



FOR LEASE

Quail Creek Industrial Park
Phase 5-8
Hurricane, UT 84737

- 87 Lots and Buildings For Sale & Lease in Phases 5, 6, 7, and 8.
- Upgrades to 3-Phase Power available at an additional cost, call for pricing.
- Starting at \$1.10/SF/NNN

± 2,850 SF to 30,000 SF | INDUSTRIAL

Property Specs

OFFERED AT	Call for Pricing & Availability	
BUILDING SIZE SF	2,850 SF	8,250 SF
	3,000 SF	8,400 SF
	3,300 SF	10,500 SF
	4,125 SF	11,400 SF
	4,200 SF	14,000 SF
	6,000 SF	17,000 SF
	6,600 SF	up to 33,600 SF
YEAR BUILT	2025	
TYPE	Industrial Office/Retail Warehouse	
ZONING	IND (Industrial)	

- Buildings ready for occupancy
- Great Opportunity to Lease Newly Constructed Industrial with Yard
- Phase 5 LEASED & SOLD OUT, Phase 6 an 7 now available.... 90% SOLD or Under Contract in Phase 66
- Upgrades to 3-Phase Power Available at Additional Cost
- Convenient Location in between St. George and Hurricane City, 5 min from I-15
- Close to I-15 and SR-9
- Call Curren for additional information



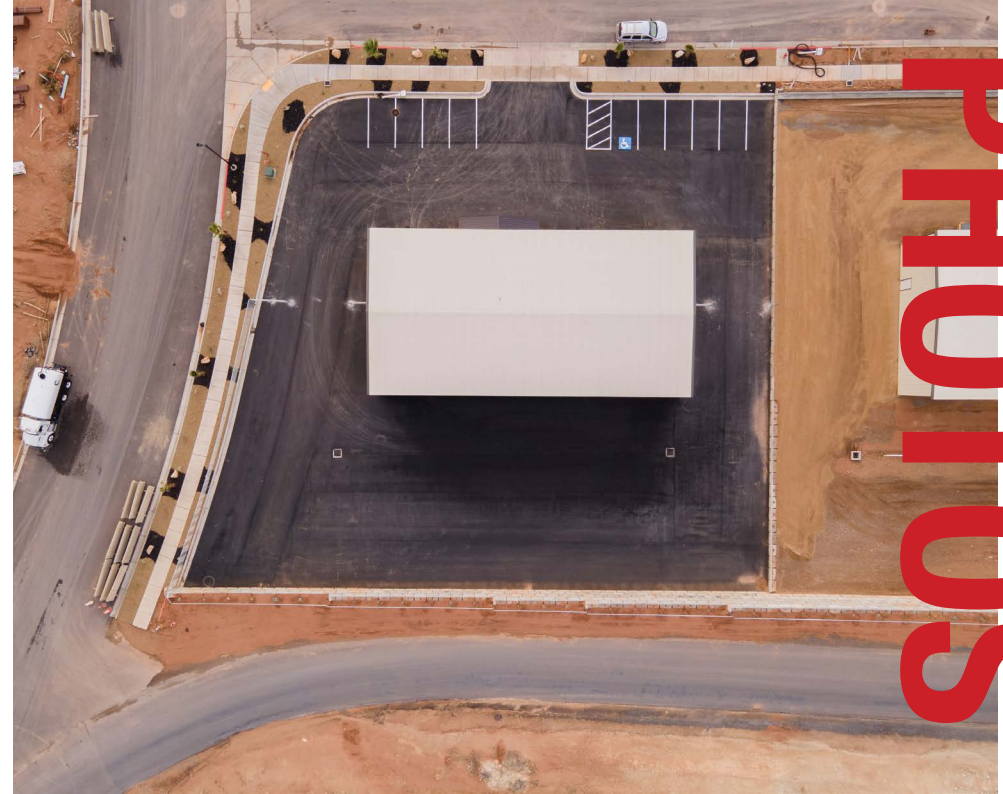
OR TEXT 22338 TO 39200

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

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SUMMARY



Upgrades to 3-Phase Power available at
an additional cost, call for pricing



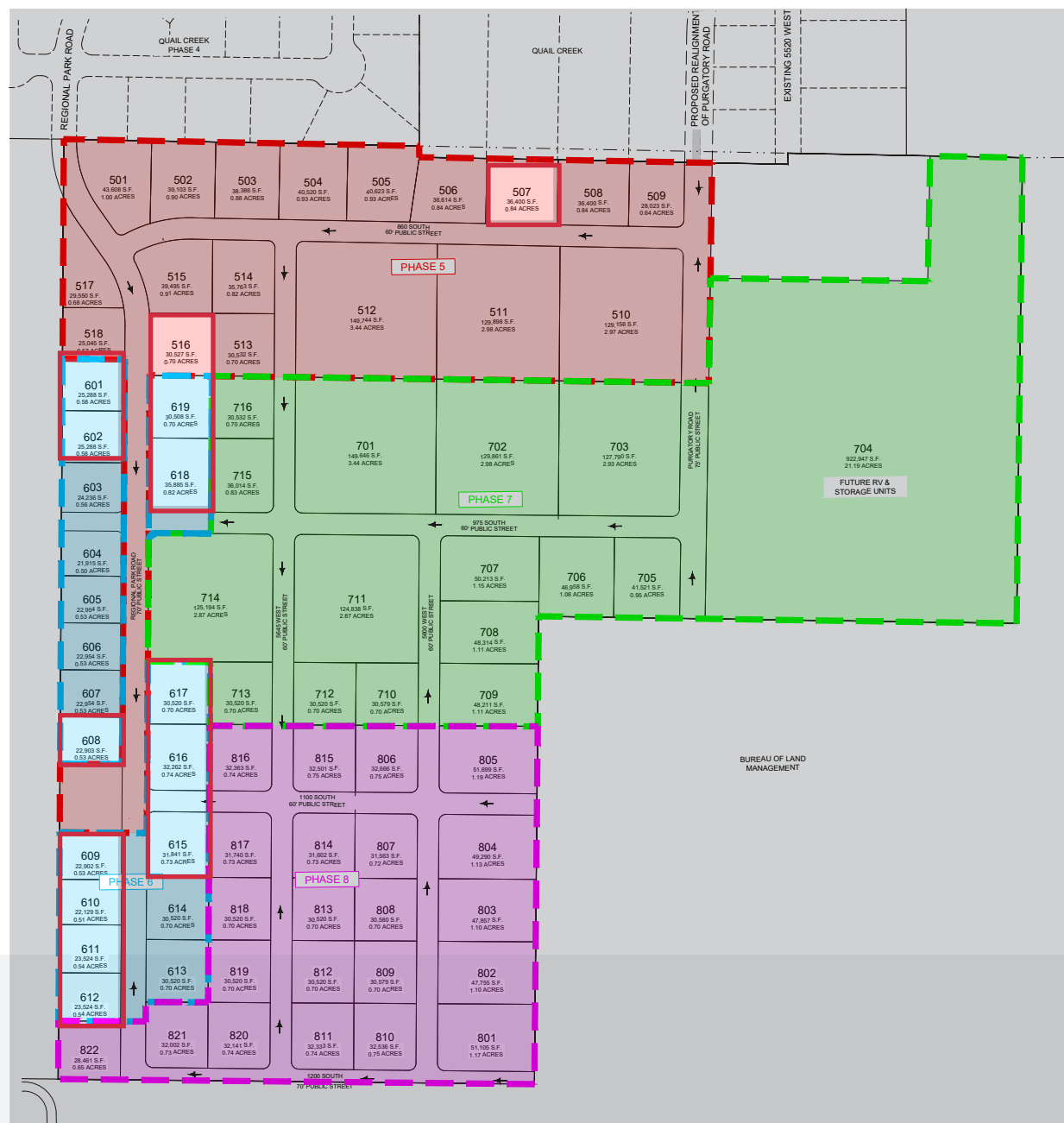
SITE MAP

PHASE 5 | Availability, Call for pricing

LOT	Entire Building	Half Size
507		4,125 SF
516		4,200 SF

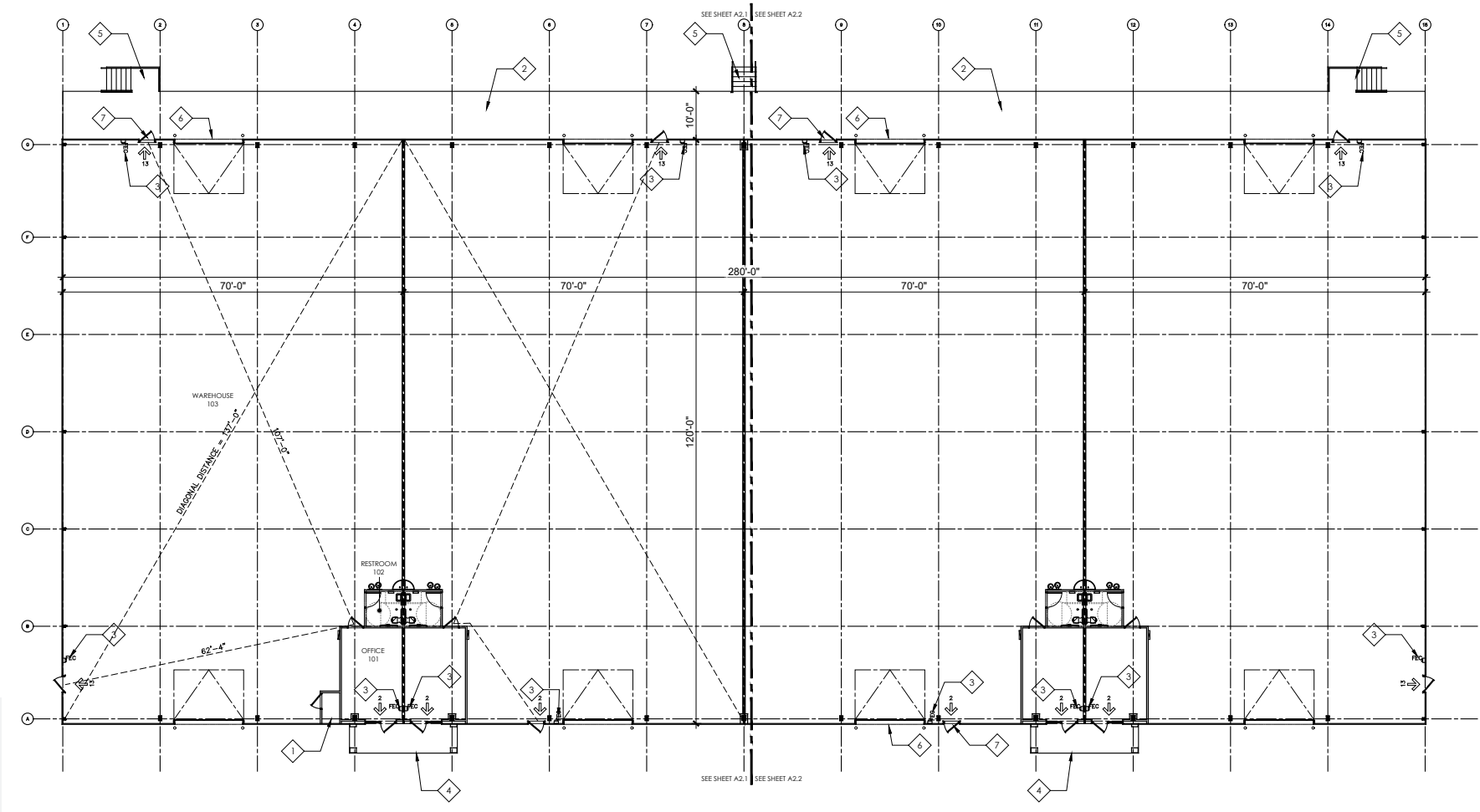
PHASE 6 | Availability, Call for pricing

LOT	Entire Building	Half Size
601		3,300 SF
602	6,600 SF	3,300 SF
607		3,000 SF
608	6,000 SF	3,000 SF
609	6,000 SF	3,000 SF
610	6,000 SF	3,000 SF
611	6,000 SF	3,000 SF
615		4,200 SF
616	8,400 SF	4,200 SF
617	8,400 SF	4,200 SF
618	8,400 SF	4,200 SF
619	8,400 SF	4,200 SF



BLDG. MODEL



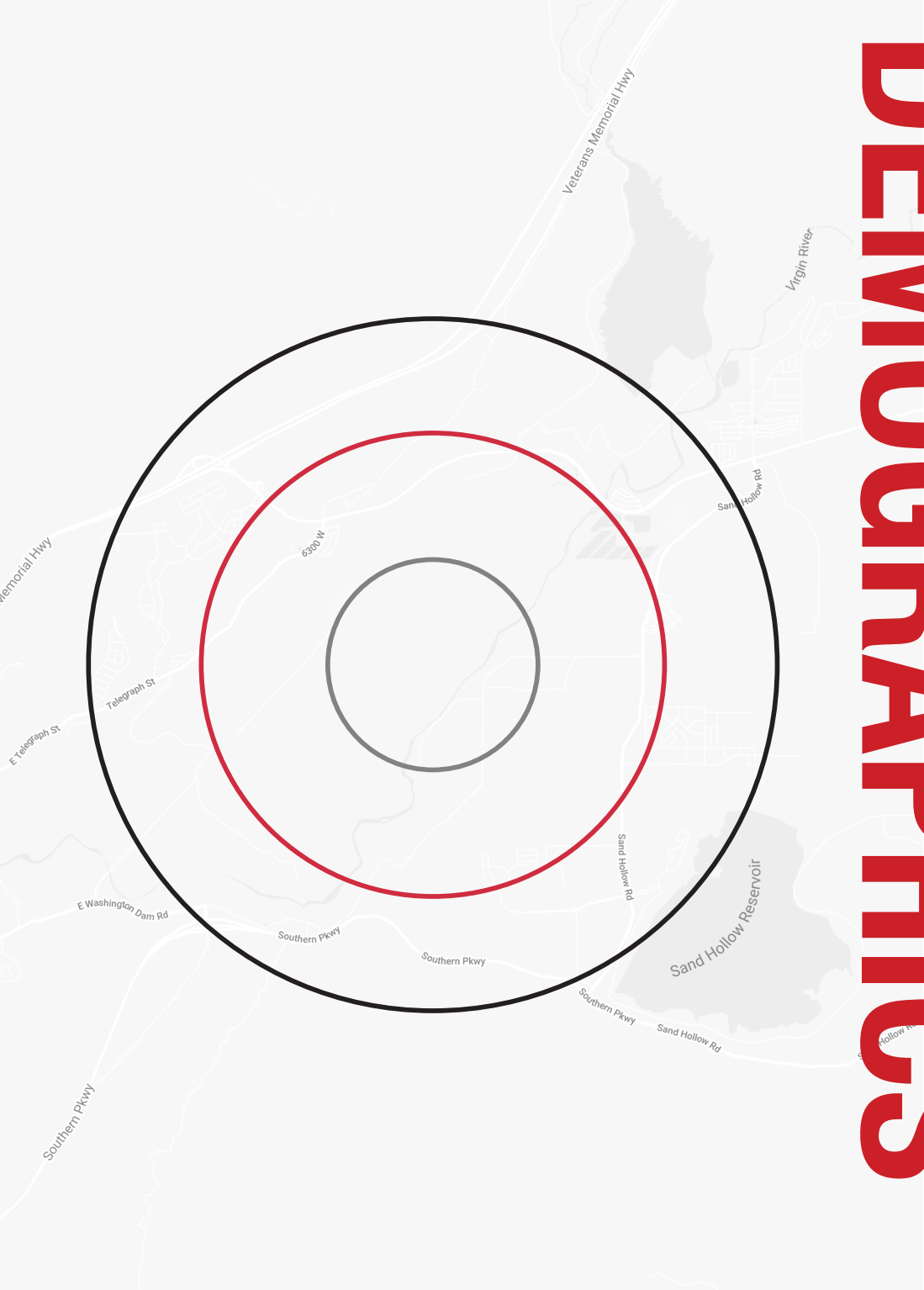


BLDG. MODEL

AREA MAP



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



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	1,020	8,819	23,165
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	184	3,435	9,021
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$68,350	\$104,540	\$101,384

Traffic Counts

STREET	AADT
State St	32,000
Telegraph St	8,100

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Summary Documents

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

243 E St. George Blvd Ste 200

St. George, Utah 84770

435.628.1609 | naiaexcel.com

Curren Christensen

435.627.5752

currenc@naiaexcel.com

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