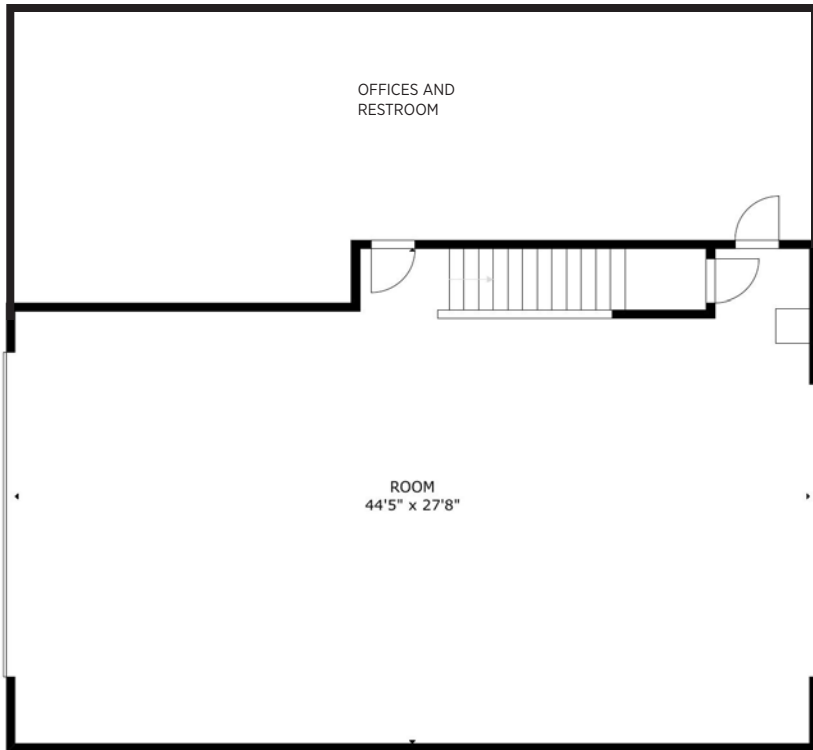
- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

Google

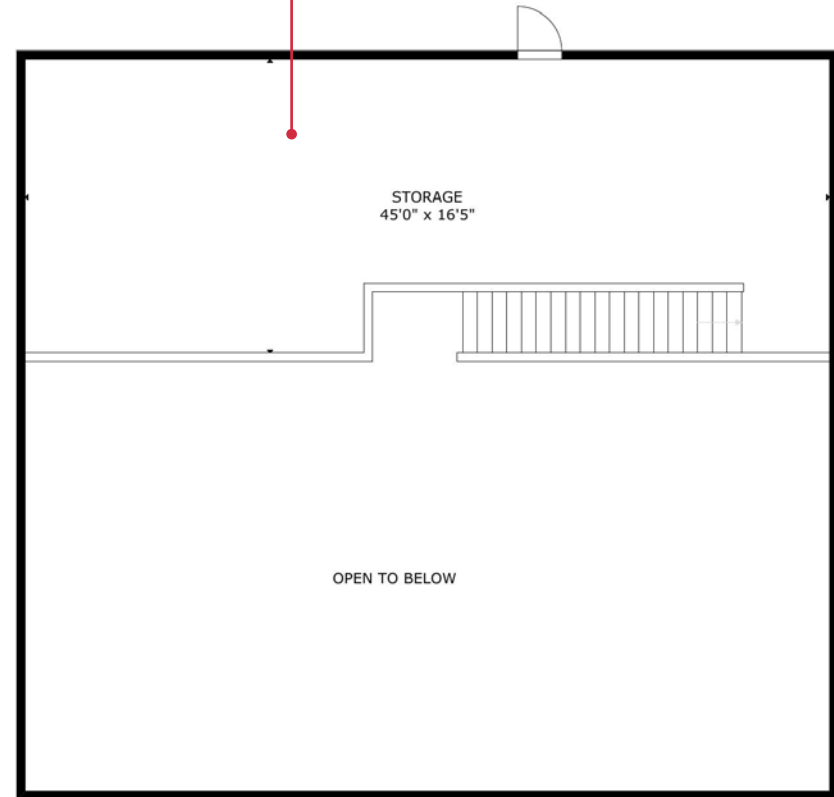
# FLOOR PLAN



CLICK HERE  
FOR A 3D TOUR



FLOOR 1



FLOOR 2

TOTAL SF	LEASE RATE
<b>± 2,465 SF</b>	<b>\$3,000 Gross</b>

# DEMOGRAPHICS



POPULATION	1-mile	3-mile	5-mile
2024 Population	3,280	39,751	75,599
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	1,022	13,491	25,428
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$134,638	\$115,649	\$120,443

## Traffic Counts

STREET	AADT
Washington Dam Rd	1,300
Washington Fields Rd	16,000

# 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.

## Financial Information

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 legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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OFFICES

**1.1 BIL**  
SF MANAGED

**5,800+**  
PROFESSIONALS

**TOP 6**  
2024 LIPSEY RANKING

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**NAI Excel**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

243 E St. George Blvd Ste 200  
St. George, Utah 84770  
435.628.1609 | [naixel.com](https://naixel.com)

**Wes Davis**  
435.627.5705  
[wedavis@naixel.com](mailto:wedavis@naixel.com)

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