

FAIRGROUNDS INDUSTRIAL BUILDING

448 S Commerce St, Hurricane, UT 84737



EXECUTIVE SUMMARY



LEASE RATE **\$1.10 SF/MONTH**

OFFERING SUMMARY

Available SF:	6,000 SF
Lease Rate:	\$1.10 SF/month (NNN)
Year Built:	2023
Building Size:	6,000 SF
Zoning:	Industrial

LOCATION OVERVIEW

Just off SR-9 near Wheeler Machinery, the Utah State DVM, Washington County Fairgrounds and more.

PROPERTY OVERVIEW

Unique, brand new industrial building for lease in the Fairgrounds Industrial park. Demised into two units. Each unit comes with a reception area, office, bathroom, and mezzanine that could be used for additional storage or office space. Each unit has its own yard area. Current Washington County industrial vacancy is less than 1%!

PROPERTY HIGHLIGHTS

- Brand new industrial buildings
- 6,000sf space demised in two units
- Perfect shop for small business or place to store and work on your toys
- 2 - 12'x14' drive through doors per side
- 17'-20' ceiling height
- 200A - 120/208V - 3 Phase power per side
- Expected completion March 2023

For More Information:

TRAVIS PARRY, SIOR

435.359.4901

travis@linxcre.com



FAIRGROUNDS INDUSTRIAL BUILDING

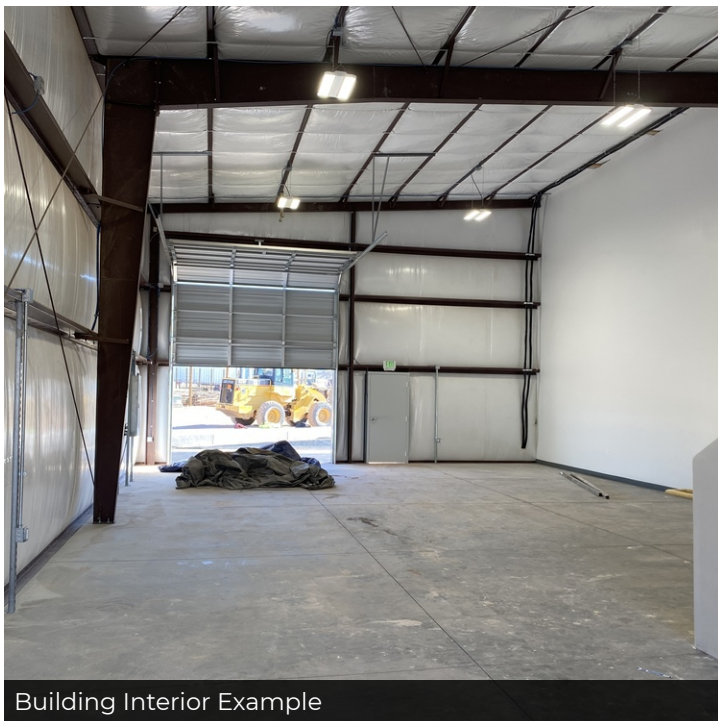
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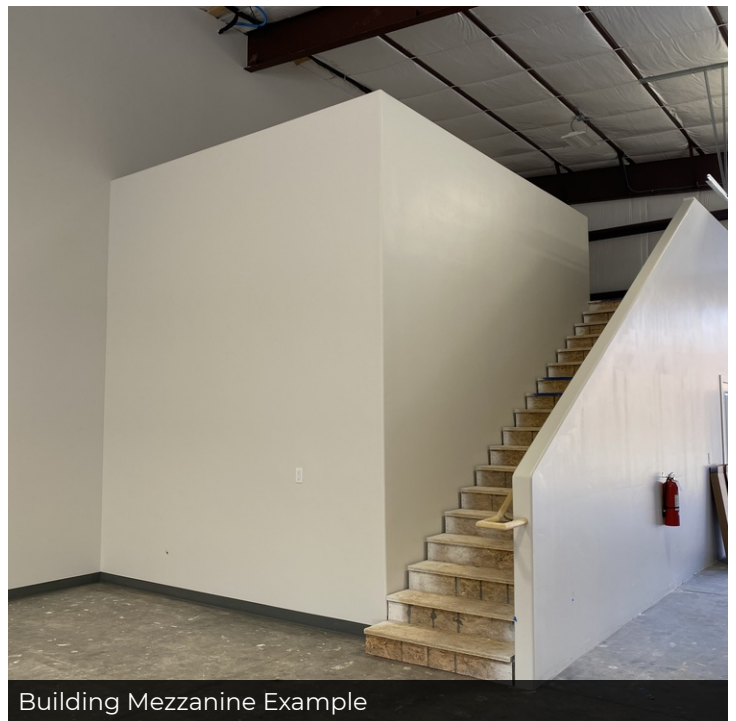
ADDITIONAL PHOTOS



Building Front Example



Building Interior Example



Building Mezzanine Example

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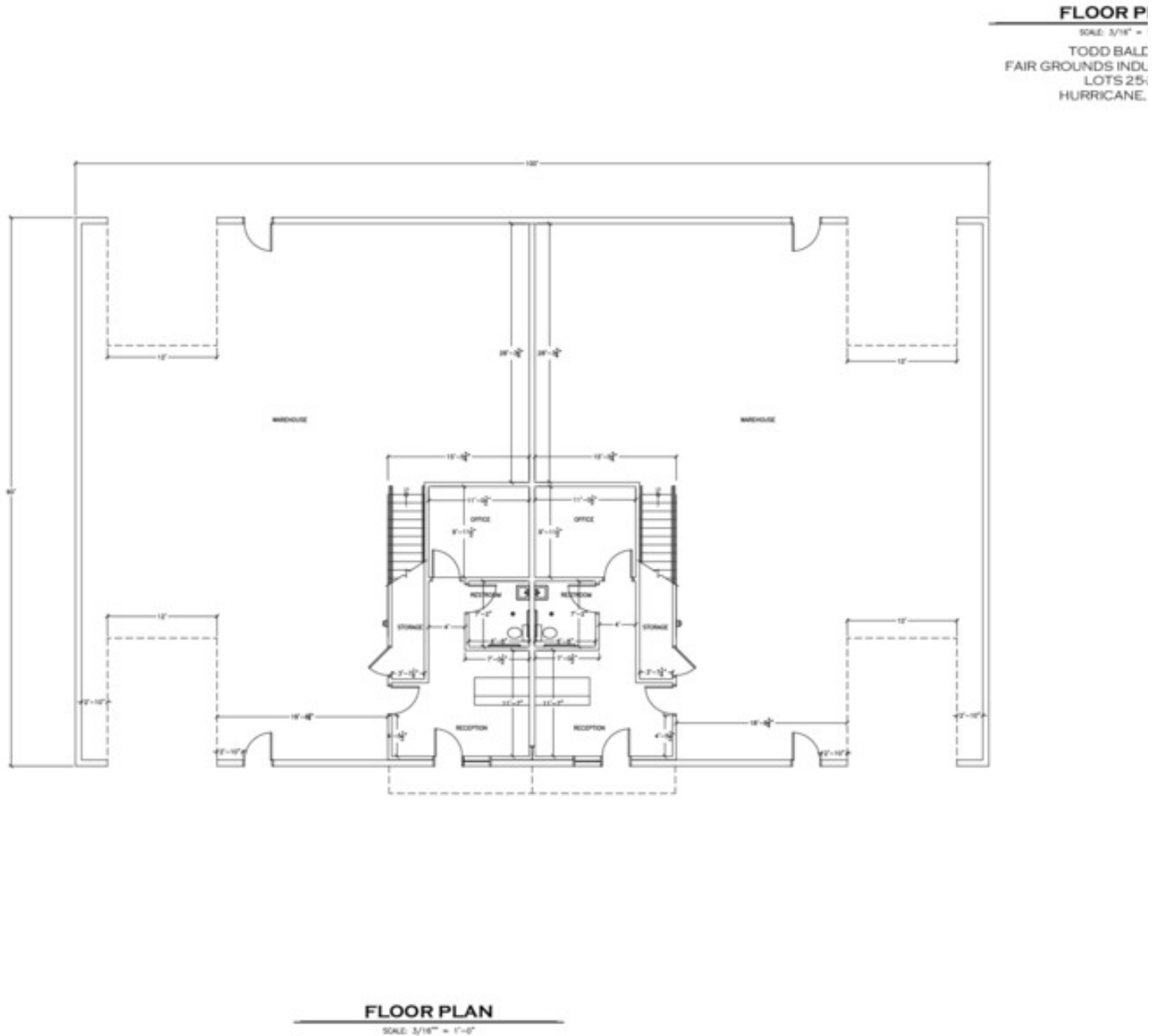


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ADDITIONAL PHOTOS



Example Floor Plan

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SITE PLAN

TODD BALDWIN
FAIRGROUNDS INC. PARK LOTS 25-28
CITY OF HURRICANE,
WASHINGTON COUNTY, UTAH

HURRICANE CITY APPROVAL

TO: TELECOM	DATE
COMMON ENERGY COMPANY	DATE
CENTURY LINK	DATE
ASH CREEK S.S.D.	DATE
HURRICANE CITY WATER	DATE
HURRICANE CITY STREETS DEPT.	DATE
HURRICANE CITY PLANNING DEPARTMENT	DATE
HURRICANE CITY PARKS	DATE
HURRICANE CITY POWER	DATE
HURRICANE CITY FIRE DEPARTMENT	DATE
HURRICANE CITY ENGINEER	DATE
WATER CONSERVANCY DISTRICT	DATE
HURRICANE CITY PUBLIC WORKS DIRECTOR	DATE
HURRICANE CITY US DEPT.	DATE

GENERAL NOTES:

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE HURRICANE CITY DESIGN STANDARDS & SPECIFICATIONS AND THE UTAH STATE DESIGN STANDARDS & SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HURRICANE AND THE UTAH STATE DEPARTMENT OF TRANSPORTATION.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HURRICANE AND THE UTAH STATE DEPARTMENT OF TRANSPORTATION.
- ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HURRICANE AND THE UTAH STATE DEPARTMENT OF TRANSPORTATION.
- THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HURRICANE AND THE UTAH STATE DEPARTMENT OF TRANSPORTATION.
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FIRE DEPARTMENT NOTES:

- NO BURNING OF CONSTRUCTION MATERIAL IS PERMITTED.
- ALL APPROVED WASTE DISPOSAL SHALL BE MADE AVAILABLE TO THE CITY OF HURRICANE.
- PROVIDE AND MAINTAIN ALL REQUIRED FIRE ACCESS.

CALL BEFORE YOU DIG!

AT LEAST TWO WEEKS
BEFORE ANY EXCAVATION
(800) 485-4772
(202) 485-4772

NOTICE:

CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HURRICANE AND THE UTAH STATE DEPARTMENT OF TRANSPORTATION.

SHEET INDEX

SHEET	DESCRIPTION
1	GENERAL & EXISTING PLAN
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3	CONSTRUCTION & EXISTING PLAN
4	CONSTRUCTION & EXISTING PLAN
5	CONSTRUCTION & EXISTING PLAN
6	CONSTRUCTION & EXISTING PLAN

VICINITY MAP

Scale 1" = 40'

PROJECT LOCATION



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AERIAL MAP



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For More Information:

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Partner

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