



FOR LEASE

5564 W 720 S
Hurricane, UT 84737

6,408 – 32,041 SF | INDUSTRIAL

Property Specs

LEASED PRICE	\$1.25/SF/Month + NNN
BUILDING SIZE SF	± 6,408 - 32,041 SF
LOT SIZE	± 3.254 Acres
YEAR BUILT	2026
TYPE	Industrial Warehouse/Distribution

- SR-9 access
- Fire-sprinklers
- 3-phase power
- Docks
- Large yard space
- Natural Gas

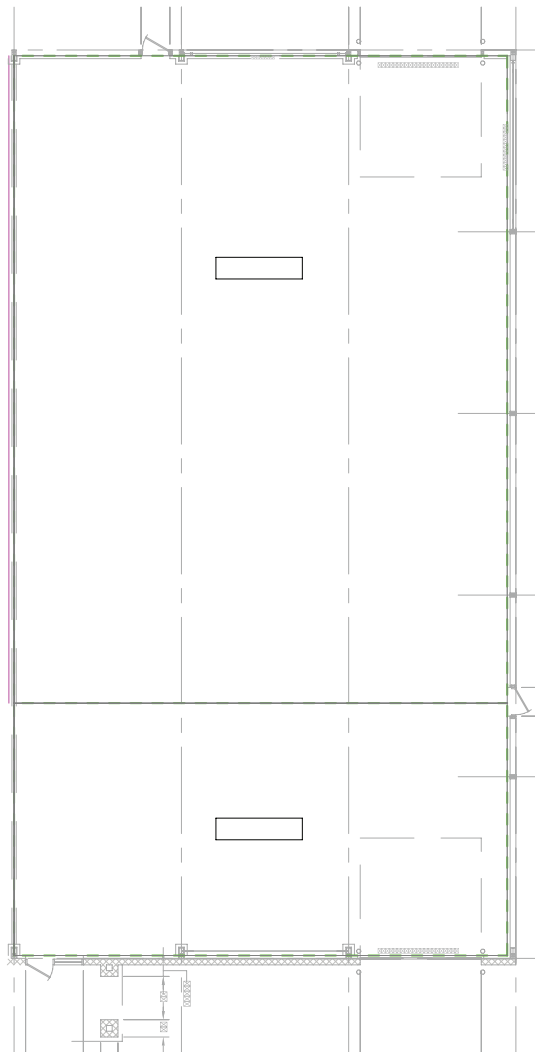


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SUMMARY

FLOOR PLAN



TOTAL SF	LEASE RATE	YEAR BUILT	ADDITIONAL FEATURES
± 6,408 - 32,041 SF	\$1.25/SF/NNN	2026	Light Industrial



PHOTOS

2026
YEAR BUILT

3.25
LOT SIZE

±32,041
TOTAL SF AVAILABLE





PHOTOS



AREA MAP





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	1,067	10,146	21,245
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	257	3,815	8,528
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$51,042	\$91,125	\$96,053

Traffic Counts

STREET	AADT
North Quail Creek Ranch Lane	16,080
State Street	42,037

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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No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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TOP 6

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