

FOR LEASE

4256 S 950 E
Bldg A
St George, UT 84770

- Warehouse with office space in Fort Pierce Industrial Park
- Three roll-up doors, one-front and two-side
- Zoned M-1, many possible uses upon approval

± 6,000 SF | INDUSTRIAL

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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Property Specs

LEASED PRICE	\$0.95/SF/NNN
BUILDING SIZE SF	± 6,000 SF
YEAR BUILT	2006
ZONING	M-1
TYPE	Industrial Manufacturing
TAX ID	SG-5-3-20-418

- Warehouse with office space in Fort Pierce Industrial Park
- Metal construction
- Three roll-up doors, one-front and two-side
- HAVC in office
- Zoned M-1, many possible uses upon approval



OR TEXT 23122 TO 39200

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SUMMARY



PHOTOS

2006
YEAR BUILT

M-1
ZONING

± 6,000
TOTAL SF AVAILABLE





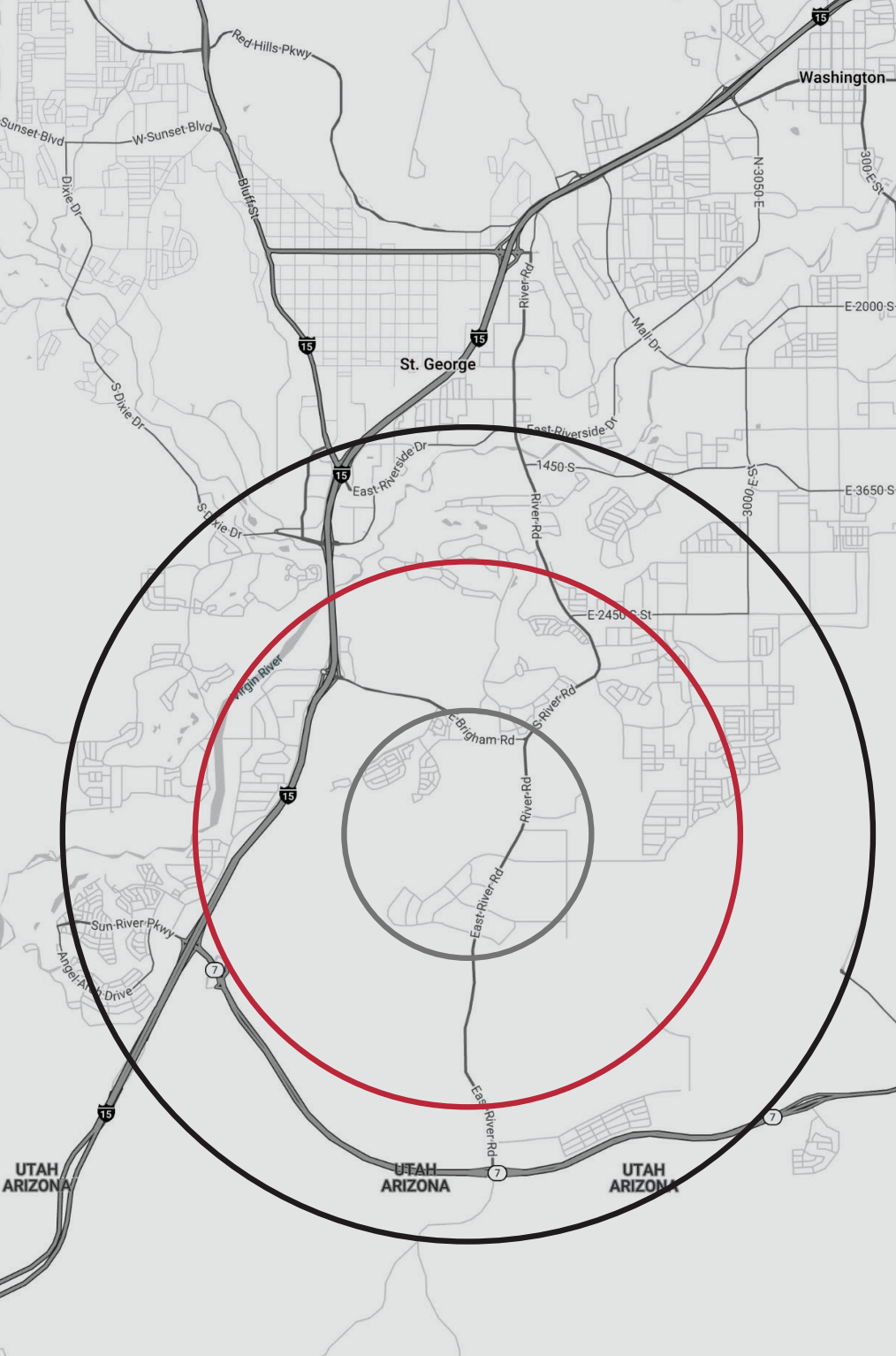
PHOTOS



AREA MAP



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



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	855	32,794	72,019
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	215	10,437	24,326
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$105,126	\$130,834	\$124,533

Traffic Counts

STREET	AADT
River Rd	16,000

TERMS & CONDITIONS

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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

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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