



4443 S. Commerce Drive  
St George, UT 84790



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Offered By: **Curren Christensen**

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# Property Summary

ADDRESS **4443 S. Commerce Drive  
St. George, UT 84790**

LOT SIZE | ACRES **2.39±**

BUILDING SIZE | SQFT **50,855±**

TAX ID **SG-5-3-19-127**

## OFFERING TERMS

LEASE PRICE  
**\$.60/SF/NNN**

## FOR MORE INFORMATION

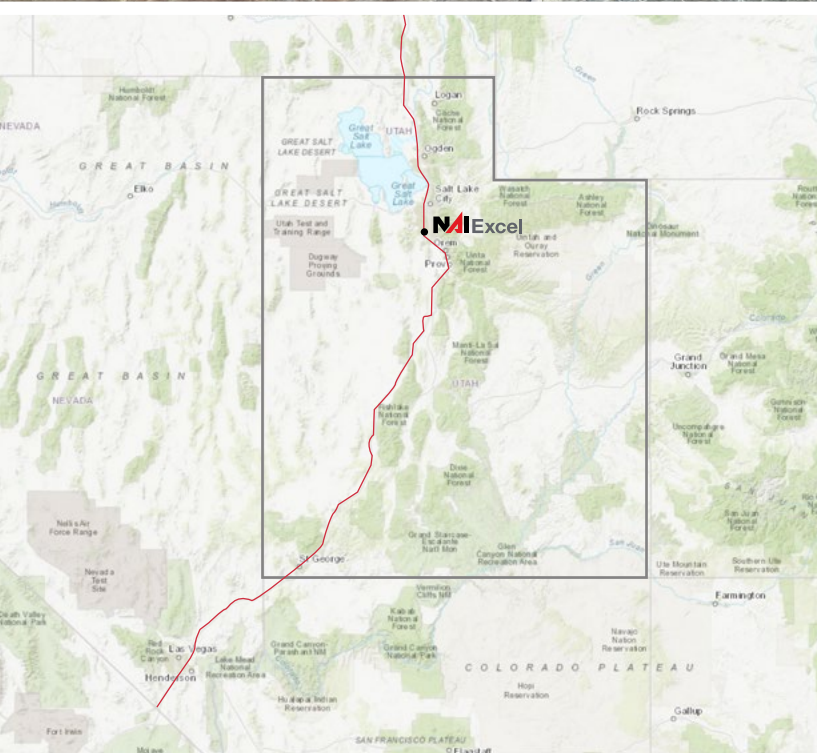
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TEXT **18409 TO 39200**

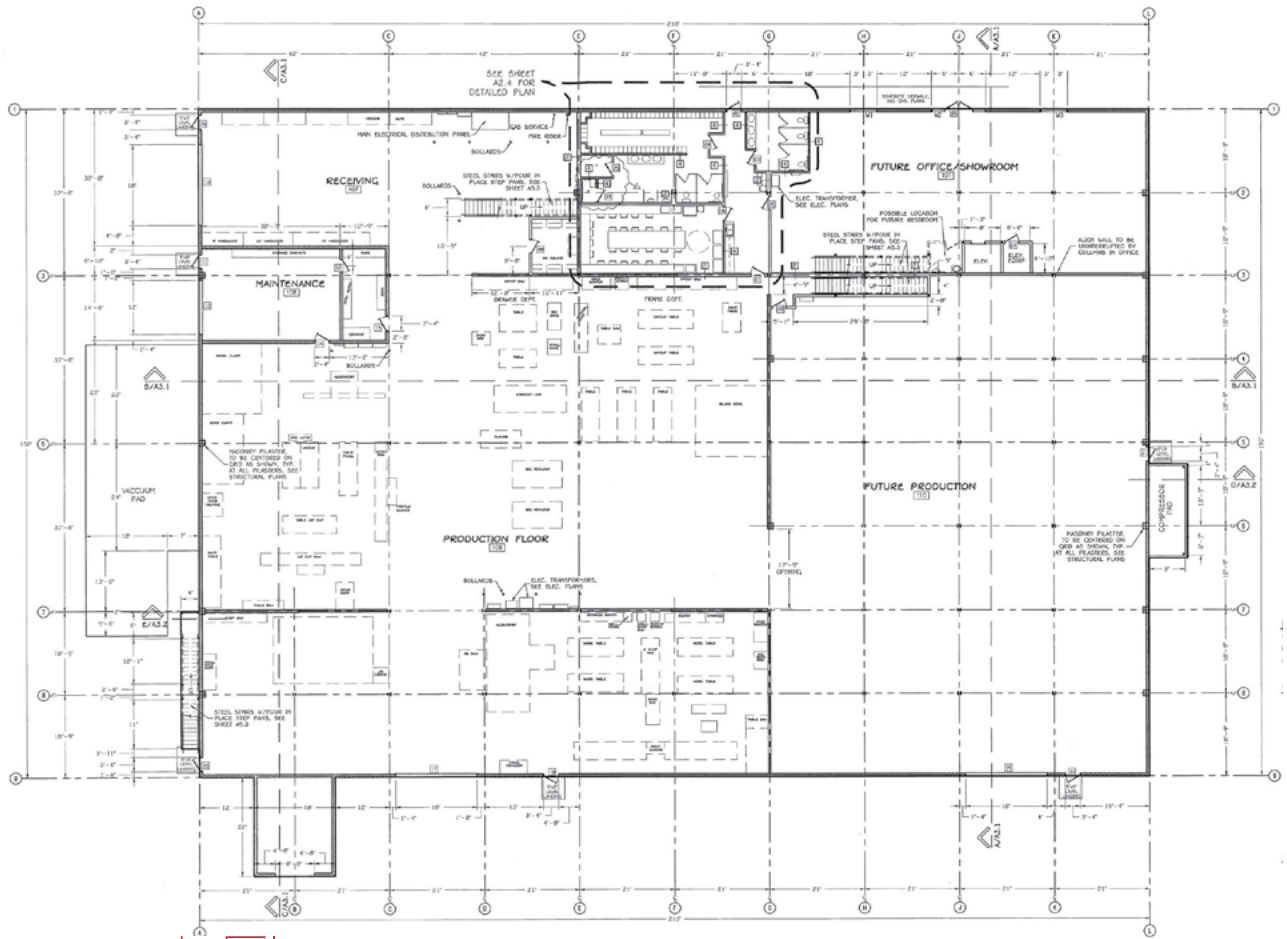


- 50,855 SF (on two finished levels), Upstairs 4" Concrete Slab Deck
- 7,000 SF Office & Showroom Space with Infrastructure to Add Offices Upstairs
- 7 Ventilation Spray Booths
- Heated & Cooled Make-up Air for Spray Booths
- Rotary Airlock Compressor System Provides
- Ample Pressure for Any Use
- Heating & Cooling Refrigeration Units
- 1-16'x12' Automatic Roll-up Door
- 2-16'x10' Automatic Roll-up Doors
- 28' Clear Height
- Large Break Room
- Kitchen with Many Refrigerators & Microwaves
- Locker Rooms for up to 90 Personnel
- 2 Showers in Men's Bathroom
- Fire Sprinkler System on Both Levels
- Elevator
- All Cinder Block Construction
- 8' High Cinder Block Fencing with Barbed Wire
- Property is Entirely Landscaped & Paved
- Security System
- Sliding Fence Entry with Security Key Pad
- Located in Fort Pierce, the Region's Finest Industrial Park with some of the Nation's Cheapest Power Costs from Dixie Escalante Power
- Situated in the Southwest Corner of Utah, 6 Miles from the Arizona State Line & 1.5 Hours from Las Vegas
- Just off Interstate 15, Exit 2 or 4
- 300+ Sunny Days Per Year Provides for Ideal
- Shipping & Receiving
- Minutes from the New St. George Regional Airport, when reopened in later 2019 will offer direct flights to Los Angeles, Denver, Salt Lake City, Phoenix, and Dallas.
- Most Recent use was for a Pet Boarding Facility, Previous Use was for a Cabinetry Manufacturing Facility

# FORT PIERCE INDUSTRIAL PARK

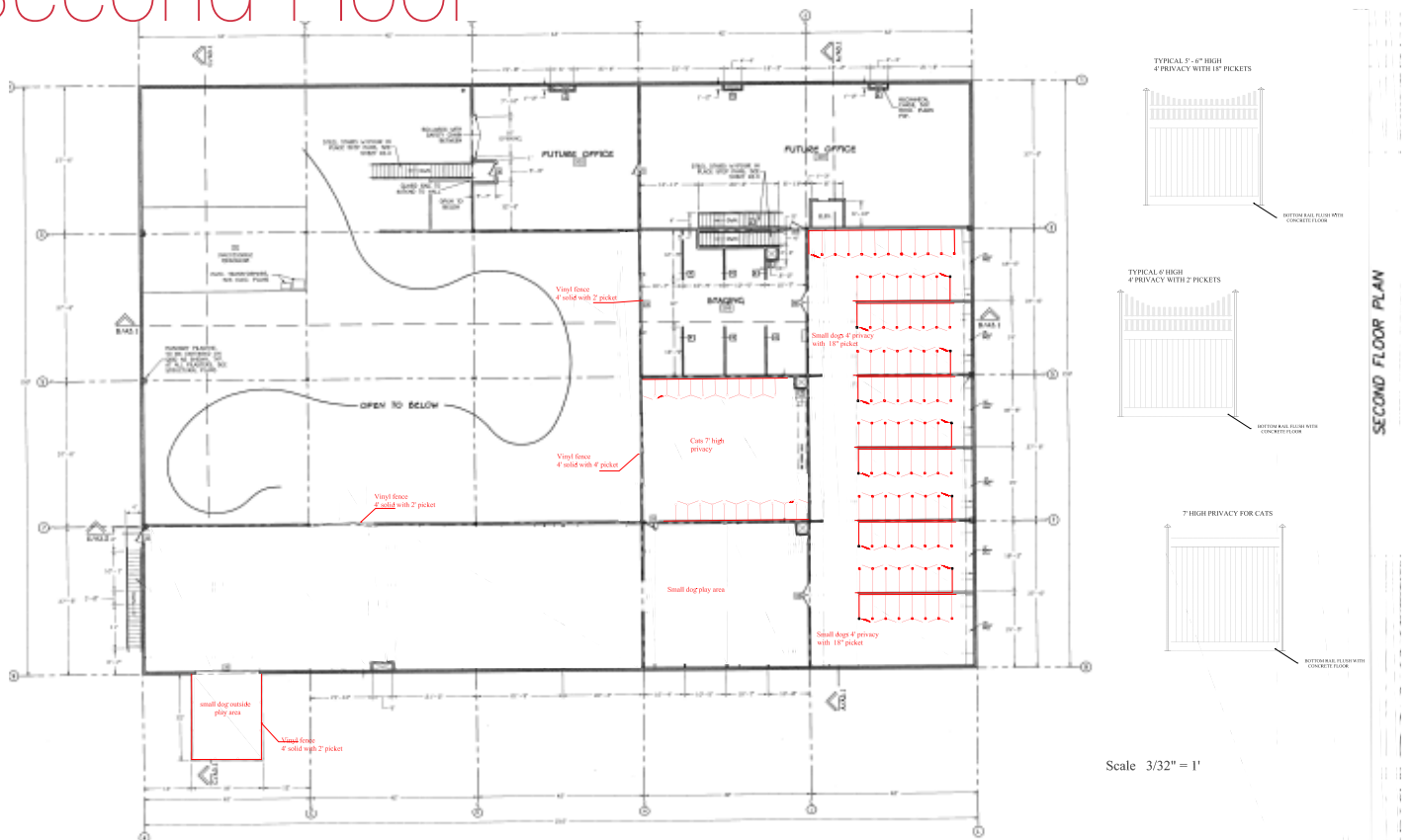


# First Floor



FOR LEASE | INDUSTRIAL

# Second Floor



**GENERAL**

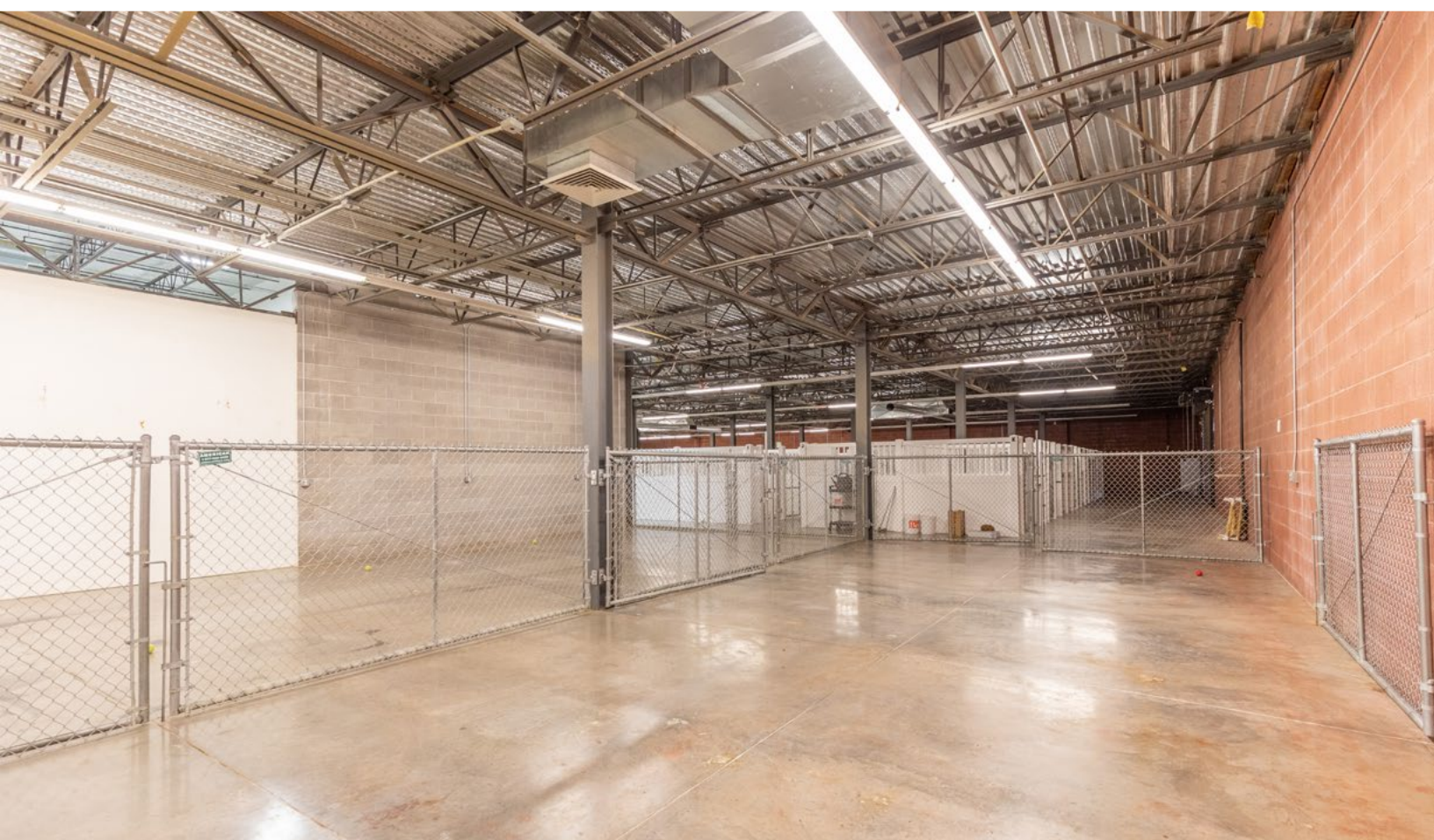
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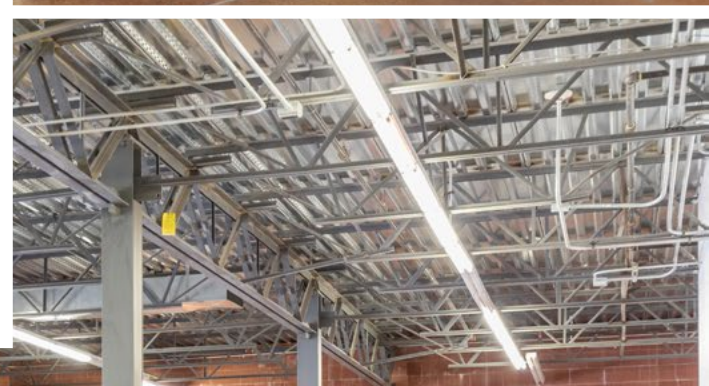
















FOR LEASE | INDUSTRIAL



## Population/Economy

- Washington County — 155,602
- St. George — 76,817
- Median Income of \$49,498
- Cost of Living Index of 102
- Unemployment Rate of 3.6%
- Median house value of \$234,800

## Days of Sunshine

- St. George — 300 days a year
- United States — 205 days a year

## Sporting Events

- 42 major sports events bring approx. 62,000 participants & 116,000 out of town visitors — bringing approx. \$78 million to the economy (The Spectrum)
- Ironman 70.3 St. George — 2,500 triathletes
- St. George Marathon — 7,800 runners
- Huntsman Senior Games — 11,000 competitors
- NJCAA Softball Championship tournament — 16 teams from around the nation

> VIEW MARKET STATISTICS FOR OFFICE, RETAIL, INDUSTRIAL & MULTIFAMILY AT <https://excelcres.com/market-research/>

## Distance to Major Cities

|                         | FROM ST. GEORGE |
|-------------------------|-----------------|
| Salt Lake City, Utah    | 303 MILES       |
| Las Vegas, Nevada       | 123 MILES       |
| Los Angeles, California | 387 MILES       |
| San Diego, California   | 449 MILES       |
| Denver, Colorado        | 631 MILES       |
| Phoenix, Arizona        | 417 MILES       |

## Regional Parks Visitation

|                            | 2016      | 2011      | 2007      | Distance   |
|----------------------------|-----------|-----------|-----------|------------|
| Zion National Park         | 4,317,028 | 2,847,403 | 2,679,181 | 46.5 MILES |
| Bryce Canyon National Park | 2,365,110 | 1,285,492 | 1,012,563 | 141 MILES  |
| Canyonlands National Park  | 776,218   | 435,908   | 417,560   | 347 MILES  |
| Capitol Reef National Park | 1,064,904 | 662,661   | 554,907   | 209 MILES  |
| Arches National Park       | 1,585,718 | 1,014,405 | 860,181   | 335 MILES  |
| Grand Canyon National Park | 5,969,811 | 4,298,178 | 4,413,668 | 146 MILES  |

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