



FOR LEASE

677 N 3050 E,
St. George, UT 84790

- Located in a high traffic area
- Under 1 mile from the I-15 Freeway
- Near National Tenants

**±2,500 -±2,900 SF
WAREHOUSE**

Property Specs

LEASE PRICE	Unit 206 \$1.05/SF/NNN Unit 209 \$1.10/SF/NNN
NNN RATE	\$0.25
SUITE SIZE SF	Unit 206 ±2,900 SF Unit 209 ±2,500 SF
YEAR BUILT	1994
ZONING	M-1
TYPE	Industrial Office/Retail Warehouse

- Great opportunity to lease space at the R&R industrial park.
- Industrial Park just south of Costco in St. George.
- High traffic, great visibility, easy access.
- Access to common area dock by bldg. #4



Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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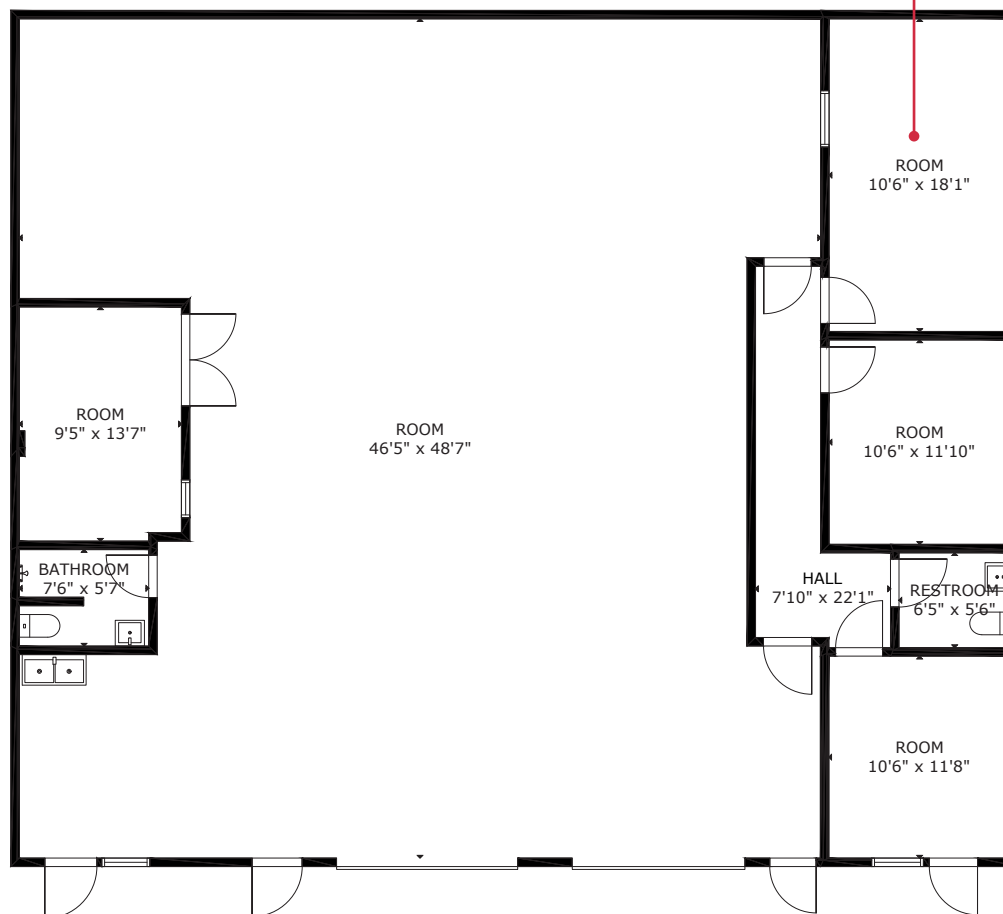


SUMMARY

FLOOR PLAN



CLICK HERE
FOR A 3D TOUR



UNIT	TOTAL SF	LEASE RATE	ZONING
206	± 2,900 SF	\$1.05/SF/NNN	M-1



PHOTOS



AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	8,661	55,246	110,557
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	3,289	20,282	38,850
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$77,919	\$96,210	\$111,315

Traffic Counts

STREET	AADT
St George Blvd	24,000
Bluff St	52,000

TERMS & CONDITIONS

Terms and Conditions

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.

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Summary Documents

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325+

OFFICES

1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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