



FOR LEASE

985 W State St, Suite 5
Hurricane, UT 84737

- Industrial Flex Space Includes Roll Up Door To Warehouse In Back Of Building
- Showroom Space In Front
- High Visibility From State Street

± 1,600 SF | INDUSTRIAL FLEX

Property Specs

SUBLEASE PRICE **\$1.25/SF/MO/NNN**

NNN FEES **\$0.27/SF/NNN**

SUITE SIZE | SF **± 1,600**

TYPE **Industrial | Office/Retail Warehouse**

TAX ID **H-WSOC-B**

YEAR BUILT **2008**

- Hard to find office, retail and warehouse in downtown Hurricane.
- Space includes roll up door to warehouse in back of building.
- Showroom space in front.
- High visibility from State Street with full office upstairs.



OR TEXT 23887 TO 39200

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

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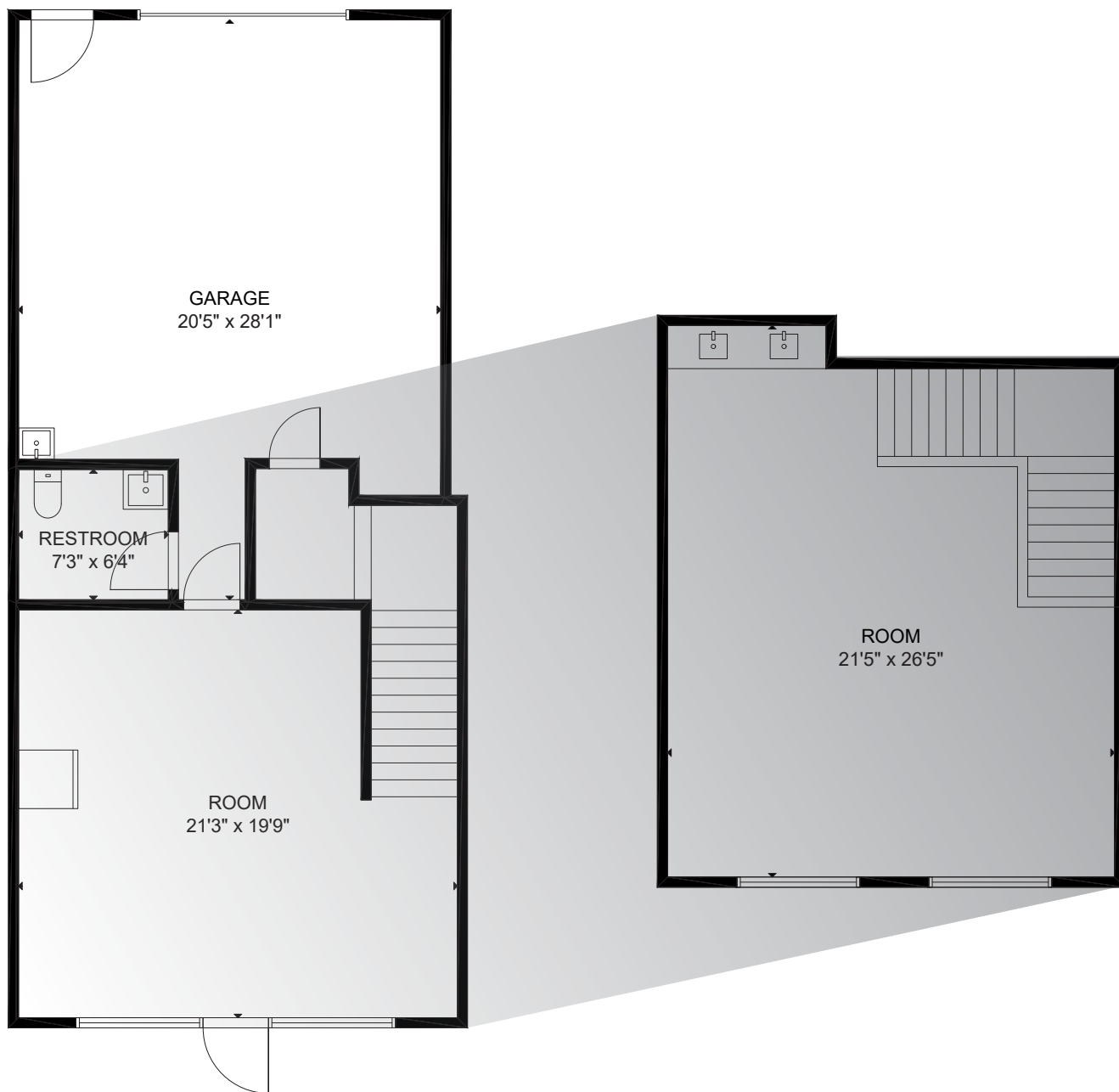
SUMMARY



PHOTOS



FLOOR PLAN





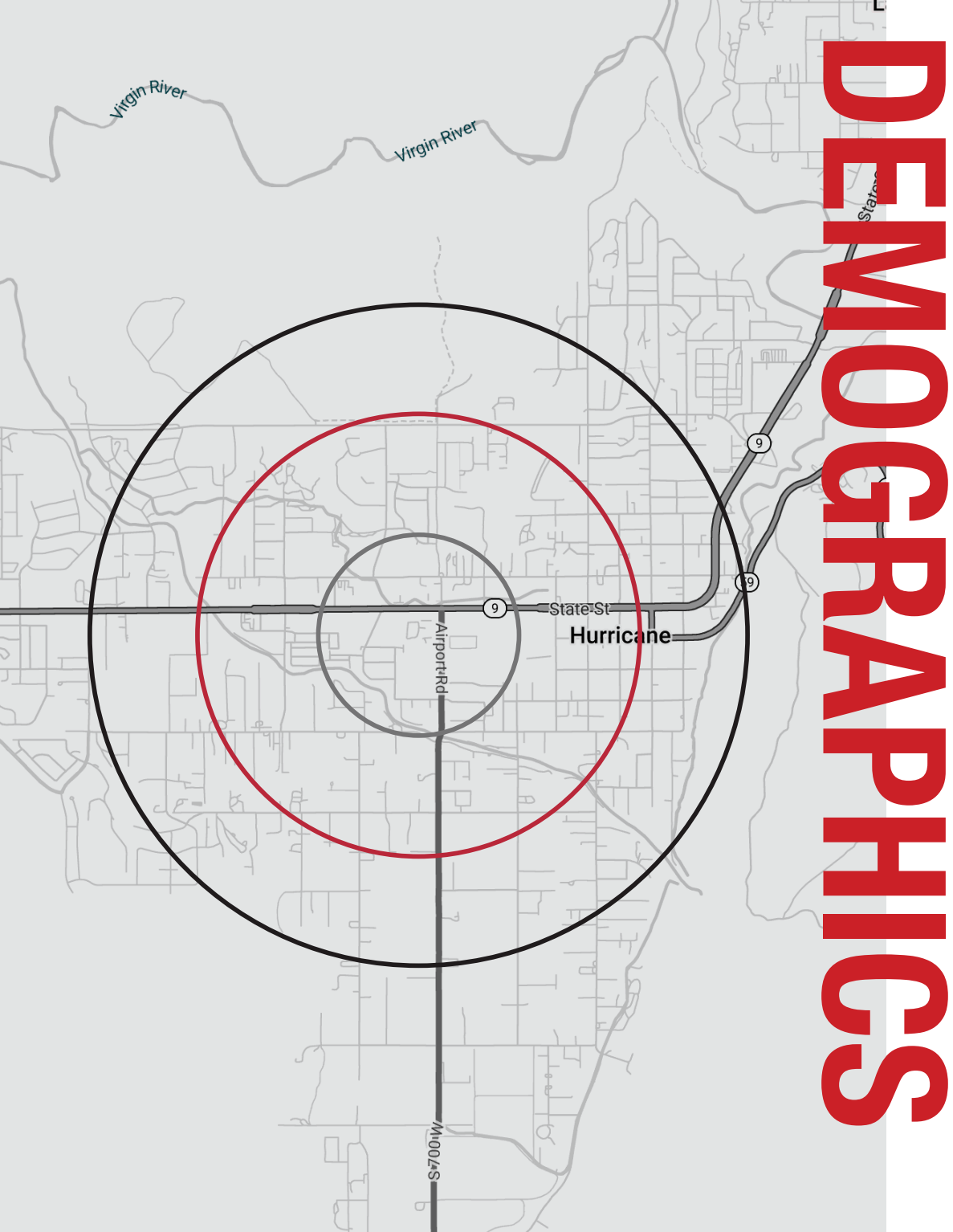
Space includes grade roll up door
to warehouse in back of building.



AREA MAP



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



POPULATION	1-mile	3-mile	5-mile
2024 Population	5,882	18,502	26,852
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	1,880	6,354	9,460
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$104,877	\$98,276	\$97,350

Traffic Counts

STREET	AADT
W State Street	36,136

TERMS & CONDITIONS

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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

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