

526 S Commerce Dr  
Ste 102, 105 & 106  
Hurricane, UT 84737

**±1,800 - 3,100 SF | INDUSTRIAL**

## Property Specs

|                 |                                    |
|-----------------|------------------------------------|
| LEASE PRICE     | 102   \$1.15/SF/NNN                |
|                 | 105   \$1.10/SF/NNN                |
|                 | 106   \$1.15/SF/NNN                |
| CAM RATE        | \$0.20/SF                          |
| UNITS AVAILABLE | 102   ±1,800 SF                    |
|                 | 105   ±3,100 SF                    |
|                 | 106   ±1,800 SF                    |
| LEASE TYPE      | NNN                                |
| YEAR BUILT      | 1998                               |
| TYPE            | Office   Central Business District |

- Office/Warehouse units
- Central Washington County
- Located between St George and Hurricane
- 3-Phase power available
- Please contact listing agents to schedule showings.



OR TEXT 22721 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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PHOTOS



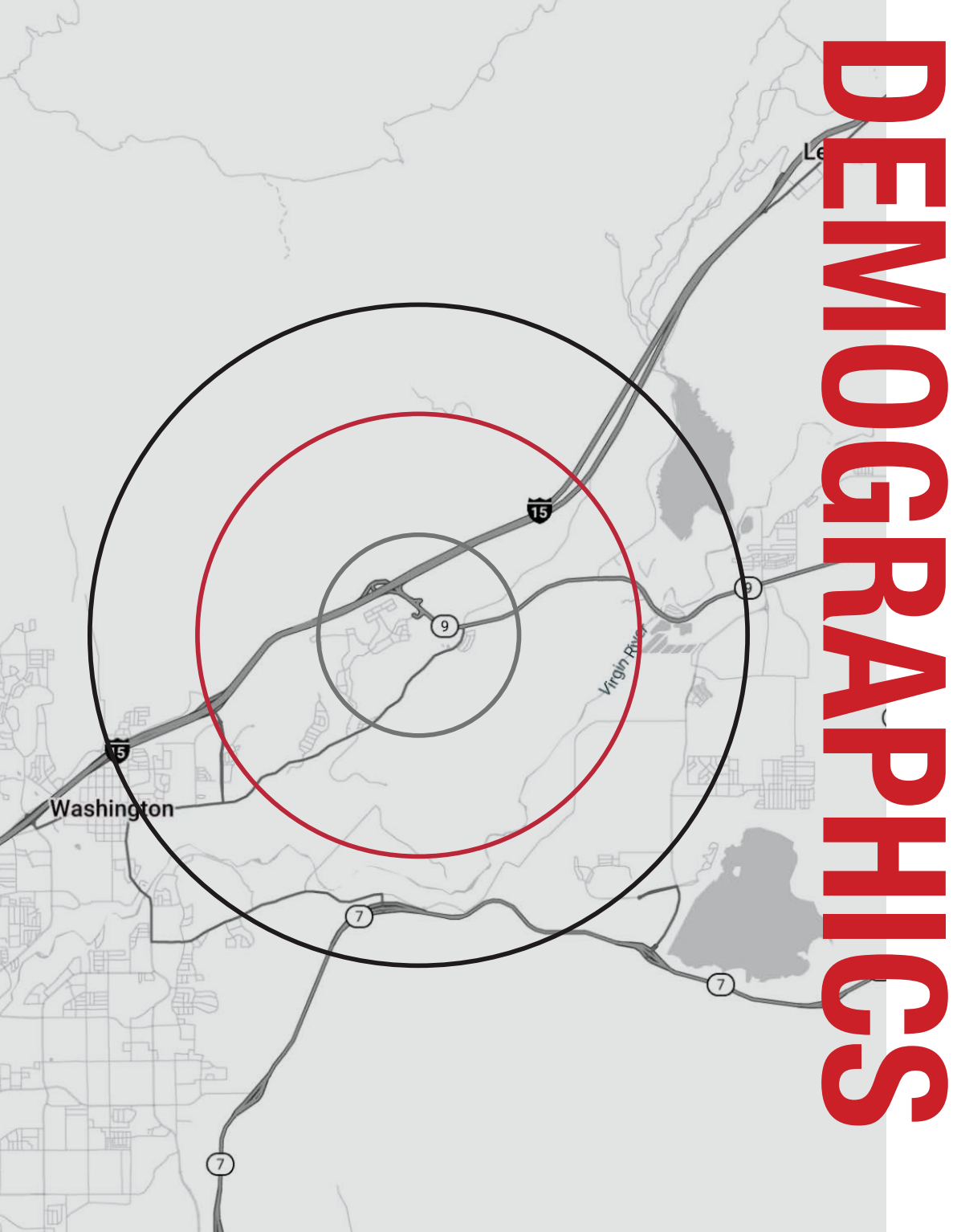
# SITE PLAN



# AREA MAP



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



# DEMOGRAPHICS

| POPULATION             | 1-mile   | 3-mile   | 5-mile   |
|------------------------|----------|----------|----------|
| 2025 Population        | 800      | 9,957    | 23,634   |
| HOUSEHOLDS             | 1-mile   | 3-mile   | 5-mile   |
| 2025 Households        | 114      | 3,917    | 9,484    |
| INCOME                 | 1-mile   | 3-mile   | 5-mile   |
| 2025 Average HH Income | \$77,928 | \$97,172 | \$95,770 |

## Traffic Counts

| STREET           | AADT   |
|------------------|--------|
| Telegraph Street | 31,512 |
| State Street     | 41,335 |

# 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

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## 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 Obligation

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