



# NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

243 E. St. George Blvd. Suite 200  
St George, Utah 84770  
4235.628.1609 | [naiexcel.com](http://naiexcel.com)

## 4012 S River Rd Suite 5B-C | St. George, UT

**Brandon Vandermyle**

Lic# 6258108-SA00  
435.628.1609  
[brandonv@naiexcel.com](mailto:brandonv@naiexcel.com)

**Jason Griffith, CCIM**

Lic# 5478665-SA00  
435.627.5709  
[jasong@naiexcel.com](mailto:jasong@naiexcel.com)

**Meeja McAllister**

Lic# 6081089-SA00  
435.627.5710  
[meeja@naiexcel.com](mailto:meeja@naiexcel.com)

# Property Details

OFFER PRICE **\$.85 /SF/NNN**

SUITE LEASE SIZE | SQFT **4,472 ±**

UNIT AVAILABLE **5B-C**

- Extremely hard to find office/warehouse in the Fort Pierce Industrial Park
- Approximately 3,000 SF open office space  
1,500 SF of warehouse
- 2 large roll up doors
- 3 phase power
- On Dixie power grid
- 3D Tour link  
<https://my.matterport.com/show/?m=7fzAD7KRLyd>

FOR MORE INFORMATION

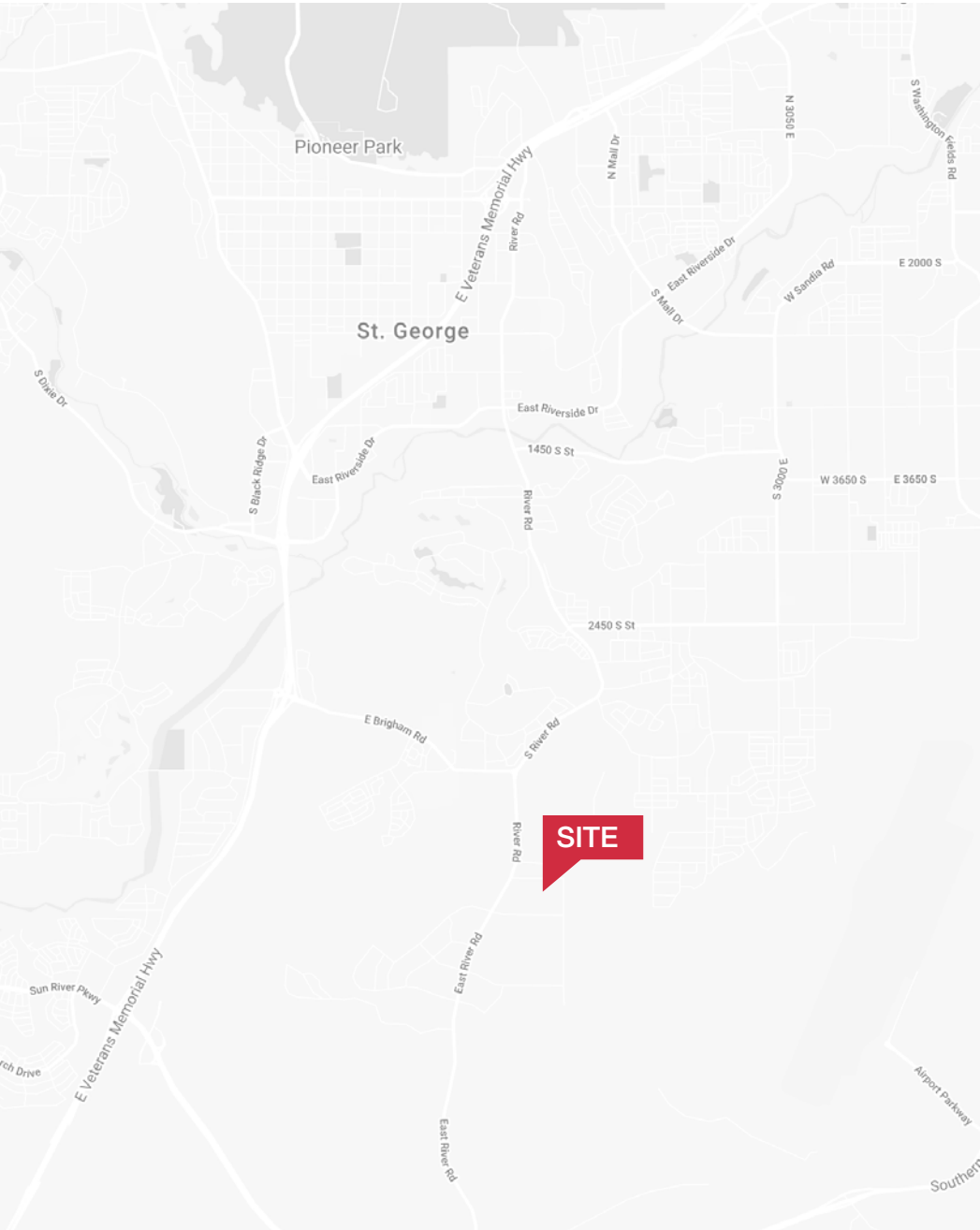


**CLICK HERE**

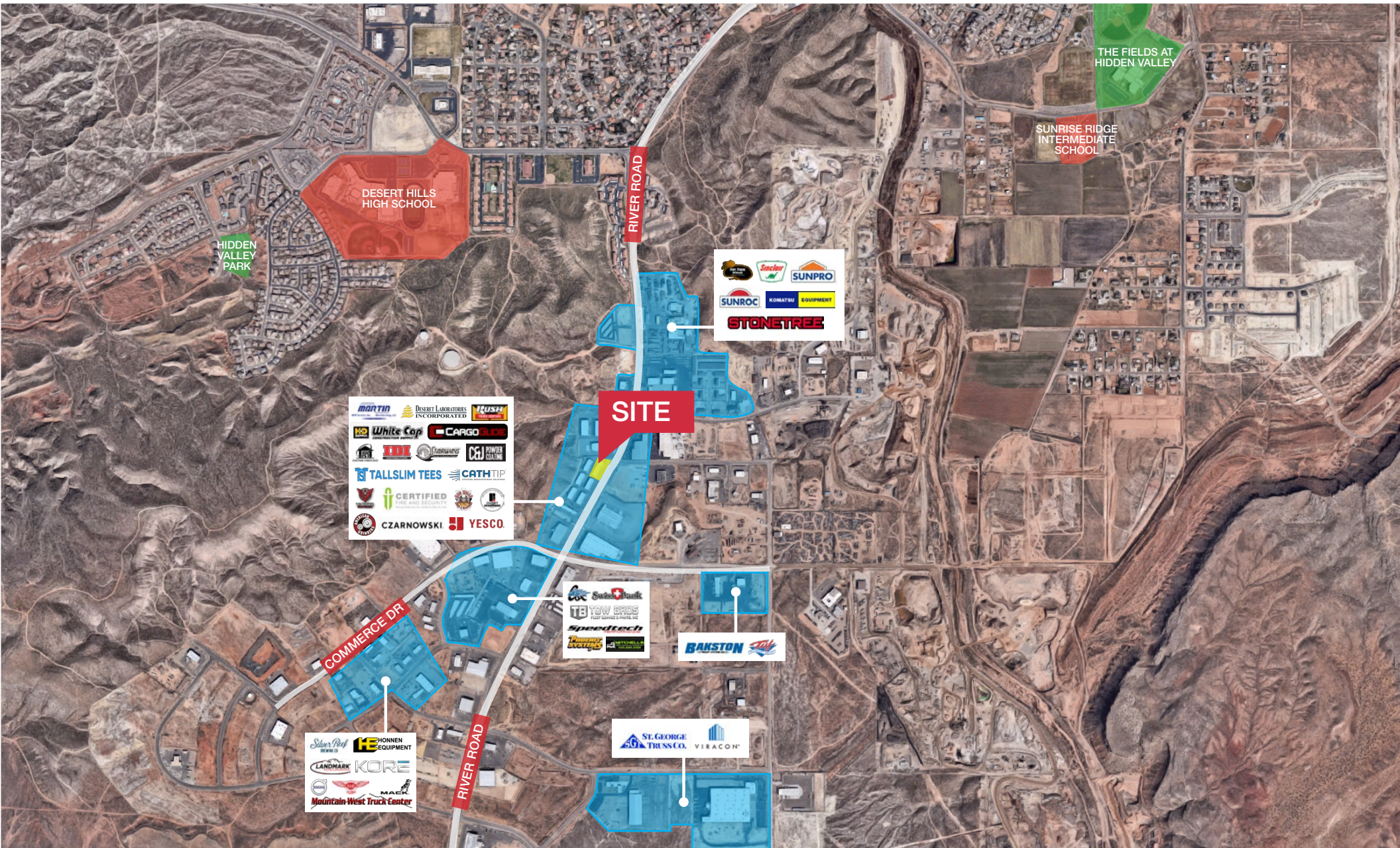
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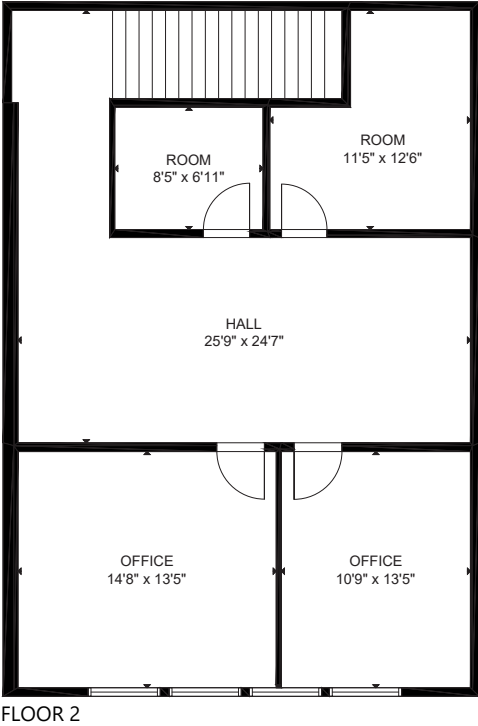
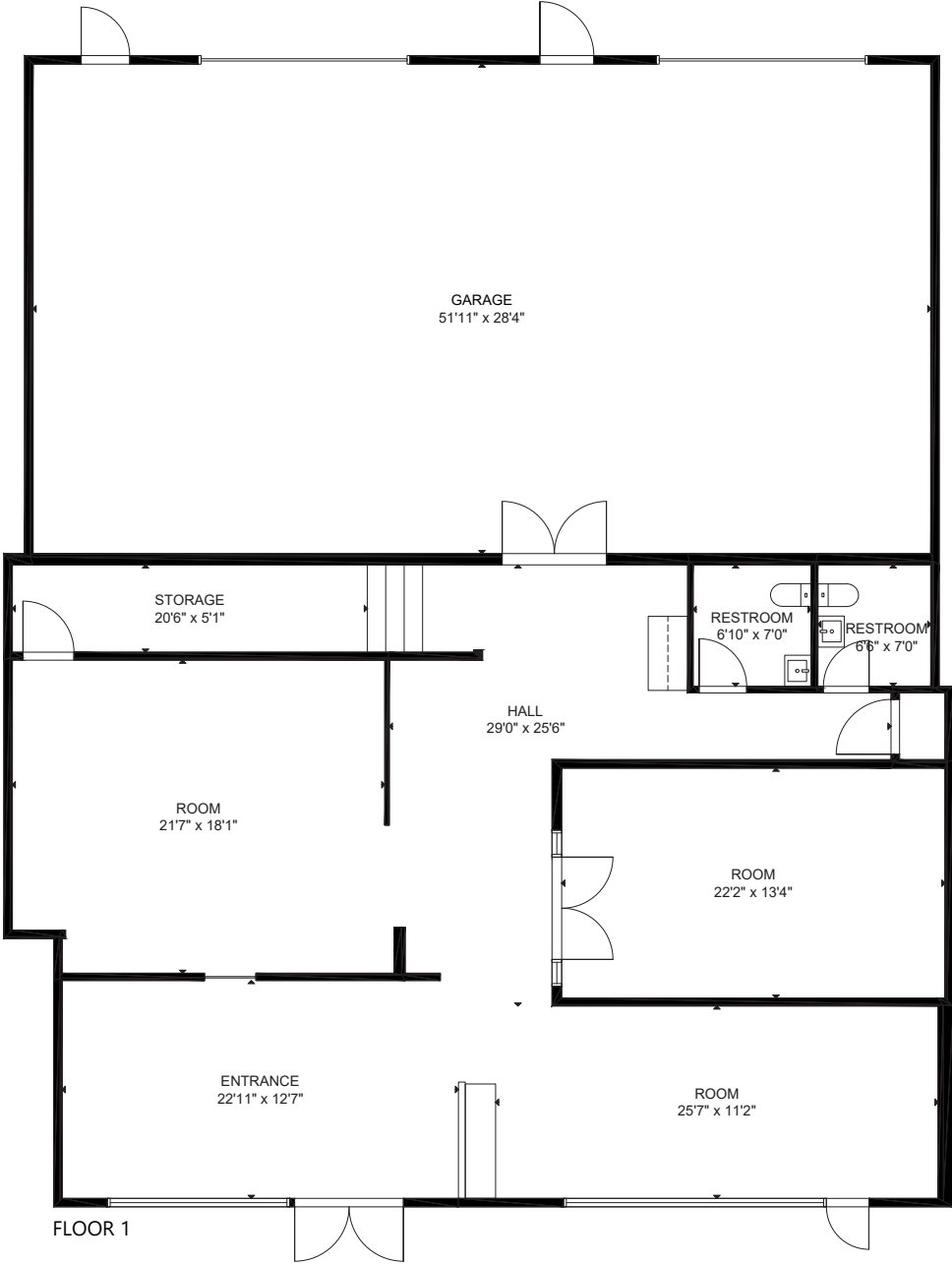
# Area Map



# Aerial Map



# Floor Plan









## Distance to Major Cities

Salt Lake City, Utah	307 MILES
Las Vegas, Nevada	110 MILES
Los Angeles, California	387 MILES
San Diego, California	448 MILES
Denver, Colorado	635 MILES
Phoenix, Arizona	420 MILES

## 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>



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