

ST. GEORGE MANUFACTURING BUILDING

444 N Industrial Dr, St. George, UT 84770



EXECUTIVE SUMMARY



LEASE RATE **\$0.80 SF/MONTH**

OFFERING SUMMARY

Available SF:	35,687 SF
Lease Rate:	\$0.80 SF/month (NNN)
Year Built:	1963
Building Size:	144,914 SF
Renovated:	2021
Zoning:	M-1

LOCATION OVERVIEW

Just off the I-15 St. George Blvd. North on 1000 E to Red Hills Parkway, turn East and an immediate north on Industrial Rd.

PROPERTY HIGHLIGHTS

- Over 35,687 sf of warehouse space
- ~1,000A 277/480 3 Phase power
- 3 exterior covered dock slots
- Front 12'x14' rollup
- 3 dock doors - 10'x10', 10'x8'
- 14' - 22' clear, no center columns
- Sprinkled, skylights

For More Information:

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435.215.5891
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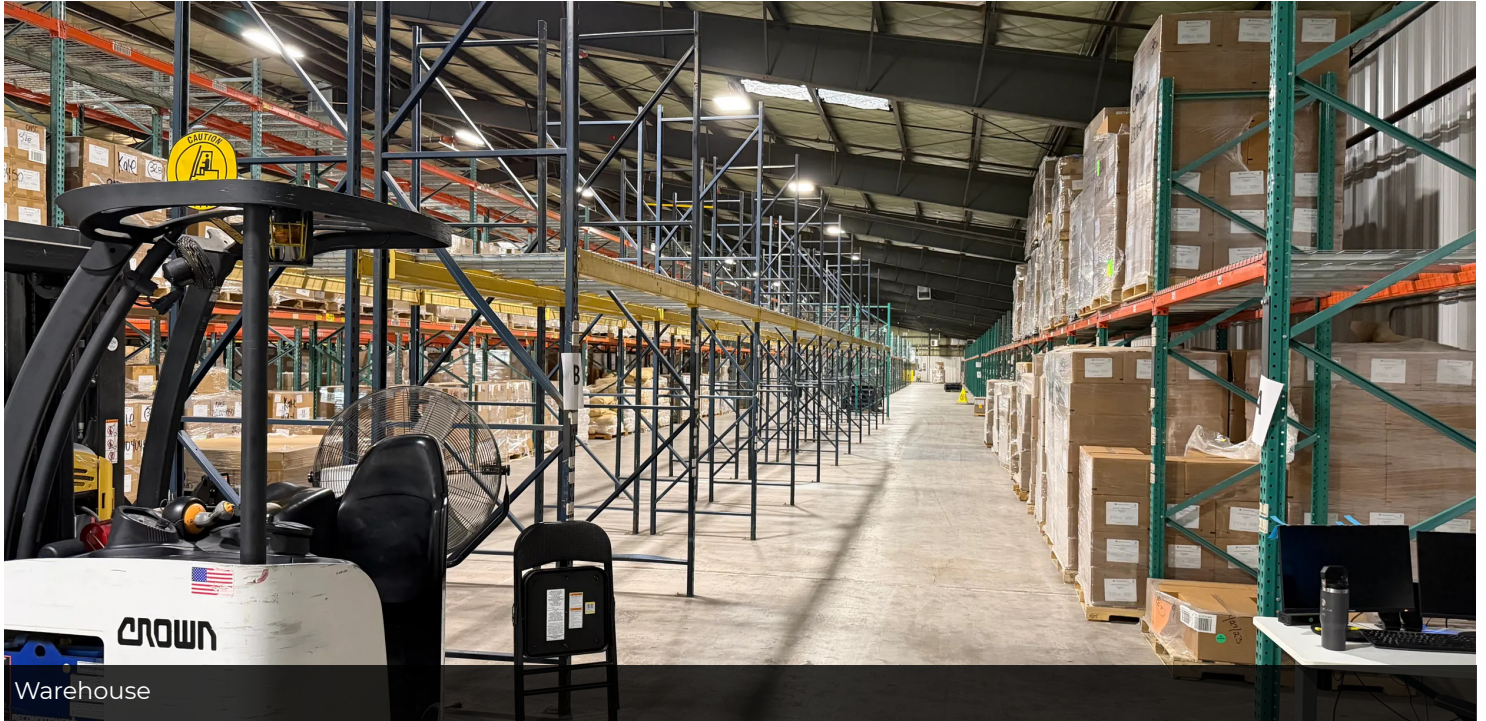


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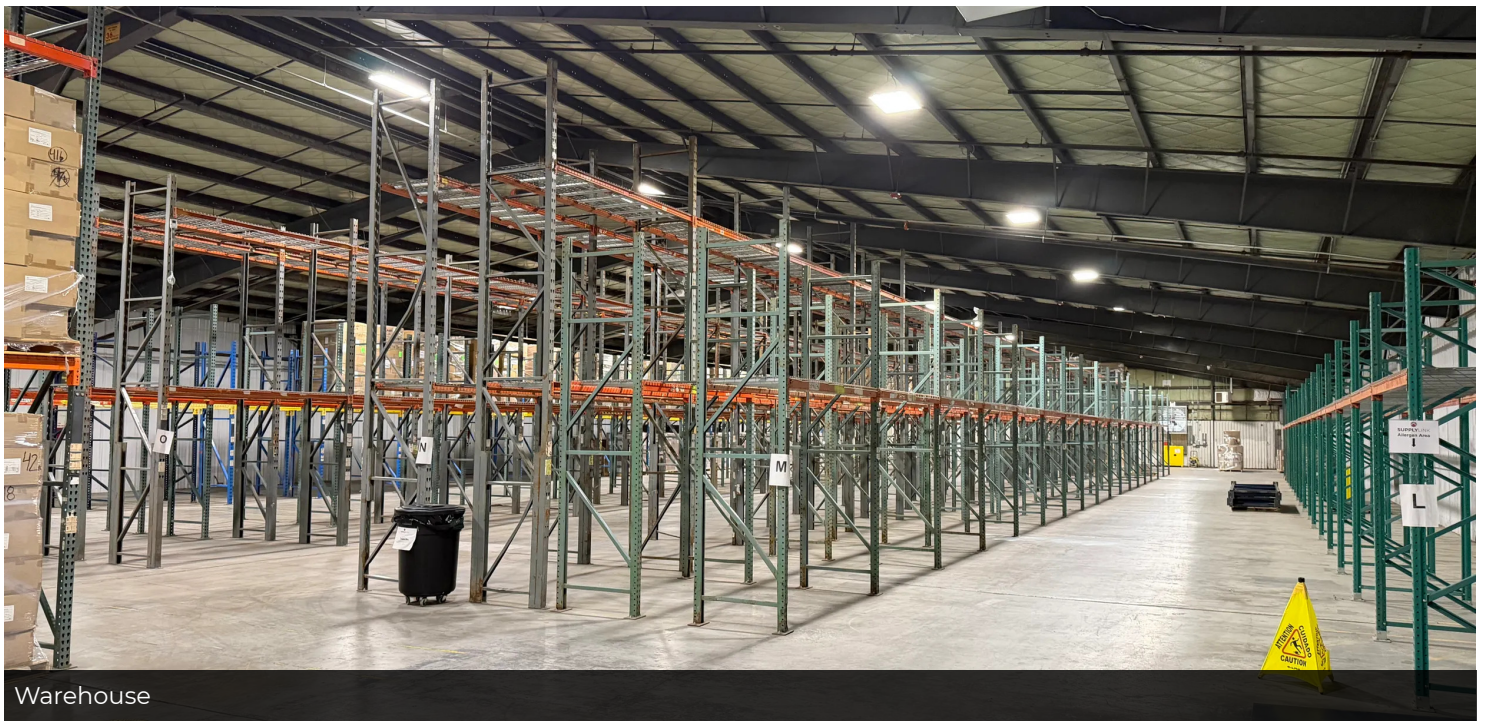
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ADDITIONAL PHOTOS



Warehouse



Warehouse

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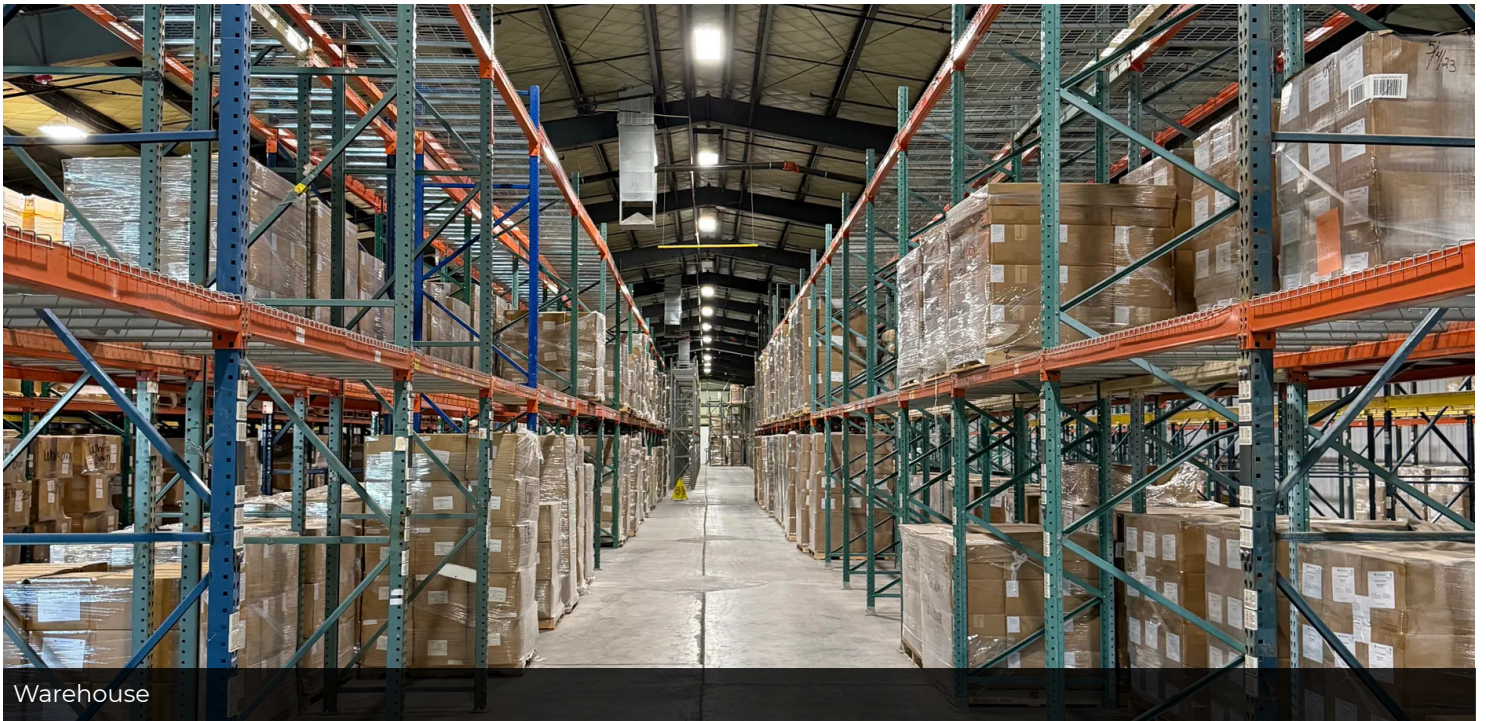
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ADDITIONAL PHOTOS



Docks Interior



Warehouse

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ADDITIONAL PHOTOS



Rear Docks



Warehouse

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LOCATION MAP



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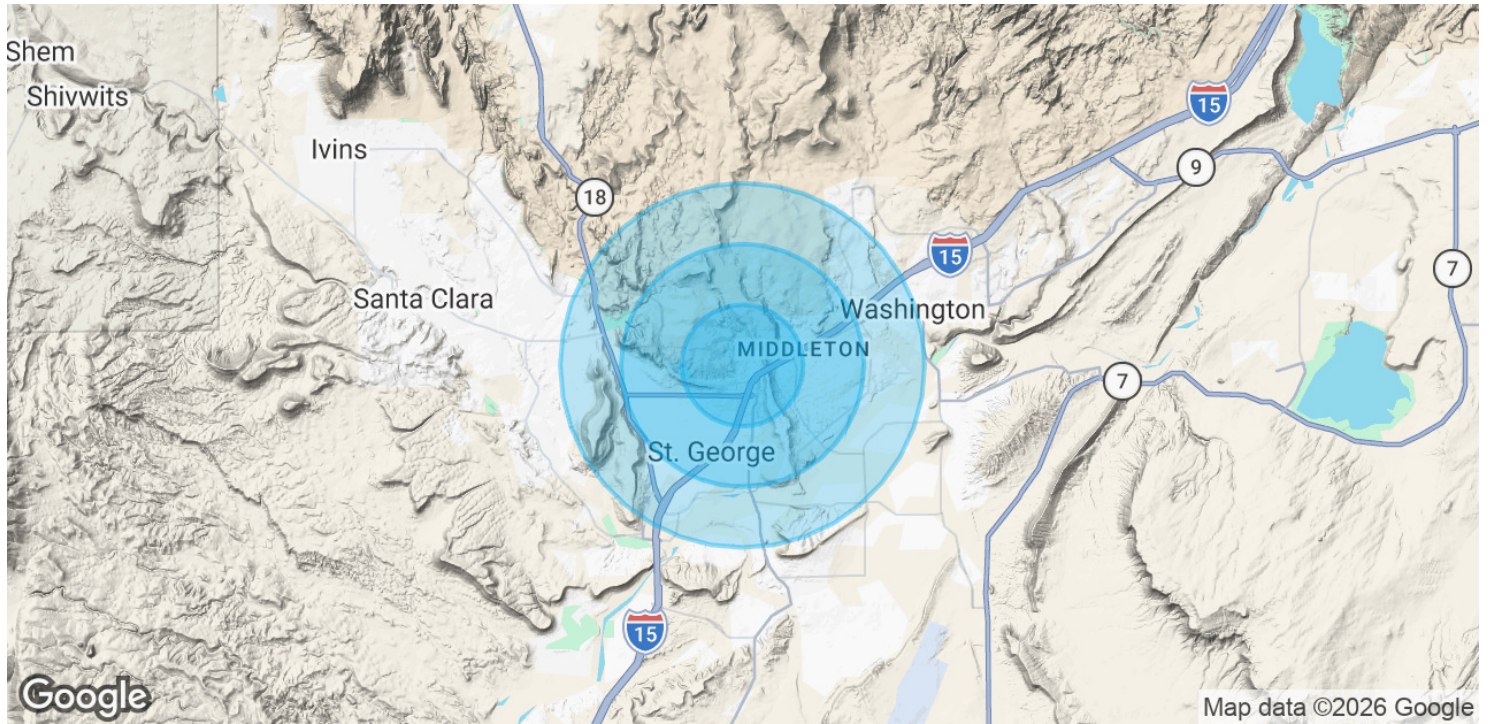


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,939	24,534	44,619
Average Age	38.2	34.4	35.8
Average Age (Male)	37.8	35.2	35.8
Average Age (Female)	40.6	37.3	38.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,664	9,663	17,789
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$47,621	\$57,851	\$64,741
Average House Value	\$254,858	\$234,568	\$269,203

2020 American Community Survey (ACS)

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For More Information:

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