



**FOR
LEASE**

1826 W 1020 N
St George, UT 84770

±3,132 SF | INDUSTRIAL

Property Specs

FOR LEASE **\$1.15 PSF**

TOTAL SF **±3,132 SF**

TOTAL ACRES **±0.23 Ac**

ZONING **C-3**

TAX ID **SG-6-2-14-3308**

SUBLEASE EXP **09/30/2027**

- Space includes Office and Restroom
- Single-Phase Power
- The space is currently offered as a sublease through 9/30/2027, with the landlord open to negotiating a new long-term lease.



OR TEXT 23495 TO 39200

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

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SUMMARY



PHOTOS



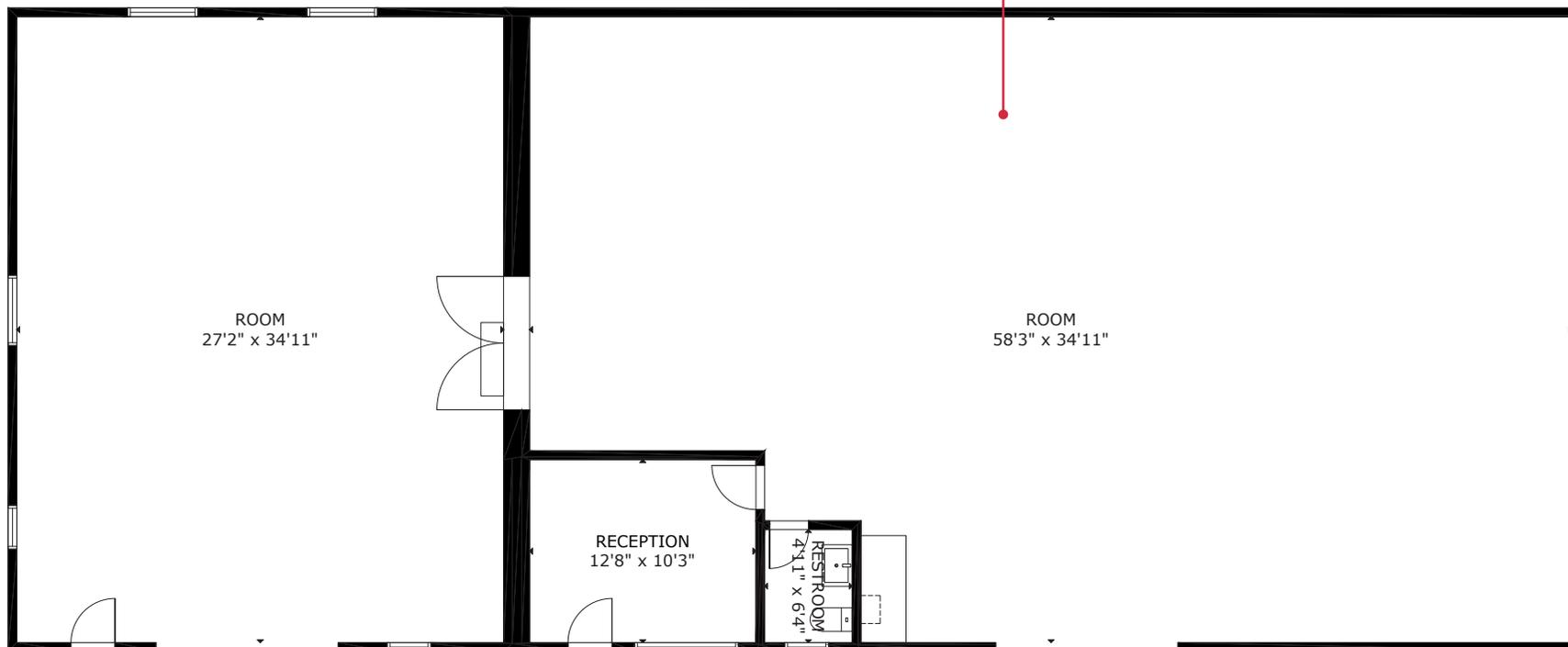
PHOTOS



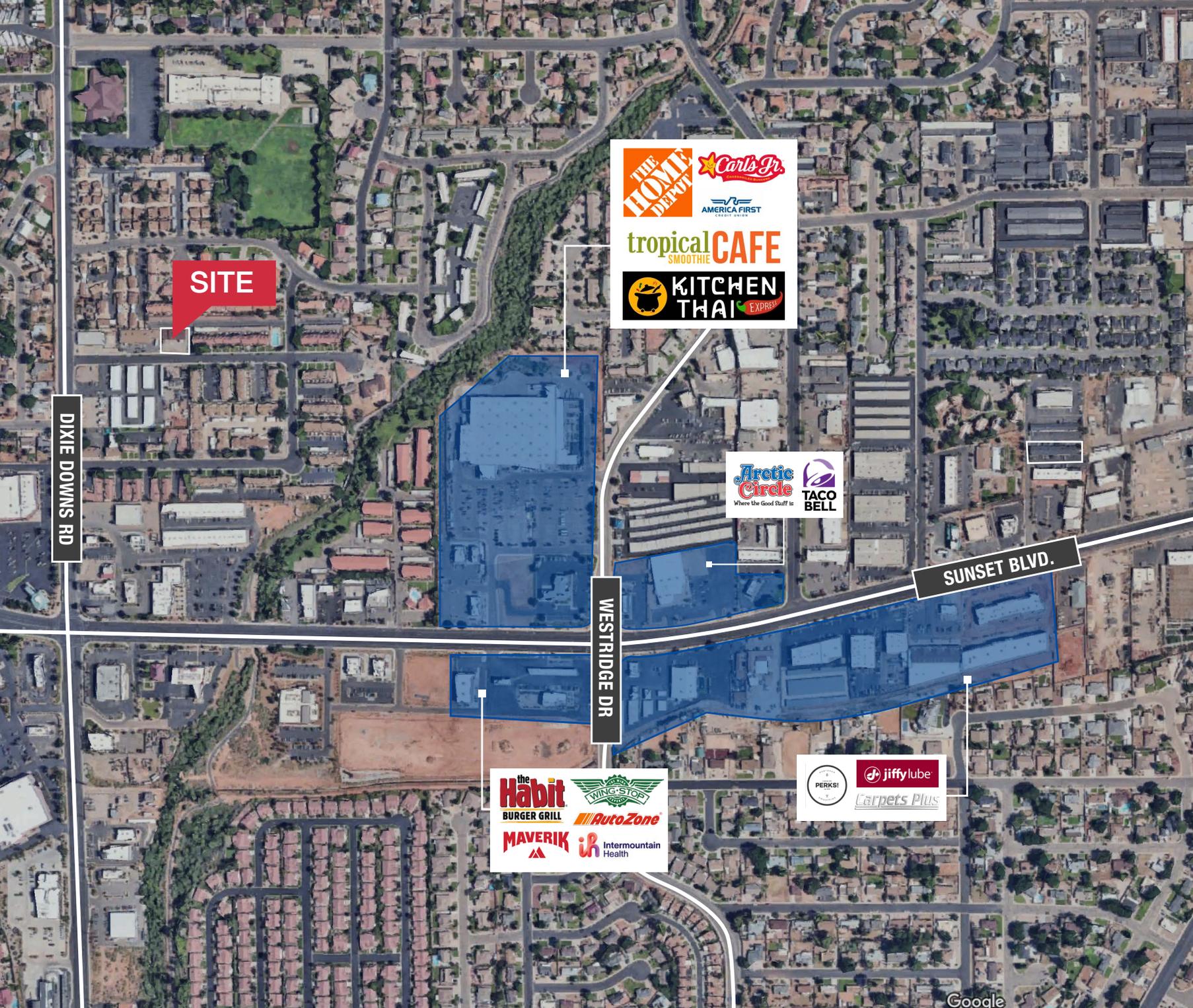
SITE PLAN



CLICK HERE
FOR A 3D TOUR



AREA MAP



SITE

DIXIE DOWNS RD

WESTRIDGE DR

SUNSET BLVD.

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

Google

DEMOGRAPHICS



POPULATION

2025 Population

1-mile

14,949

3-mile

42,779

5-mile

80,372

HOUSEHOLDS

2025 Households

1-mile

5,376

3-mile

15,953

5-mile

29,839

INCOME

2025 Average HH Income

1-mile

\$90,431

3-mile

\$94,888

5-mile

\$96,471

Traffic Counts

STREET

Dixie Downs Road

Sunset Boulevard

AADT

16,875

21,634

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

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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Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

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