



FOR SALE OR LEASE



189 N. 550 W.

Hurricane, Utah 84737



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Offered By: **Curren Christensen**

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Property Summary

ADDRESS **189 N. 550 W.
Hurricane, UT 84737**

BUILDING SIZE | SQFT **25,583±
6,645± | Awning**

ZONING **PDO**

OFFERING TERMS

SALE PRICE

\$2,675,000

LEASE PRICE

\$.65/SF/NNN

- 25,583 SF Building with an Additional 6,645 SF Awning on 4 +/- Acres
- Air Lines, and 3-Phase Power Available Approx. Every 25' Throughout the Building
- Main Panel has 480/277 V 3-Phase Power, also has Sub Panel with an Additional 208/120 V 3 Phase Power
- New Fire Suppression System
- Perfect for Manufacturing, Trucking Company, or any Distribution Company
- 2 Private Offices and Restrooms Remodeled
- (14) 14' High Overhead Doors
- 6 Radiant Heaters and 8 Swamp Coolers
- New T-5 Lighting Throughout the Building
- Contingent upon Lot Split, Building is Separately Metered
- Part of Larger Common Area Along with Warner Truck Center, Freightliner and Other Quality Tenants
- Common Area Dock Available
- Hurricane City PDO Zoning
- 15' Clear Height
- New Asphalt Parking Ingress/Egress

FOR MORE INFORMATION

<http://helloarti.com/view/7806>

TEXT **10076 TO 39200**

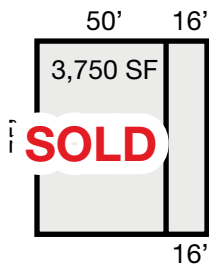
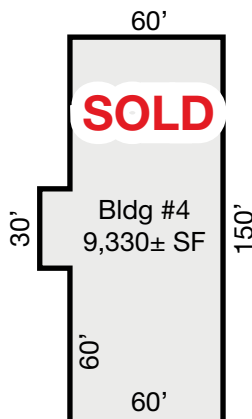
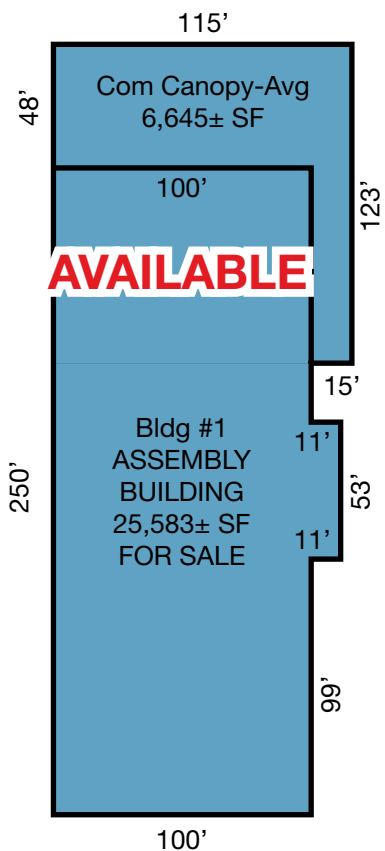
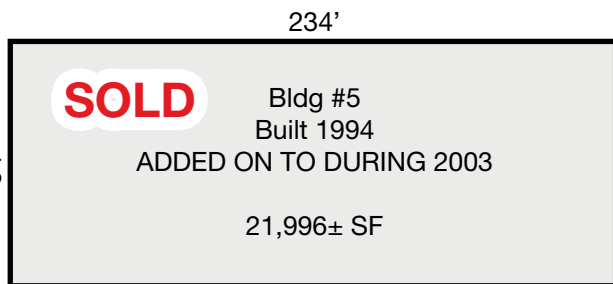
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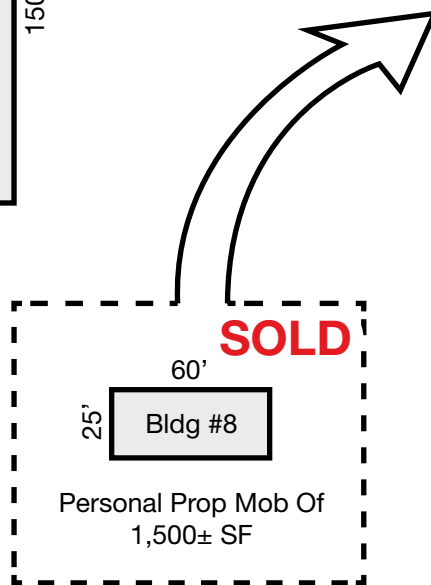


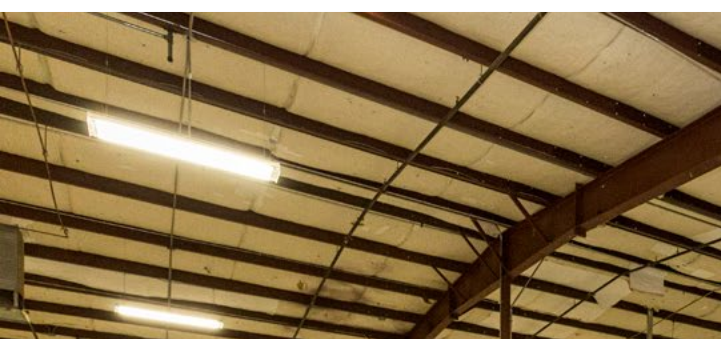
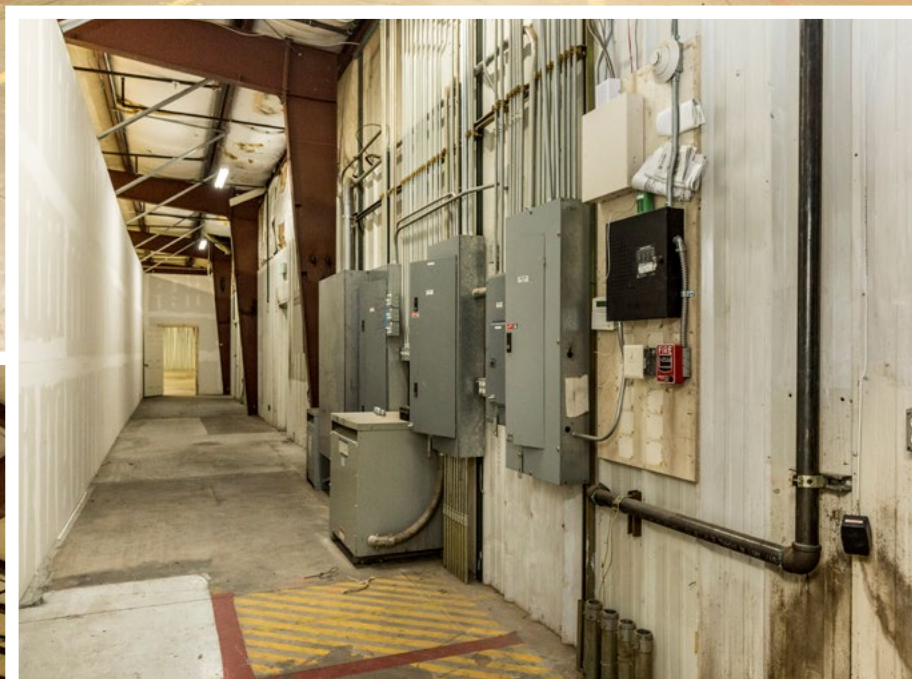
OWNER

OCCUPIED



Canopy
1,200 SF







Population/Economy

- Washington County — 155,602
- Hurricane — 16,159
- Median Income of \$45,213
- Cost of Living Index of 88
- Unemployment Rate of 4.4%
- Median house value of \$231,000

Days of Sunshine

- Hurricane — 300 days a year
- United States — 205 days a year

State Parks

State Parks within Hurricane City Limits:

- Quail Creek State Park - Boating, Fishing, Camping
- Sand Hollow State Park - Boating, Fishing, Camping, OHV recreation

Gateway to these other wonderful Utah State Parks:

- Snow Canyon State Park
- Gunlock State Park
- Coral Pink Sand Dunes State Park
- Kodachrome Basin State Park

> VIEW MARKET STATISTICS FOR OFFICE, RETAIL, INDUSTRIAL & MULTIFAMILY AT <https://excelcres.com/market-research/>

Distance to Major Cities

	FROM ST. GEORGE
Salt Lake City, Utah	291 MILES
Las Vegas, Nevada	137 MILES
Los Angeles, California	405 MILES
San Diego, California	466 MILES
Denver, Colorado	618 MILES
Phoenix, Arizona	393 MILES

Regional Parks Visitation

	2016	2011	2007	Distance
Zion National Park	4,317,028	2,847,403	2,679,181	23.1 MILES
Bryce Canyon National Park	2,365,110	1,285,492	1,012,563	130 MILES
Canyonlands National Park	776,218	435,908	417,560	335 MILES
Capitol Reef National Park	1,064,904	662,661	554,907	198 MILES
Arches National Park	1,585,718	1,014,405	860,181	323 MILES
Grand Canyon National Park	5,969,811	4,298,178	4,413,668	127 MILES



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