



FOR SALE

550 S 1100 W
Fillmore, UT 84631

±160,478 SF Warehouse

Property Specs

SALE PRICE	\$7,749,000
TOTAL AVAILABLE	±160,478 SF
LOT SIZE	±54.75 Acres
YEAR BUILT	1974
TYPE	Industrial Office/Retail Warehouse
TAX ID	F-FE-7340-1, F-FE-7340-7-1, F-FE-7340-14

- Featuring 158,308 SF of industrial space, complemented by 5,000 SF of mezzanine space and 2,170 SF of office space.
- Former Food production and distribution facility for sale!
- Tilt-Up Concrete & CMU Block Construction
- Fantastic Agriculture, Manufacturing, and/or Distribution Facility on I-15!
- Located on I-15 in Fillmore, UT, close to I-80
- Adjacent to the Fillmore Airport, great property logistics for any distribution use
- Priced well below replacement cost
- Lots of room to expand the facility on adjacent owned acreage, over 54 acres total
- 1800 amps of 480v 3 Phase Heavy Power
- FF&E not attached or appurtenant to the property is for sale separately while it lasts
- Call Curren to Schedule Tours or with any questions



OR TEXT 23859 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

C ±54.75 ±160,478
ZONING ACREAGE TOTAL SF AVAILABLE



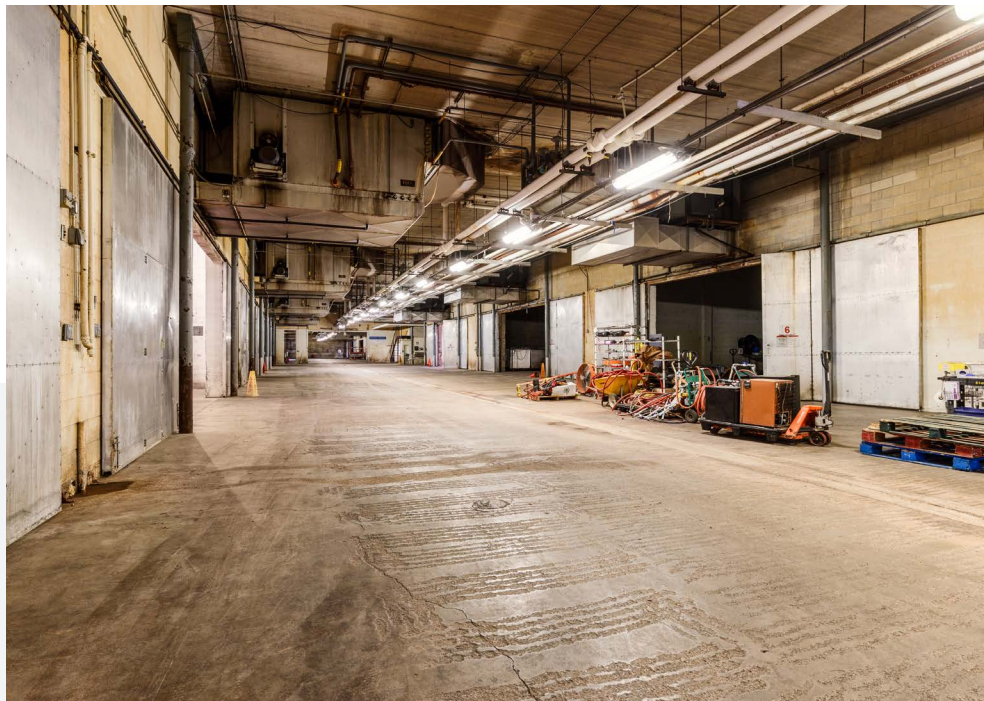


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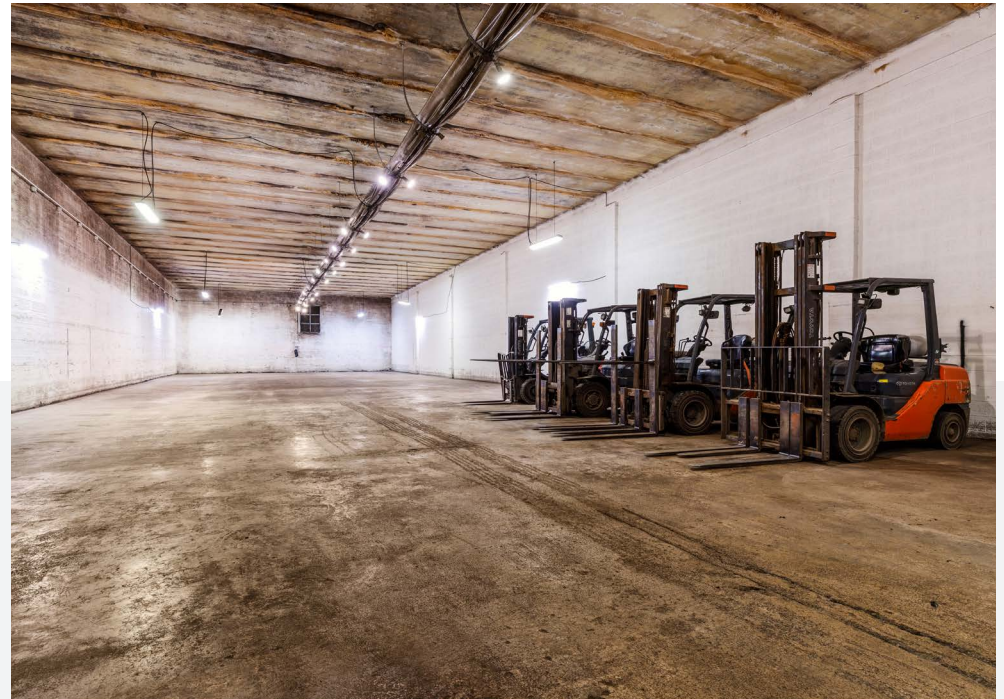


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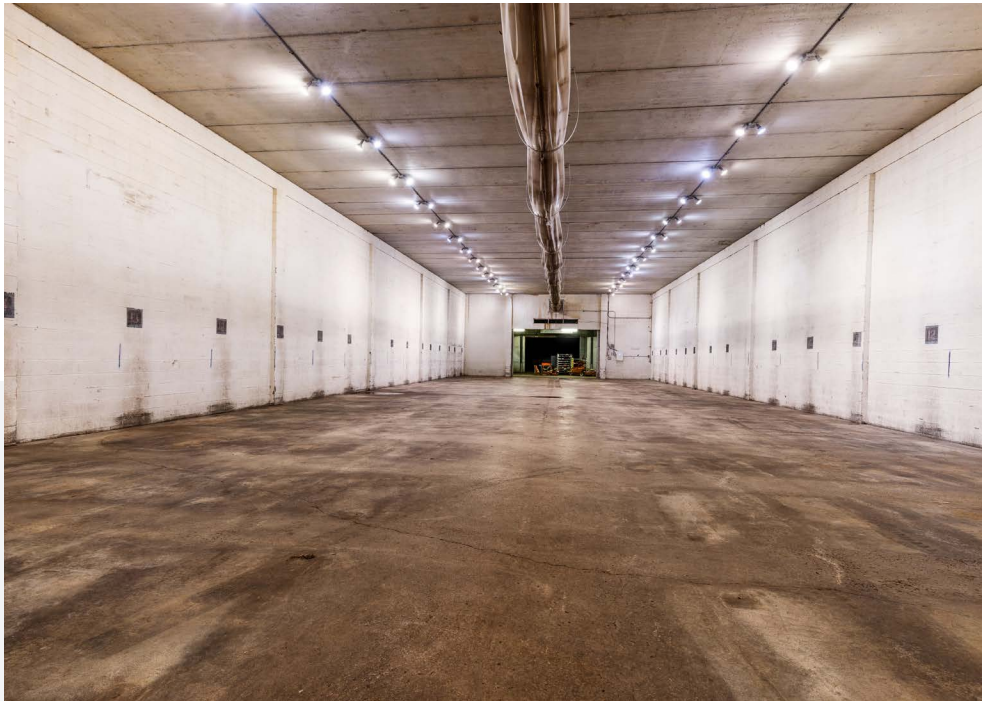




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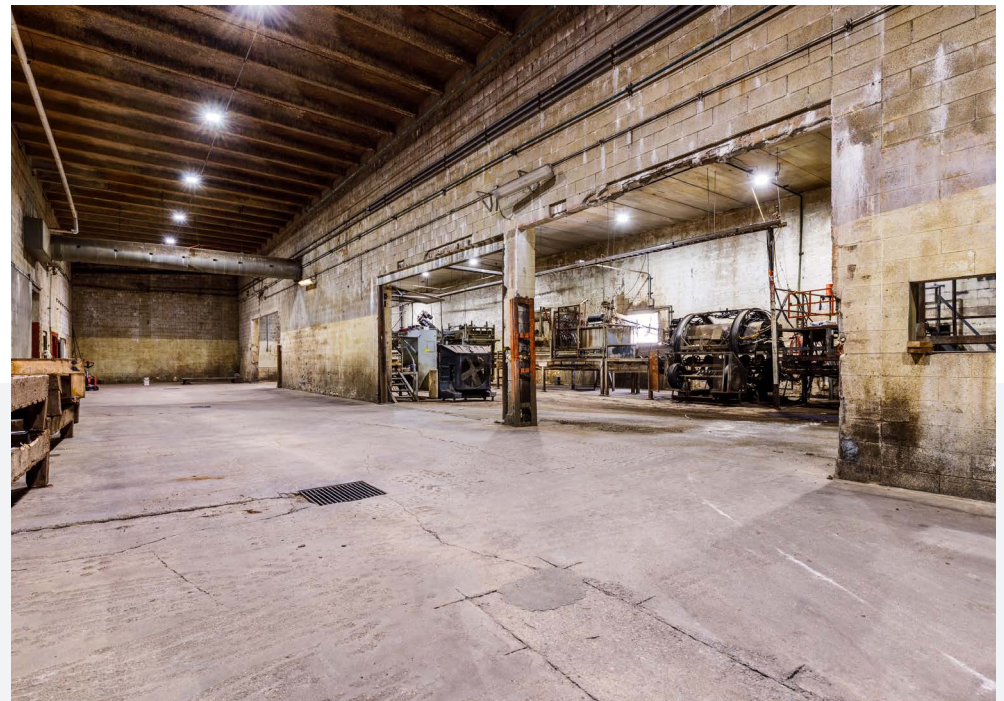


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PHOTOS

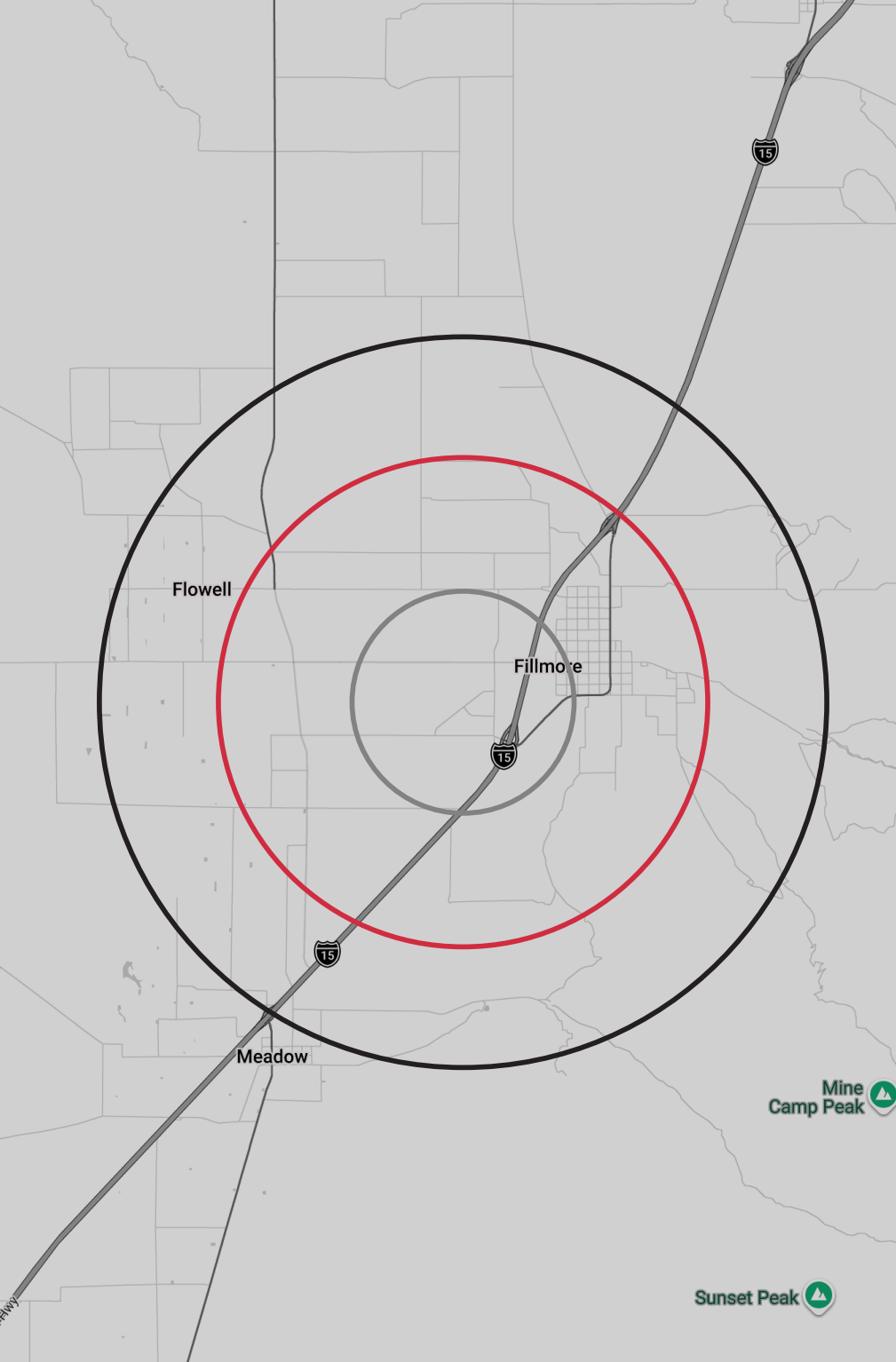


AREA MAP



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

DEMOGRAPHICS



POPULATION

2025 Population

3-mile

2,837

5-mile

3,049

7-mile

3,515

HOUSEHOLDS

2025 Households

1-mile

946

3-mile

1,015

5-mile

1,169

INCOME

2025 Average HH Income

1-mile

\$105,452

3-mile

\$104,426

5-mile

\$103,233

Traffic Counts

STREET

Interstate 15

AADT

24,744

South 1100 West Street

2,690

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 Excel. 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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