



195 WEST 500 NORTH, SUITES 6 & 7

Warehouse, Separate Garage & Fenced Yard · La Verkin, Utah 84745

Executive Summary



4,935
BUILDING SF

0.50 AC
FENCED YARD

19'
CLEAR HEIGHT

0.58
ACRES

3
OVERHEAD DOORS

COMMERCIAL
ZONING

THE OFFERING

195 West 500 North is a complete industrial flex operation assembled under single ownership and offered as one transaction: two finished suites in La Verkin Business Park, an attached warehouse, a separate garage on its own parcel, and a half-acre fenced yard behind an automated gate.

The property is owner-occupied. A third-party storage arrangement is in place in the yard on a month-to-month basis; terms and documentation are available on request. Possession to be negotiated.

The combination is what makes it rare. Finished office, nineteen-foot clear warehouse, drive-in access, and secured yard seldom trade together in Washington County's eastern corridor.

WHO THIS FITS

- **Owner-user trades and fabrication.** Office, shop, and secured yard on one site with no split-campus compromise.
- **Storage-dependent operations.** Equipment rental, landscape, RV and powersports service priced out of St. George yard space.
- **Zion-corridor service businesses.** A permanent base between Hurricane and Springdale, minutes from SR-9 tourism volume.
- **Investor with an owner-user exit.** Offered as a package, with separate consideration possible; the assemblage supports either path.

PARCELS & IMPROVEMENTS

LV-LVBP-6 & LV-LVBP-7	3,886 SF 0.08 ACRES
LV-ZOS-1: Garage & Yard	1,049 SF 0.50 ACRES
Total Building Area	4,935 SF
Total Land	25,264 SF 0.58 ACRES
Fenced Yard	0.50 AC
Year Built	2008 & 2017
Construction	Grout-Filled Concrete Block
Electrical	2x200-amp, 120/240V Single-Phase
Metering	Two Electric Meters

ACCESS & DRIVE TIMES

Hurricane	6 min
Interstate 15	9 min
Zion National Park	20 min
St. George	30 min
Las Vegas	2 hr 10 min

APRIL GATES · SKYLER RAE MCCAUL

The Gates Group at ERA Brokers Consolidated

TEXT **GATES195** TO 39200
Instant Property Information

Zoning per county record. Permitted uses and zoning designation to be verified by buyer for each parcel. All information is from sources deemed reliable but is not guaranteed and is subject to change, prior sale, or withdrawal without notice. Square footages, dimensions, parcel configurations, zoning, utilities, and permitted uses are approximate and must be independently verified by buyer. Utah is a non-disclosure state; sale prices are not publicly recorded. This is not an offer to sell or a solicitation to buy where prohibited.



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Property Features

BUILDING

Total Building Area	4,935 SF
Suites 6 & 7	3,886 SF
- Main Floor	3,191 SF
- Upper Level	695 SF
Separate Garage	1,049 SF
Finished Office	1,562 SF
Warehouse	3,373 SF
Mezzanine/Loft	194 SF
Overhead Doors, Grade Level	3 (2 @ 12' x 14', 1 @ 12' x 12')
Year Built	2008 & 2017
Square footages per ARTI measurement. Washington County records reflect 4,577 SF. Buyer to verify all measurements.	

SITE & YARD

Total Land	0.58 AC
Land Square Feet	25,264 SF
Fenced Yard	0.50 AC
Automated Gate Width	14'
Emergency Access Gates	2, Manual
Zoning	Commercial
County	Washington
Tax Parcels	LV-LVBP-6 LV-LVBP-7 LV-ZOS-1

SYSTEMS & UTILITIES

Electrical Service	Two 200-amp, 120/240V Single-Phase
Electric Metering	Two Meters - Suites 6 & 7, & Shop
Welder Outlets	Dedicated, Both Shops
Office HVAC	Two Mini-Splits, One Per Level
Heating	Electric
Water Heater	Electric, 45-Gallon
Water Treatment	Softener, Included
Security	Monitored System; Gate Camera
Internet	TDS
Irrigation	Stubbed to Yard

CONSTRUCTION

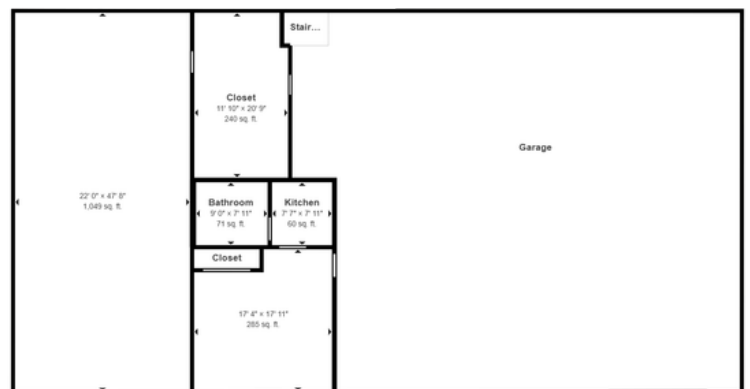
- Grout-filled concrete block main building
- Foam-insulated roof system
- Exposed steel truss ceiling
- Sealed concrete warehouse floors
- High-output warehouse lighting
- Wood-clad mezzanine with steel rail

YARD DETAIL

- Full-privacy powder-coated steel fence and gate
- 14' automated entry gate
- Two manual gates for emergency access
- Separate pedestrian gate
- Concrete apron at building with gravel storage field
- Trailer and equipment turnaround
- Fire department gate access provided

OFFICE FINISHES

- Wood-look tile flooring in the main-floor office
- Hardwood flooring on the upper level
- Glass storefront entries with suite signage
- Recessed and pendant lighting
- Granite kitchenette with sink
- Full bathroom with tile surround, granite vanity, and tiled walk-in shower
- Built-in cabinetry and shelving
- Storage closet off the main-floor office
- Upper level with dedicated heating and cooling, two large storage closets, and a window overlooking the warehouse
- Connector between warehouse spaces with industrial sink



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