

Multi-tenant leased investment sale



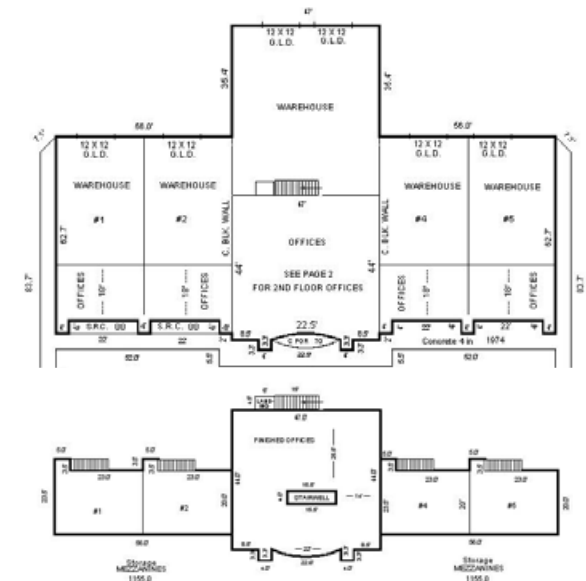
696 South 5300 West



705 South 5300 West

Property Highlights

- Price: \$3,300,000
- Total SF: 44,035
- CAP rate 7.5% + additional land
- Multi-tenant industrial leased investment property
- Upside on below current market rents
- Includes 3.74 additional acres platted for 5 additional multi-tenant buildings
- 696 South 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
- 696 South units have 12' x 14' GL doors, 705 South units have 12' x 12' GL doors



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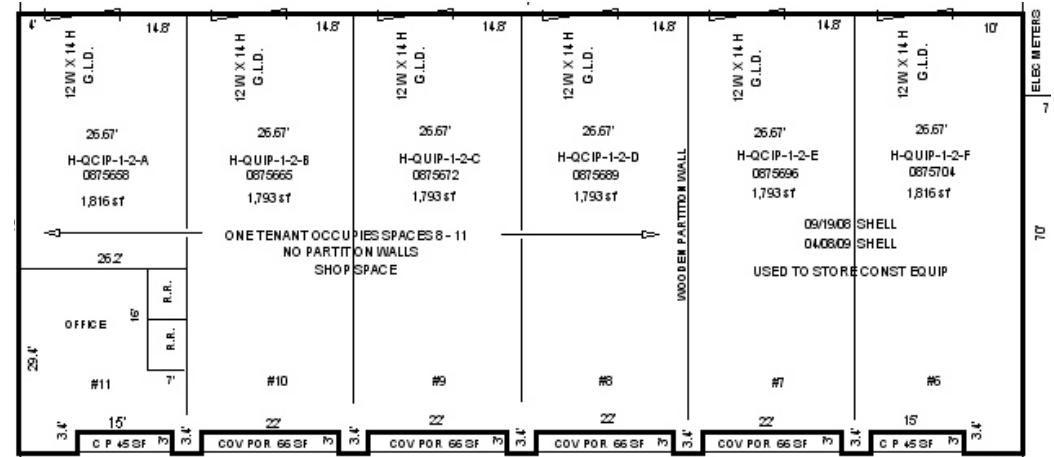
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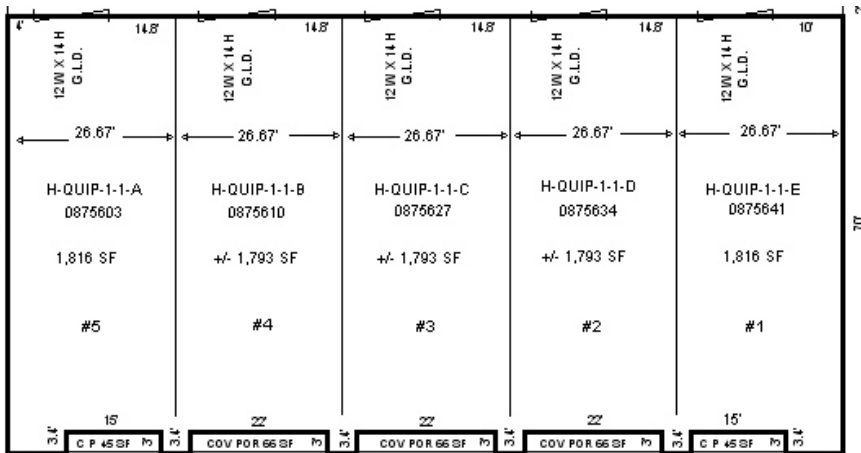
Oblique Aerial



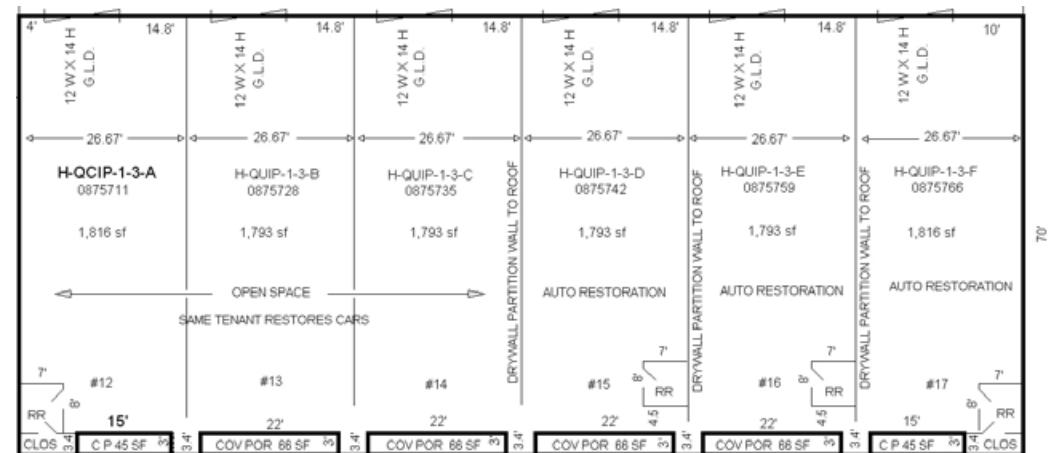
Building 2 Plan



Building 1 Plan



Building 3 Plan



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FOR SALE

Quail Creek Industrial Park

696 South & 705 South 5300 West / Hurricane, Utah



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