

THE *DISTRICT* AT SUNRIVER



PROPERTY DETAILS

79,416 TOTAL SF
FROM 2,000 - 50,000+ SF
SPACES AVAILABLE

18' ROLL-UP DOORS
LARGER UNITS EQUIPPED
WITH LOADING DOCKS
RETAIL FRONTAGE
VISIBILITY FROM I-15

**AMAZING ACCESS AND
LOCATION FOR FLEX SPACE**

RESERVE YOUR SPACE NOW



WHITECROW
REAL ESTATE

Shellee Haines

PRINCIPAL BROKER

435.229.2522

4617 S Pioneer Rd, SUITE 100 | St. George, UT 84790

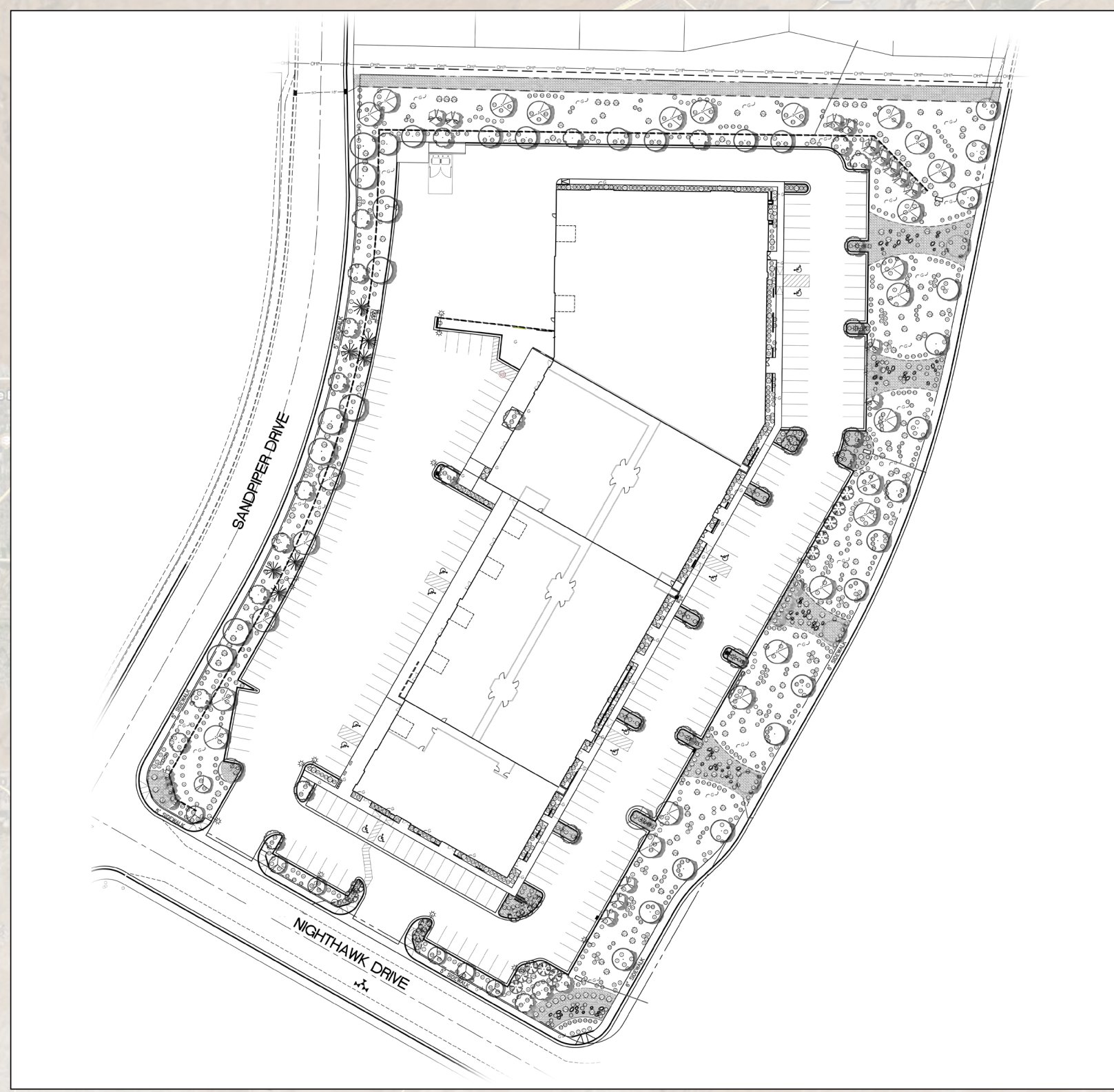
shellee@whitecrowrealestate.com

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Pioneer Road, St George, UT, 84790

VISIBLE FROM I-15, EASY ACCESS FROM EXIT 2

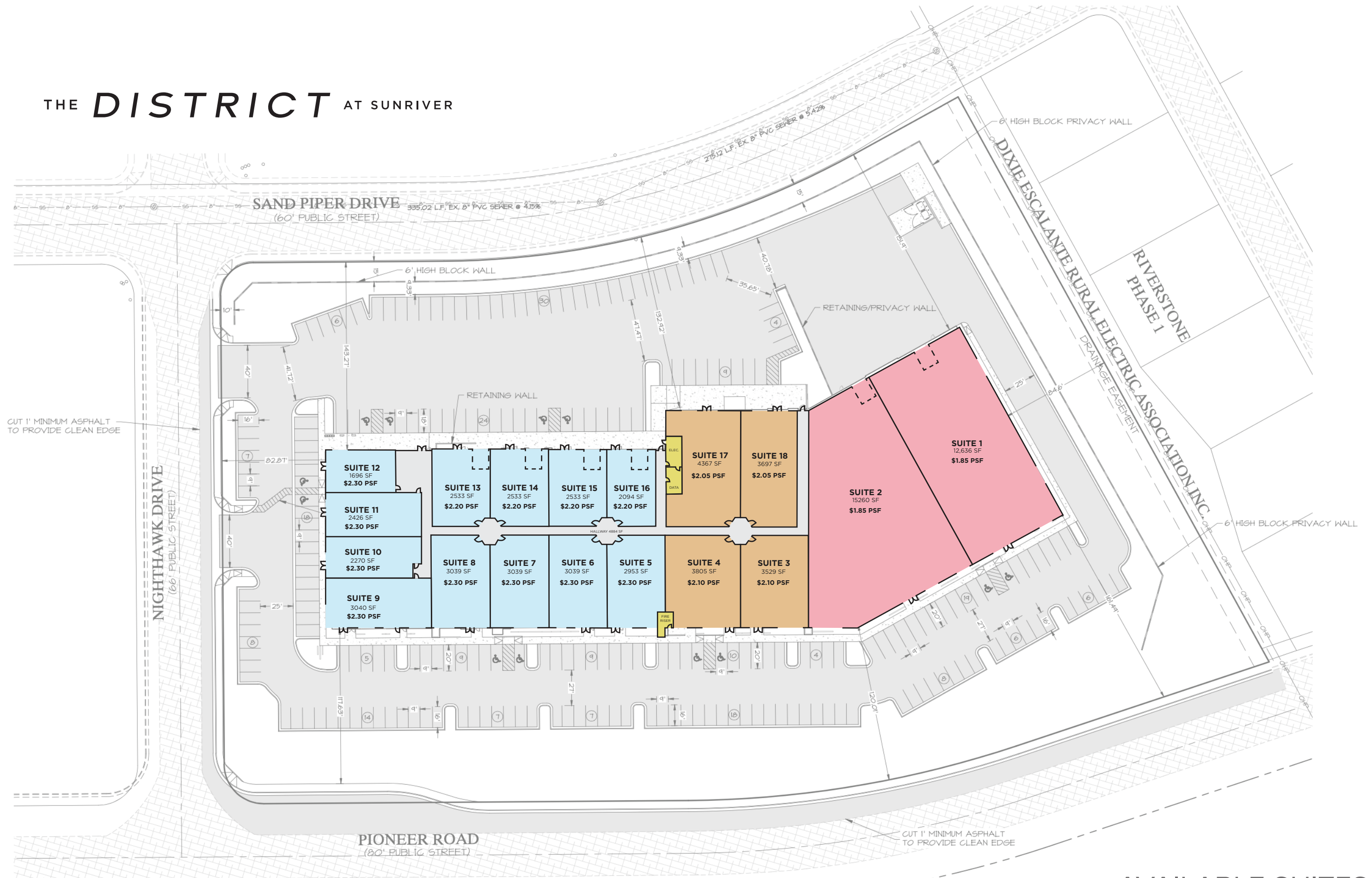
www.thedistrictatsunriver.com



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AVAILABLE SUITES

SURROUNDED BY A THRIVING
COMMUNITY OF 2,200+ NEW HOMES



15
Exit 2



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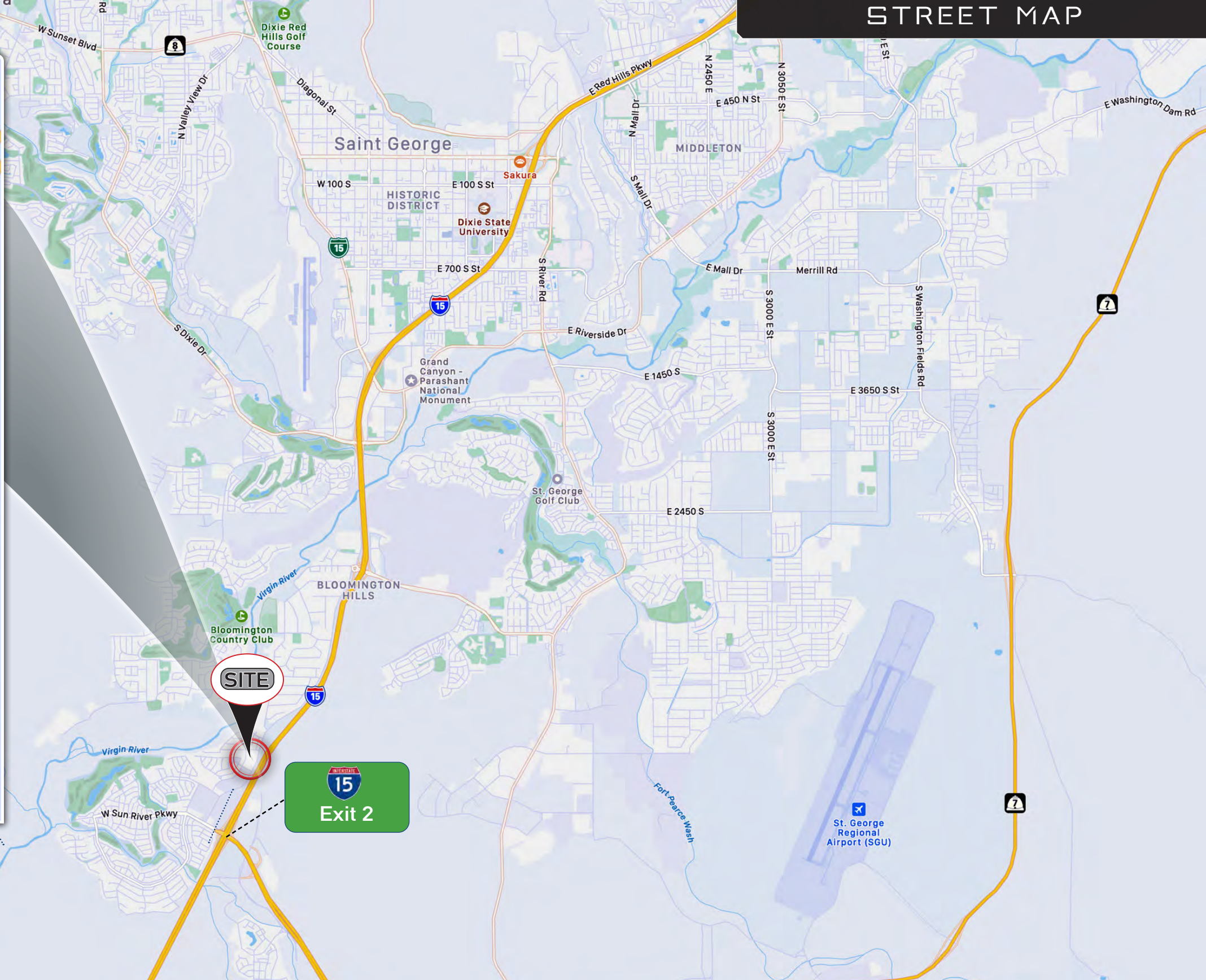
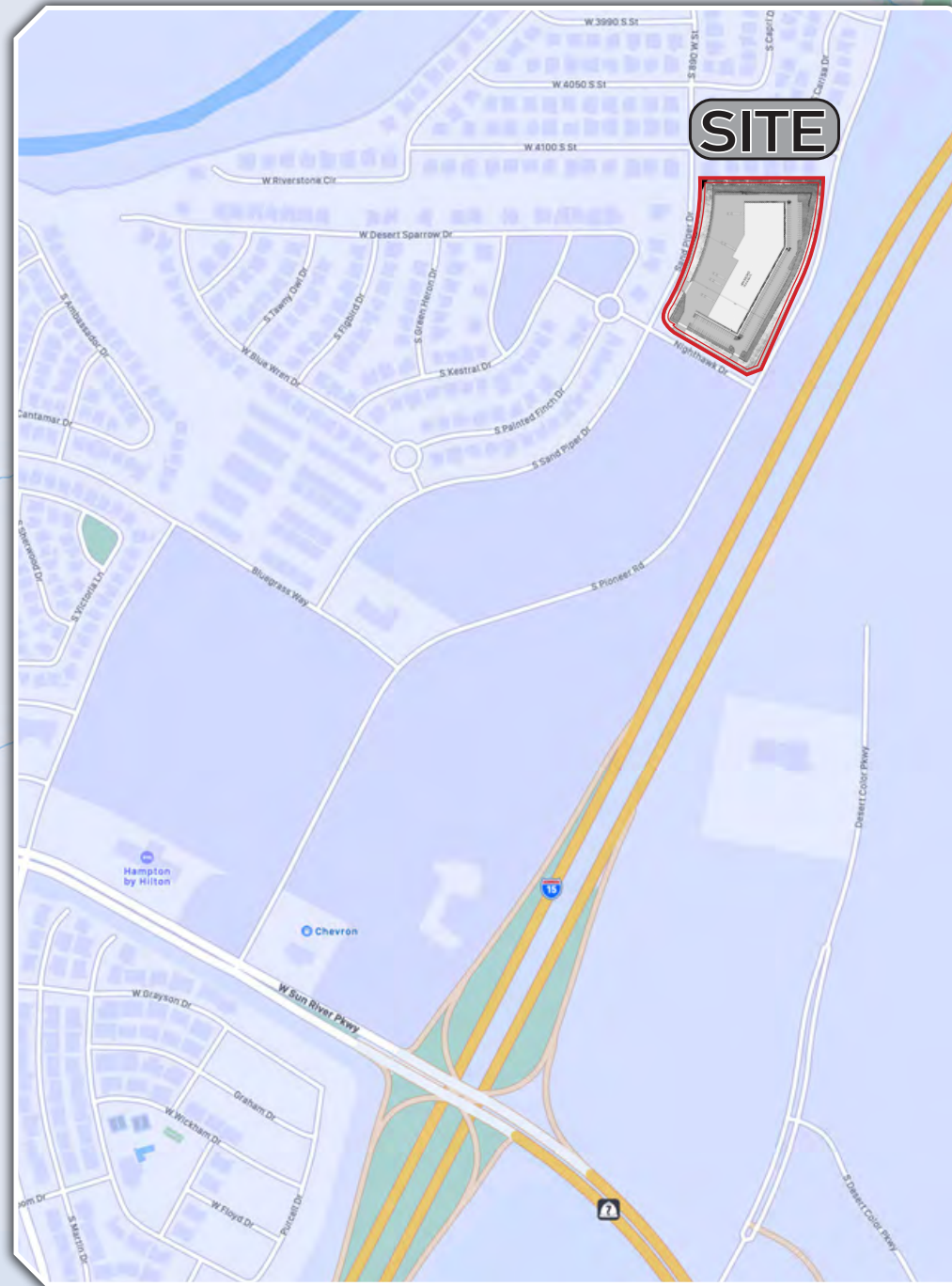
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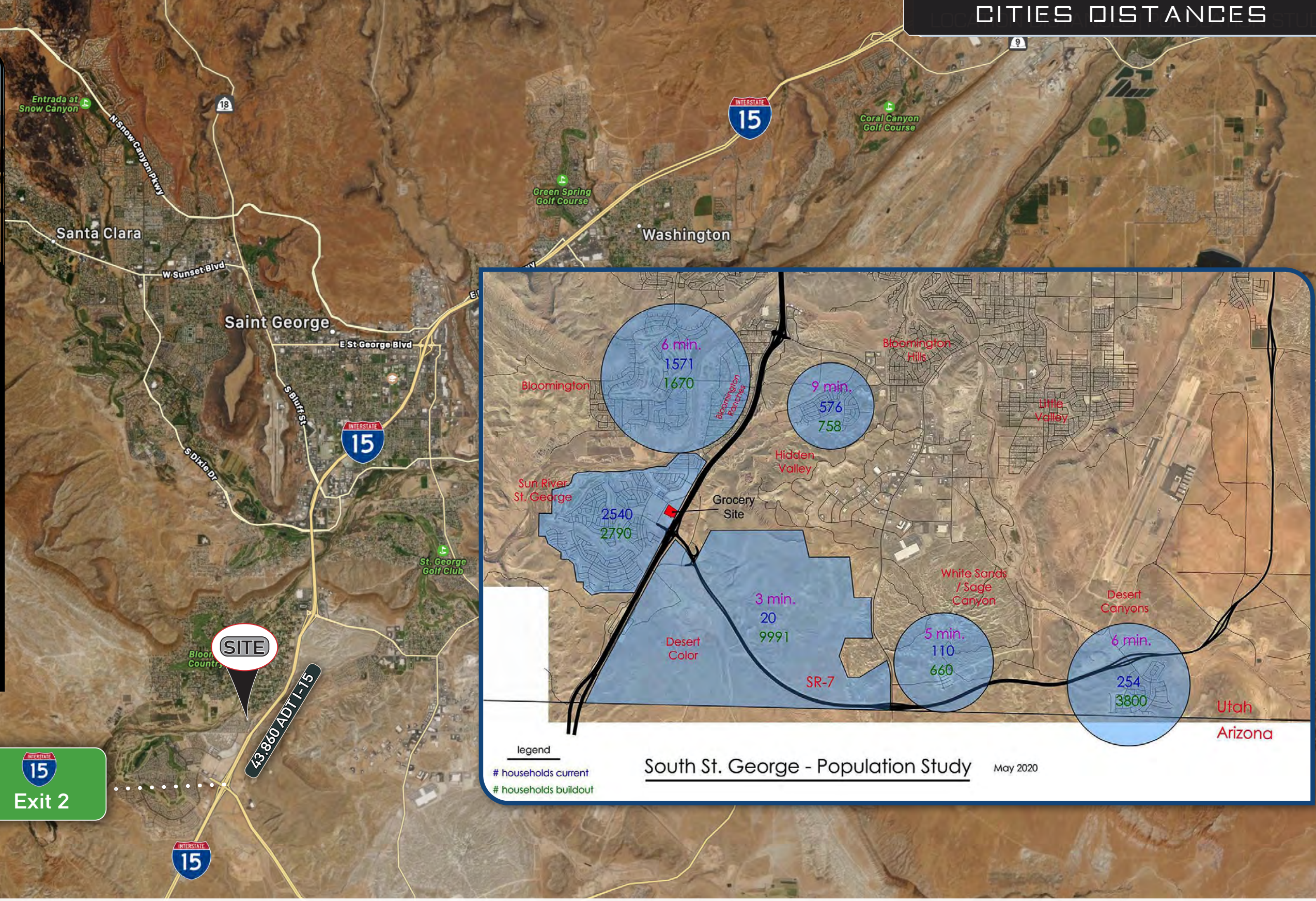


LOCATION

- Amazing Traffic Counts
- Visible from I-15
- 1 Minute from Exit
- Easy Access

DISTANCES FROM ST. GEORGE

- Denver = 500 Miles
- Los Angeles = 336 Miles
- Las Vegas = 108 Miles
- Phoenix = 266 Miles
- Salt Lake City = 268 Miles



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DISTANCES FROM ST. GEORGE TO NATIONAL PARKS

- **ZION NP**
33min (23.1mi) via UT-9 E
- **BRYCE NP**
2 h 9 min (129.5 mi) via I-15 N
- **GRAND CANYON NP**
2 h 3 min (115.7 mi) via AZ-389 E and AZ-67 S
- **CAPITOL REEF NP**
3 h 18 min (178 mi) via I-15 N
- **CANYON LANDS NP**
5 h (335 mi) via I-15 N and I-70 E
- **ARCHES NP**
4 h 45 min (323 mi) via I-15 N and I-70 E

SITE

St George

Salt Lake City



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