



Property Highlights

- **Sale Price:** **\$2,350,000**
- CAP Rate: 7.5%
- Total SF: 31,751 (3) buildings
- **Sale price comprised of:**
- Buildings on 2.5 acres: \$1,980,000
- Additional 3.5± acres: \$370,000 (\$106,000/Acre)
- Multi-tenant industrial leased investment property
- Upside on below current market rents
- Units have a separate tax ID. Investor could sell off individual units for additional upside
- Central location in Washington County
- 3 phase industrial grade power
- Close proximity to SR-9 and I-15
- Attractive building finish with masonry & stucco
- Units have 12' x 14' GL doors

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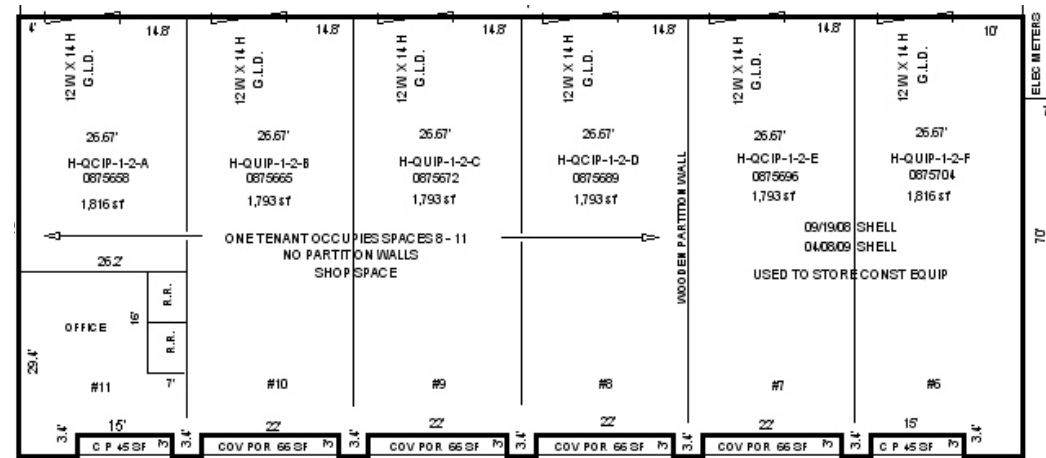
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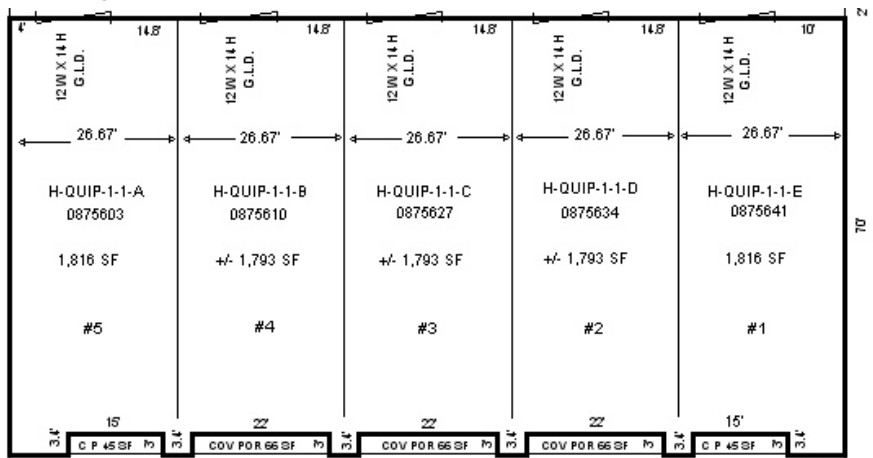
Oblique Aerial



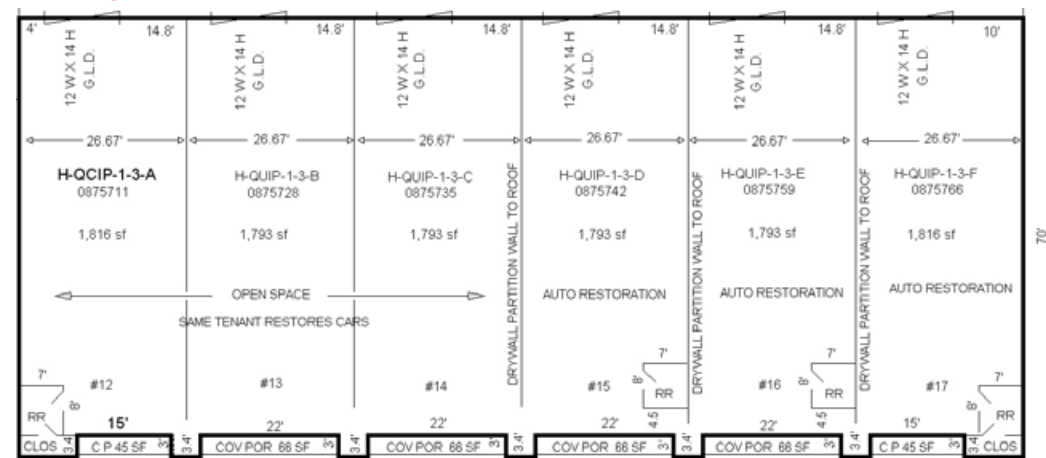
Building 2 Plan



Building 1 Plan



Building 3 Plan



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Quail Creek Industrial Park

696 South 5300 West / Hurricane, Utah



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