

PORT OF GATEWAY WAREHOUSE

5500 W 290 N, Hurricane, UT 84737



EXECUTIVE SUMMARY



LEASE RATE **\$1.20 SF/MONTH**

OFFERING SUMMARY

Available SF:	6,000 SF
Lease Rate:	\$1.20 SF/month (NNN)
Year Built:	2023
Building Size:	6,000 SF
Zoning:	Industrial

LOCATION OVERVIEW

I-15 Exit 16, north on Old Highway 91, east on 290 N. Across from Litehouse Foods, BLVD Home, and other tenants.

PROPERTY OVERVIEW

New construction warehouse for lease in the Port of Gateway. Near the Walmart Distribution Center, Litehouse Foods, FedEx, Orgill and others. Great location with visibility of the freeway and near a future freeway offramp. *Representative building photo

PROPERTY HIGHLIGHTS

- Under construction nearing completion in May 2024
- 3 - 12'x14' rollup doors with glass
- 200A 120/208 3 Phase power
- One 11'x11' office + bathroom
- LED warehouse lighting
- 10' x 8' store front glass entry
- Great location just off the freeway in the Gateway Industrial Park

For More Information:

TRAVIS PARRY, SIOR
435.359.4901
travis@linxcre.com



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ADDITIONAL PHOTOS



Building Front *Representative Photo



Warehouse *Representative Photo

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ADDITIONAL PHOTOS



Building Lot



Building Lot

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ELEVATIONS



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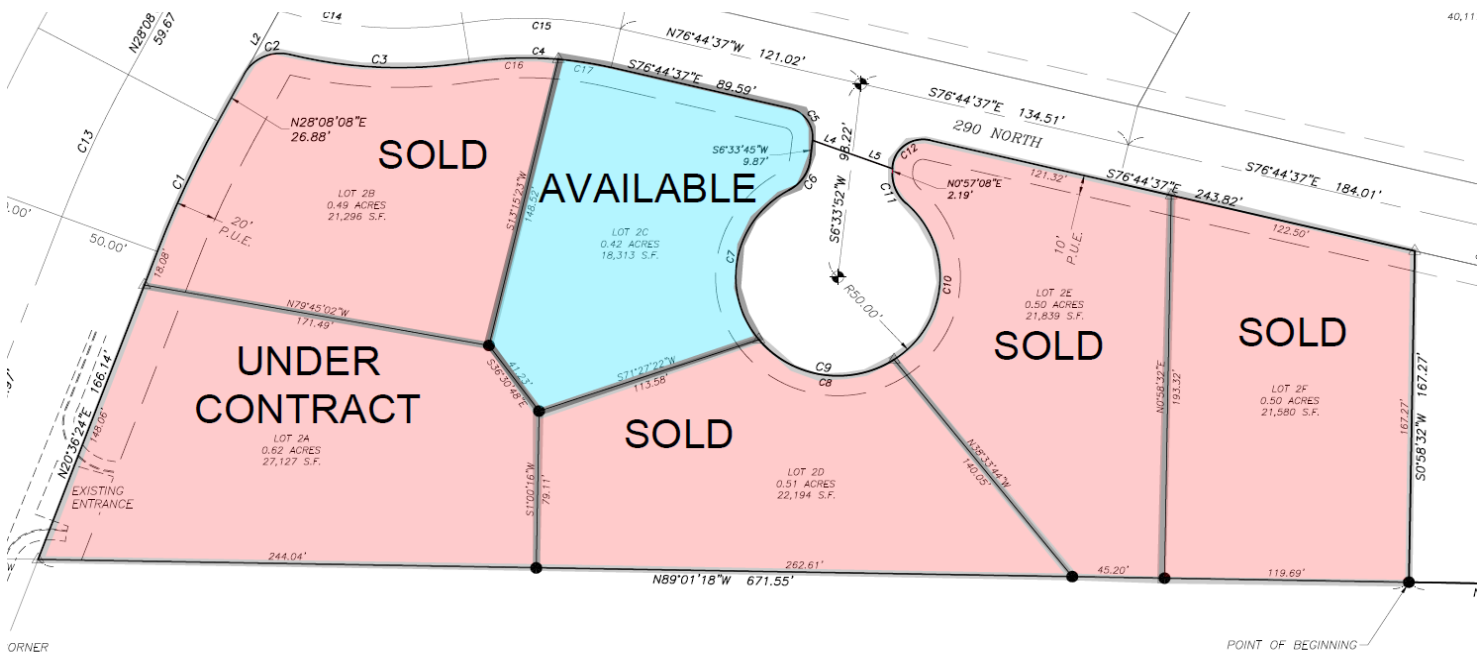
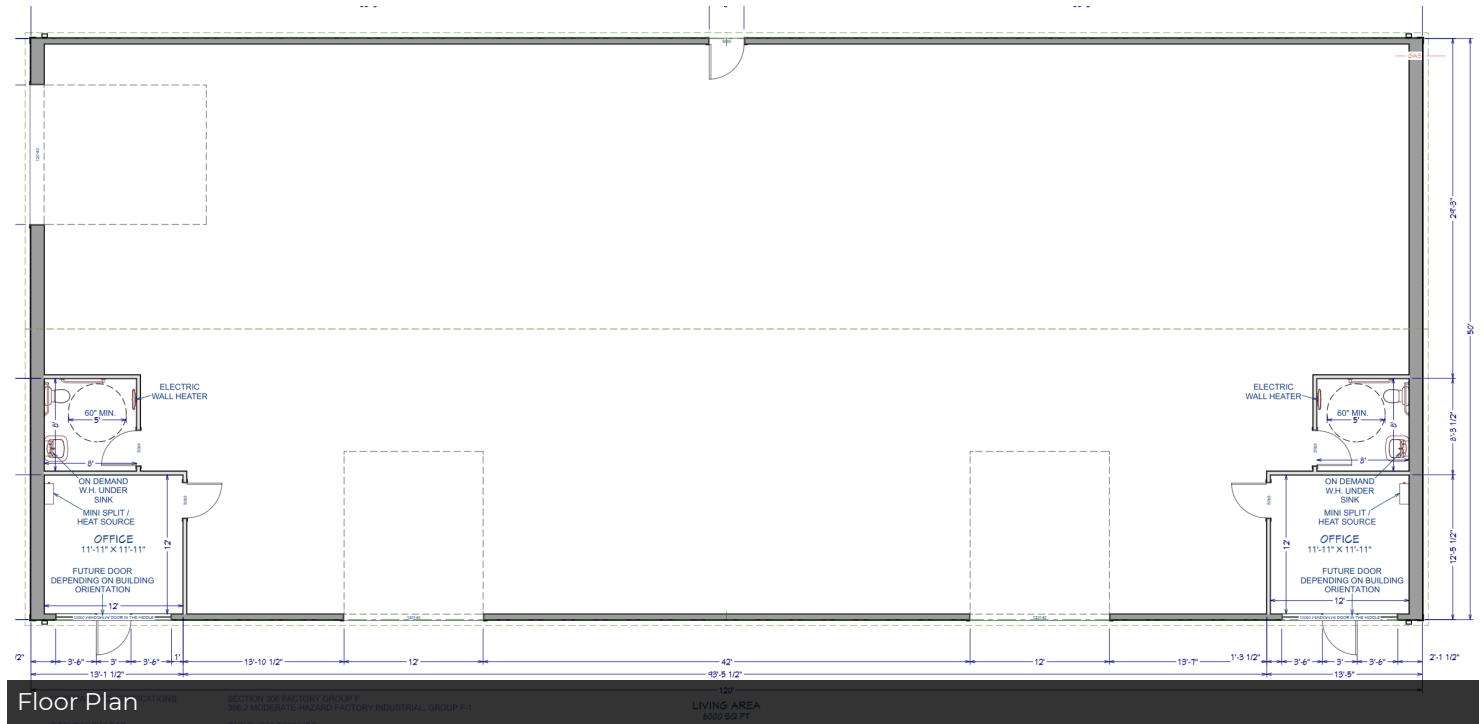


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FLOOR PLAN & AVAILABLE LOTS



Available Lots

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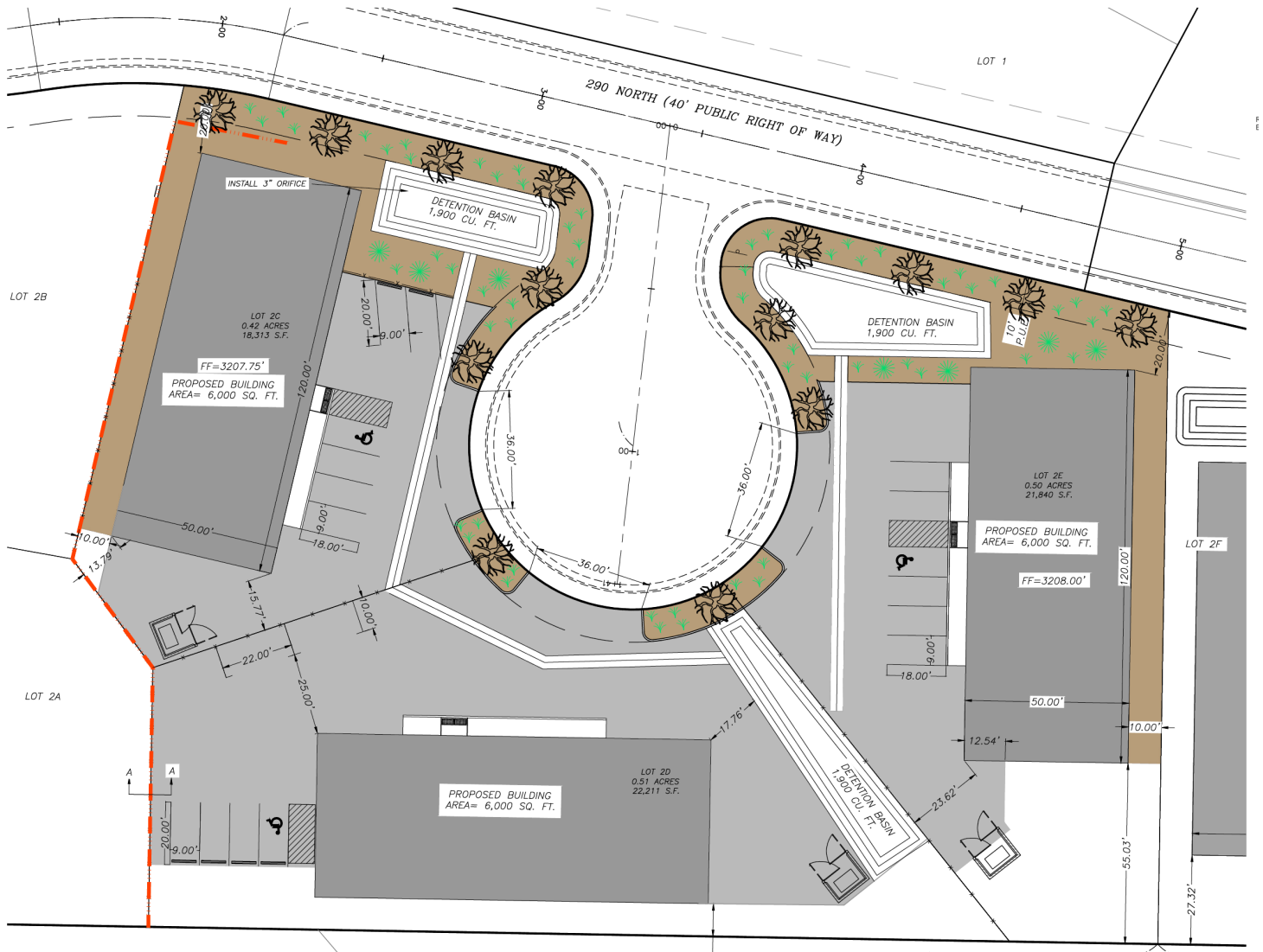


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LOTS 2C, 2D, 2E



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AERIAL MAP

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For More Information:

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