

# GATEWAY FLEX SPACE

5508 West 240 North #101, Hurricane, UT 84737



## EXECUTIVE SUMMARY



**LEASE RATE**     **\$1.10 - 1.13 SF/MONTH**

### OFFERING SUMMARY

Available SF:	2,737 - 5,886 SF
Lease Rate:	\$1.10 - 1.13 SF/month (NNN)
Building Size:	17,536 SF
Zoning:	Industrial

### LOCATION OVERVIEW

Just off Old Highway 91 in the Gateway Industrial Park near Walmart Distribution Center, Lighthouse Foods, Blvd Home, FedEx, and Orgill. Easy access to I-15. Nearby attractions Sand Hollow State Park, Quail Creek State Park, and the scenic Hurricane Cliffs provide ample opportunities for outdoor recreation.

For More Information:

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### PROPERTY OVERVIEW

New construction flex space ready for occupancy. High end office finishes including Board Room, offices, cabinetry and carpet. Fully insulated with two 14'x14' rollup doors. This spacious end unit offers a versatile layout, ideal for a range of commercial needs. Available for Occupancy January 1st, 2026

### PROPERTY HIGHLIGHTS

- 3,402sf warehouse
- 2,484sf office
- 2 - 14'x14' rollup door
- 300A, 120x208 single phase power
- Small side yard area



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## WAREHOUSE PHOTOS



Warehouse



Front Aerial

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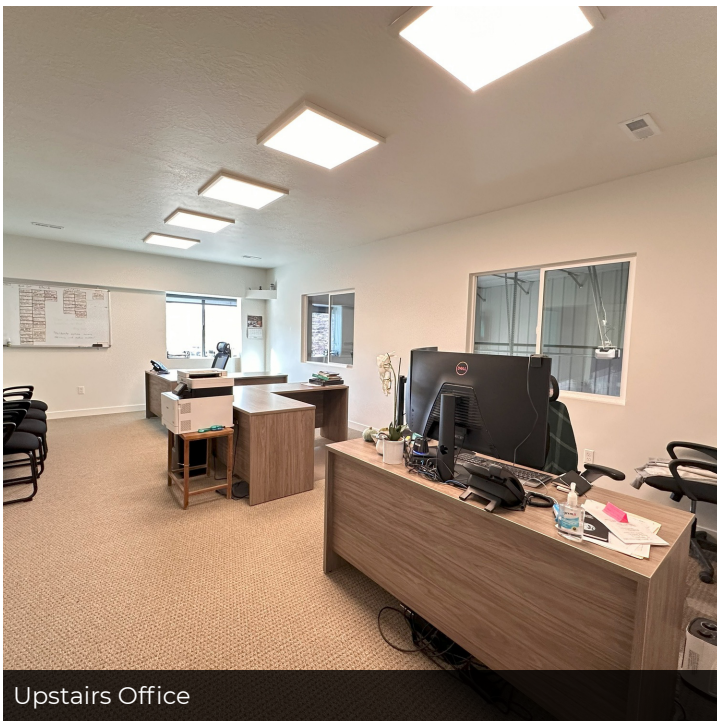
## OFFICE PHOTOS



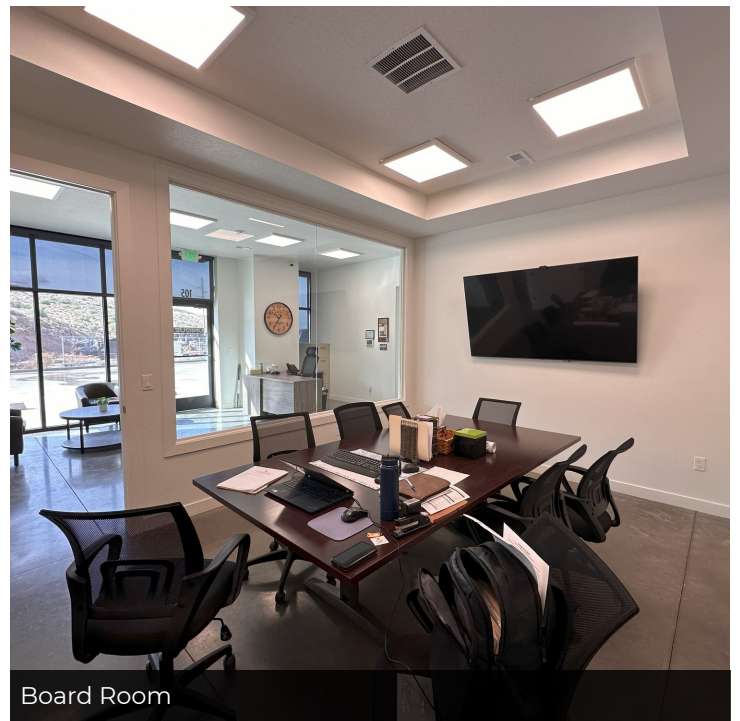
Reception Area



Reception Area



Upstairs Office



Board Room

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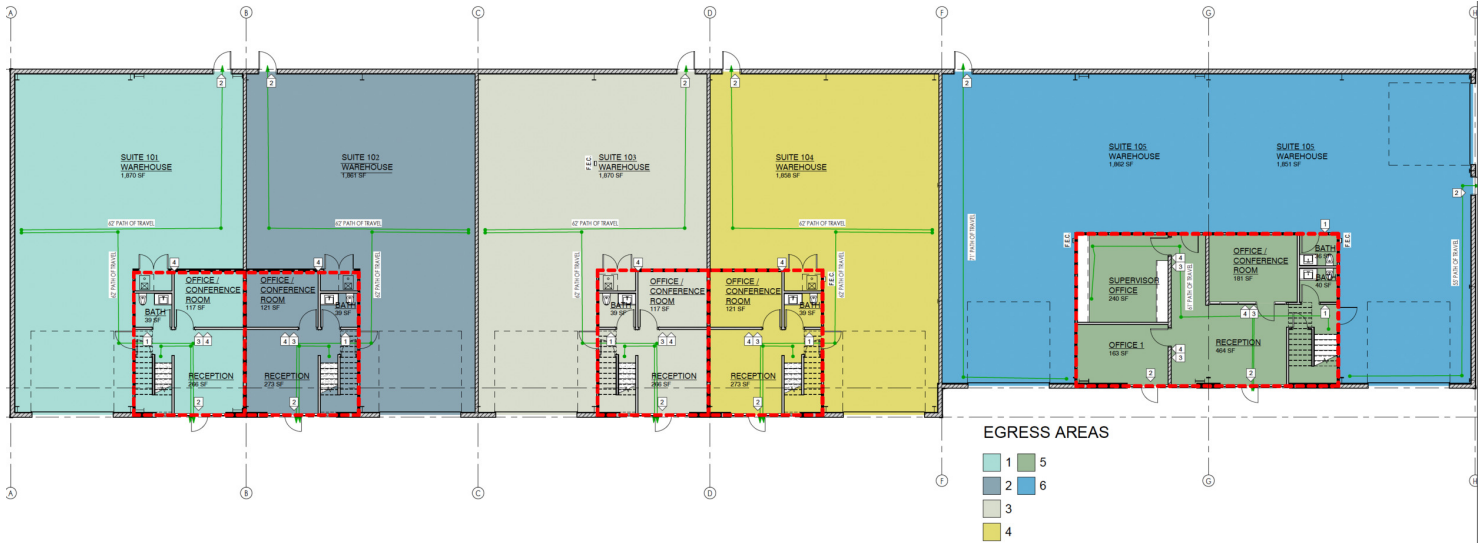


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## LEASE SPACES



### LEASE INFORMATION

Lease Type:	NNN
Total Space:	2,737 - 5,886 SF

Lease Term:	Negotiable
Lease Rate:	\$1.10 - \$1.13 SF/month

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
103	Available	2,737 SF	NNN	\$1.13 SF/month	2,737 SF of space comprised of 1,870 sf of warehouse with 867 sf of office space.
105	Available	5,886 SF	NNN	\$1.10 SF/month	3,402sf warehouse + 2,484sf office Main floor has reception area, 1 large office, conference room, 1 restroom Upstairs has breakroom, 2 offices, 1 training room/large office, 1 restroom Shop restroom, parts room (22'x8') + mezz storage above 2 - 14'x14' rollup door 300A, 120x208 single phase power Versatile layout for various commercial uses Small side yard area Well maintained exterior with natural lighting in office areas

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## AERIAL MAP



Google

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*For More Information:*

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