

FOR SALE

Quail Creek Industrial Park

696 South & 705 South 5300 West / Hurricane, Utah



Property Highlights

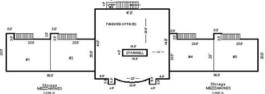
- Price: \$3,300,000
- Total SF: 44,035
- CAP rate 7.5% + additional land
- Multi-tenant industrial leased investment property
- Upside on below current market rents
- Includes 3.74 additional acres platted for 5 additional multi-tenant buildings
- 696 South units have a separate tax ID. Investor could 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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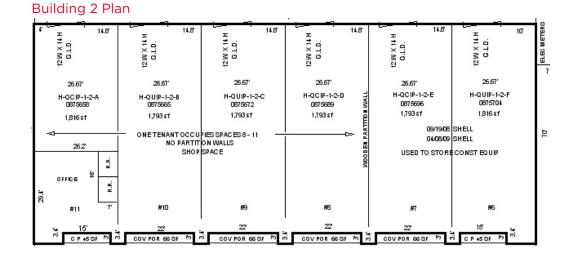
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Oblique Aerial





Building 1 Plan

					N
14.8 T T T T T T T T T T T T T T T T T T T	12 W X 14 H 12 W X 14 H 13 G LLD.	H 14.8 H 14.8 H 14.8 H 14.8	148 148 0'T'D' 0'T'D	12W X 14 H G.L.D.	
← 26.67' →	₄ —— 26.67' ──→	₄ 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	DL
1,816 SF	+/- 1,793 SF	+/- 1,793 SF	+/- 1,793 SF	1,816 SF	
#5	#4	#3	#2	#1	
15			27	15'	
m CP453F M m	22' COV POR 66 SF 제	22' covporest m		0 m CP458F M m	

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Building 3 Plan

4' H H H X M 21 9 C L D. 14.80	14.8' 0 .L.D. 14.8	14.8' G L D. H Ht X M 2	14.8 14.8	14.8 H 74 X M 21	0, 10, 10, 10, 10, 10, 10, 10, 10, 10, 1
	مــــــــــــــــــــــــــــــــــــ		مــــــــــــــــــــــــــــــــــــ		↓ 26.67' ↓
H-QCIP-1-3-A 0875711	H-QUIP-1-3-B 0875728	H-QUIP-1-3-C 00 0875735 2	H-QUIP-1-3-D 0875742	H-QUIP-1-3-E 0875759	H-QUIP-1-3-F 0 0875766
1,816 sf	1,793 sf	1,793 sf	1,793 sf	01 1,793 sf	1,816 sf
جــــــــــــــــــــــــــــــــــــ	OPEN SPACE	ALL PARTITION	AUTO RESTORATION	AUTO RESTORATION	AUTO RESTORATION
7' #12 RR 15'	#13	#14	#15 % RR 22' %	#16 % RR 22 %	#17 7'
CLOS TO CP45SF M	COVPOR 68 SF 69	COV POR 66 SF M	COV POR 88 SF 0		CP45SF M CLOS

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