

FOR SALE

Quail Creek Industrial Park

696 South 5300 West / Hurricane, Utah



Property Highlights

• Sale Price:

\$2,350,000

- CAP Rate: - Total SE:

7.5%

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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Oblique Aerial



14.8 т 12 W X 14 H G.L.D. 12 W X 14 I G.L.D. 12 W X 14 I G.L.D. 26.67 26.67 26.67 26.67 26.67 26.67 H-QCIP-1-2-E H-QUIP-1-2-F H-QC IP-1-2-A 0875658 H-QCIP-1-2-D H-QUIP-1-2-8 H-QUIP-1-2-C 0875704 0875696 0875665 0875672 0875689 1,793 \$1 1,816 \$1 1,793 \$1 1,793 \$1 1,793 \$1 1,816 \$1 09/19/08 SHELL ONE TENANT OCCUPIES SPACES 8-11 NO PARTITION WALLS 5 040809 SHELL 26*2* SHOPSPACE USED TO STORE CONST EQUIP OFFICE #10 #11 22 C P 45 SF COV POR 66 SF COV POR 66 SF COV POR 66 SF COV POR 66 SF C P 45 SF

Building 1 Plan

<u> </u>					2
2 MX 11 H	148 H H T X M CT CT D CT D	14.8 H 11 X M CT D	148 147 147 148 148	12W X 14 H G.L.D.	
< ^{26.67} '>	↓ 26.67' →	∢ 26.67'→	₄ 26.67' >	₄ 26.67'≽	
H-QUIP-1-1-A 0875603	H-QUIP-1-1-B 0875610	H-QUIP-1-1-C 0875627	H-QUIP-1-1-D 0875634	H-QUIP-1-1-E 0875641	70
1,816 SF	+/- 1,793 SF	+/- 1,793 SF	+/- 1,793 SF	1,816 SF	
#5	#4	#3	#2	#1	
15	27	27	27	15'	
m CP458F M			COV POR 66 SF M	0 CP458F M m	

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Building 3 Plan

Building 2 Plan

4' I 14.8'	I 14.8	I 14.8	I 14.8'	I 14.8	I 10'
5 d	5 0	10.0	5 G	₹ ci	¥ 0.
6.L.D.	e r	12 W.X.	12 W X 6.L.(12 W.X. 6.L.E	12 W X 6 L
12	12	12	5	12	12
⊲	a 26.67° a	26.67'⊳	4	≥ 26.67 →	₄
H-QCIP-1-3-A 0875711	H-QUIP-1-3-B 0875728	H-QUIP-1-3-C 00 0875735 02 02	H-QUIP-1-3-D 0875742	H-QUIP-1-3-E 0875759	6 H-QUIP-1-3-F 0875766
1,816 sf	1,793 sf	1,793 sf	1,793 sf	0 1,793 sf	1,816 sf 3
4	OPEN SPACE	Q ARTITION	AUTO RESTORATION	AUTO RESTORATION	AUTO RESTORATION
5	SAME TENANT RESTORES CARS	TIWA	7'		rd TTWM
7' #12	#13	#14	#15 ²⁰ RR	≜ #16 ™ RR	2 #17 7'
RR 15'	22'	22'	22' 4	22 4	15'
CLOS C P45SF 0	COVPOR 66 SF 6	COV POR 68 SF M	COV POR 68 SF m	COV POR 66 SF 2	CP45SF N CLOS

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