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PEAK COLLECTIVE
REAL ESTATE

kwCOMMERCIAL

4740 E. 5250 S. | Vernal, UT 84078



FOR LEASE

16,434 SF INDUSTRIAL SPACE ON 4.7 AC

9,400 SF WAREHOUSE WITH OFFICE SPACE AND 7,034 SF QUONSET HUT

THE OFFERING

Peak Collective Real Estate is pleased to present the opportunity to lease a strategically located industrial property located at **4740 E, 5250 S, Vernal, UT.**

The lease includes a 9,400 SF Warehouse and a 7,034 SF Quonset Hut on 4.7 AC. Built-in 2009.

The property includes a roll-up overhead door, industrial cranes, a fenced lot, and private office space.



EXECUTIVE SUMMARY

Property Address	4740 E. 5250 S. Vernal, UT 84078
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Price Per SF	\$6/SF/YR
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Monthly Base Rent	\$8,217
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CAM Fees	\$0.90/SF/YR
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Monthly CAM Fees	\$1,232.55
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Total Monthly Rent	\$9,449.55
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Total Building SF	16,434 SF
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Land Size (AC)	4.7 AC
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2023 Taxes	\$8,893.45
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2023 Insurance	\$5,900
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Year Built	2009
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**9,400 SF
Warehouse**

**7,034 SF
Quonset Hut**

4.7 AC

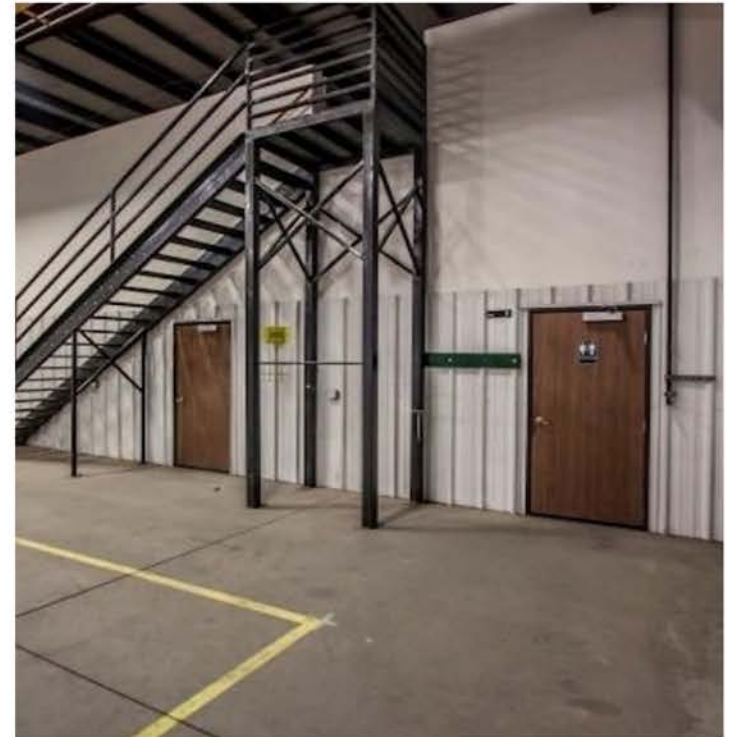
AERIAL MAP



VIRTUAL TOUR

[Click Here to view Floor Plan/Virtual Tour](#)

INTERIOR PHOTOS



INTERIOR PHOTOS



EXTERIOR PHOTOS



OVERVIEW



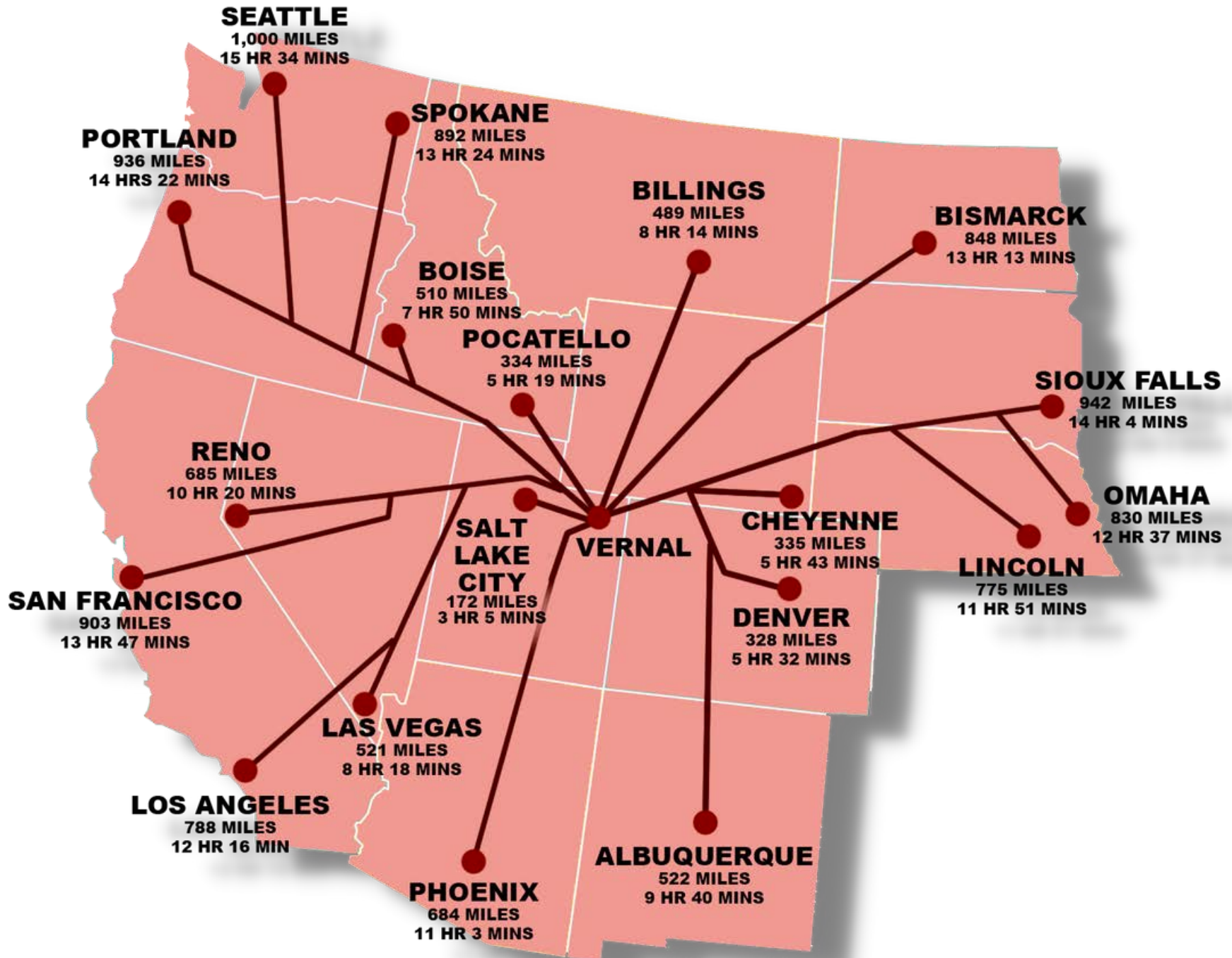
Vernal, UT

Vernal's economy is based on extracting natural resources, including petroleum, natural gas, phosphate, and uintaite (more commonly known as Gilsonite). This has led to the establishment of branch offices of companies such as Halliburton and Schlumberger.

Households in Vernal, UT have a median annual income of \$48,325, which is less than the median annual income of \$65,712 across the entire United States. This can be advantageous for business owners. In total the economy of Vernal, UT employs 4,400 people.

Tourism also plays a role in Vernal's economy due to the town's roots in the Old West and is a large site of ancient dinosaur fossils.

TRADE AREA MAP



DEMOGRAPHICS

POPULATION

Projected 2028 Population

5 Mile Radius: 5,503
10 Mile Radius: 28,287

Projected Growth 2023-2028

5 Mile Radius: 0.5%
10 Mile Radius: 0.5%

Median Age

5 Mile Radius: 34.4
10 Mile Radius: 33.2

HOUSEHOLDS & MEDIAN INCOME

2023 Households

5 Mile Radius: 1,669
10 Mile Radius: 9,017

Owner Occupied

5 Mile Radius: 1,464
10 Mile Radius: 6,634

Renter Occupied

5 Mile Radius: 242
10 Mile Radius: 2,593

CONFIDENTIALITY & DISCLOSURE

Peak Collective Real Estate with KW Commercial has been retained on an exclusive basis to market the property described as 4740 E. 5250 S. Vernal, UT 84078. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. The Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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Kody Watts

Commercial Real Estate Broker

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