



FOR LEASE

1487 E Hillcrest Dr
Suite 2 |
Washington, UT 84780

± 1,620 SF | INDUSTRIAL

Property Specs

LEASE PRICE	\$1.15/SF/NNN
TOTAL AVAILABLE	± 1,620 SF
LOT SIZE ACRES	± 0.29 AC
YEAR BUILT	2020
TYPE	Industrial
ZONING	I-2
PARCEL ID	W-WSIP-21

- This is an excellent opportunity to lease a property in the White Sage area.
- The office-warehouse is just off Washington Dam Road
- Warehouse HVAC



OR TEXT 23984 TO 39200

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

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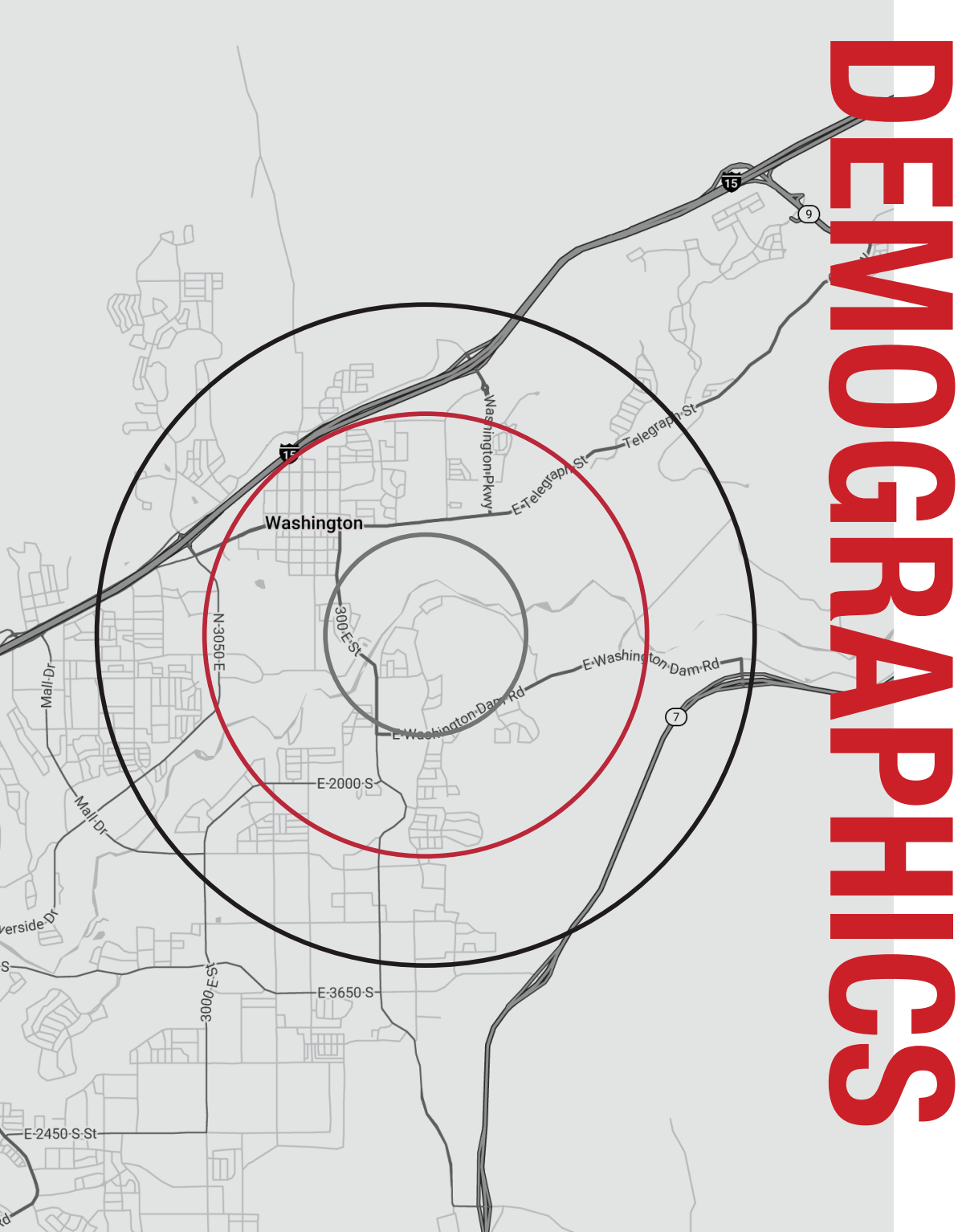
SUMMARY



AREA MAP



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



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	3,280	39,751	75,599
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	1,022	13,491	25,428
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$134,638	\$115,649	\$120,443

Traffic Counts

STREET	AADT
Washington Dam Rd	1,300
Washington Fields Rd	16,000

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.

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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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TOP 6

2024 LIPSEY RANKING



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