



243 E. St. George Blvd. Suite 200 St George, Utah 84770 4235.628.1609 | naiexcel.com

## 1480 E Hillcrest Dr | Washington, UT

### Jason Griffith, CCIM

Lic# 5478665-SA00 435.627.5709 jasong@naiexcel.com

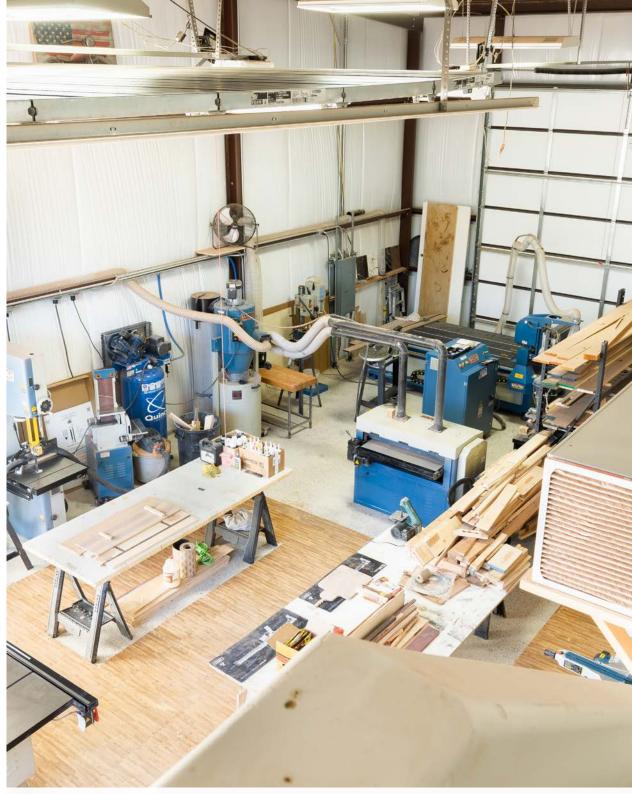
# Property Summary

OFFER PRICE	\$695,000
BUILDING SQFT	± 3,600 SQFT
YEAR BUILT	2018
TYPE	Industrial   Office/Retail Warehouse

- Small office / Warehouse in Whitesage Industrial Park.
- Configured for two tenants.
- Seller is vacating one side.
- Great opportunity for owner user or investor.
- Fenced yard area.

#### FOR MORE INFORMATION





# Area Map



# Area Map











### Distance to Major Cities

Salt Lake City, Utah	301 miles
Las Vegas, Nevada	124 miles
Los Angeles, California	391 miles
San Diego, California	450 miles
Denver, Colorado	629 miles
Phoenix, Arizona	421 miles



243 E. St. George Blvd. Suite 200 St George, Utah 84770 435.628.1609 | naiexcel.com

### Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel and NAI Vegas are known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

#### CLICK HERE VIEW MARKET STATISTICS FOR OFFICE, RETAIL, INDUSTRIAL & MULTIFAMILY

https://excelcres.com/market-research

#### Jason Griffith

Lic# 5478665-SA00 435.627.5709 jasong@naiexcel.com

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditioning, or damage by the presence of pests, mold or other organisms, environmental conditions, the zonic of the structures of financial performance.