

FT. PIERCE WAREHOUSE + YARD

4478 S Factory Dr, St. George, UT 84790



EXECUTIVE SUMMARY



SALE PRICE

\$3,250,000

OFFERING SUMMARY

Year Built:	2023
Building Size:	14,000 SF
Renovated:	2025
Zoning:	M-1

LOCATION OVERVIEW

Just off River Road in the Ft. Pierce Industrial Park in St. George Utah. Head west on Enterprise Drive off River Road. Turn north on Factory Drive.

PROPERTY OVERVIEW

Fantastic ultra modern designed warehouses with yard area in the Ft. Pierce Industrial Park in St. George Utah. Good clear height, heavy 3 phase power, and nine 16'x14' roll-up doors. 3,000sf fully leased at \$3,400/mo NNN. 4+ years left on term. Gorgeous, high end build-out. Perfect owner/user or investment property.

PROPERTY HIGHLIGHTS

- Modern design warehouse
- Includes 11,000sf vacant space, 3,000sf leased
- 9- 16'wx14'h roll-up doors
- 14'-18'+ clear height, Fire Sprinkled
- 6" inch slab, double mat @ 6,000psi
- Premium spray in insulation on walls/ceiling
- Fenced yard area
- 3 offices + 1 bath in 8,000sf bldg, 3 offices + bath in 6,000sf bldg
- 120/208V 3 Phase Power, 1,200 Amp
- Cheapest power area in the state and one of the lowest in the nation
- Located in Ft. Pierce Industrial Park, the area's premier

For More Information:

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AERIAL PHOTOS



East Aerial Looking West



Bldg 1 Front

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EXTERIOR BUILDING PHOTOS



Bldg 1 Front



Bldg 2 Front

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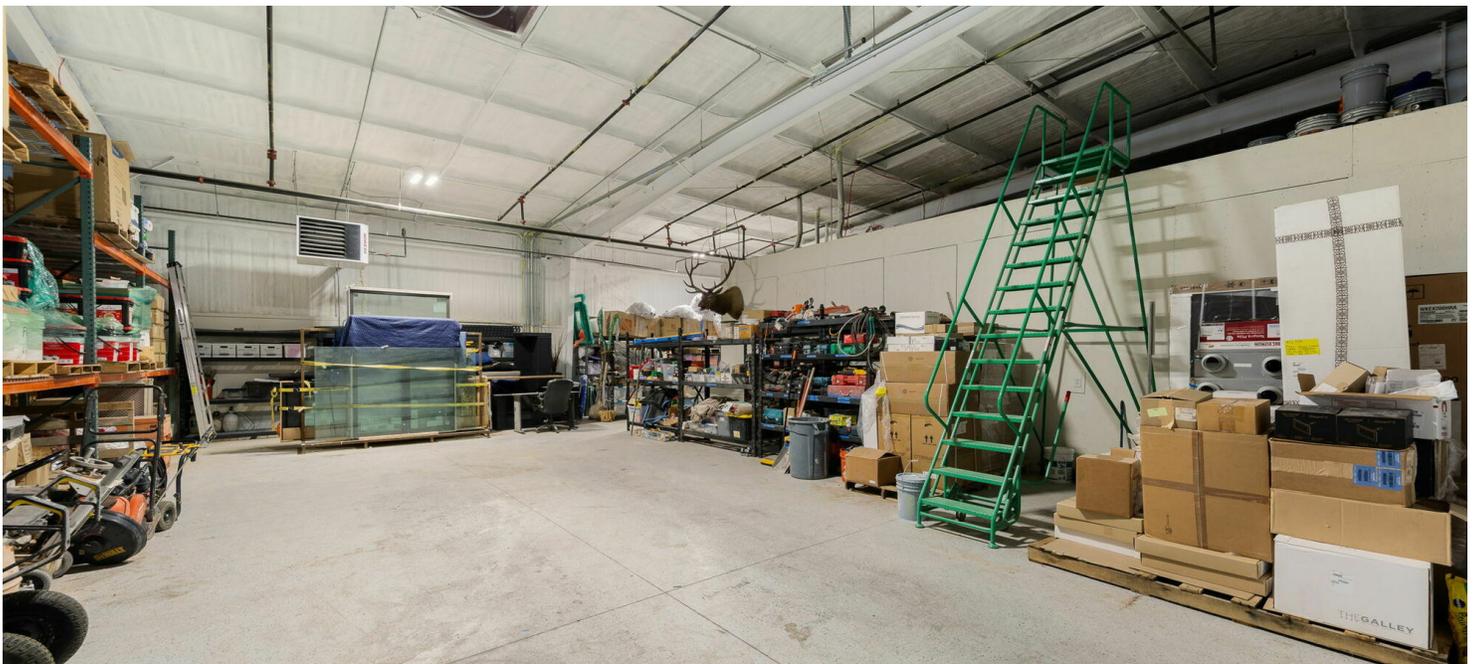
BLDG 2 LEASED SPACE PHOTOS



Bldg 2 Warehouse



Leased Office Space



Leased Warehouse Area

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VACANT WAREHOUSE PHOTOS



Bldg 1 Vacant Warehouse Space



Bldg 2 Vacant Warehouse Space

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AERIALS



Northwest Aerial Looking Southwest



Southwest Aerial Looking Northeast

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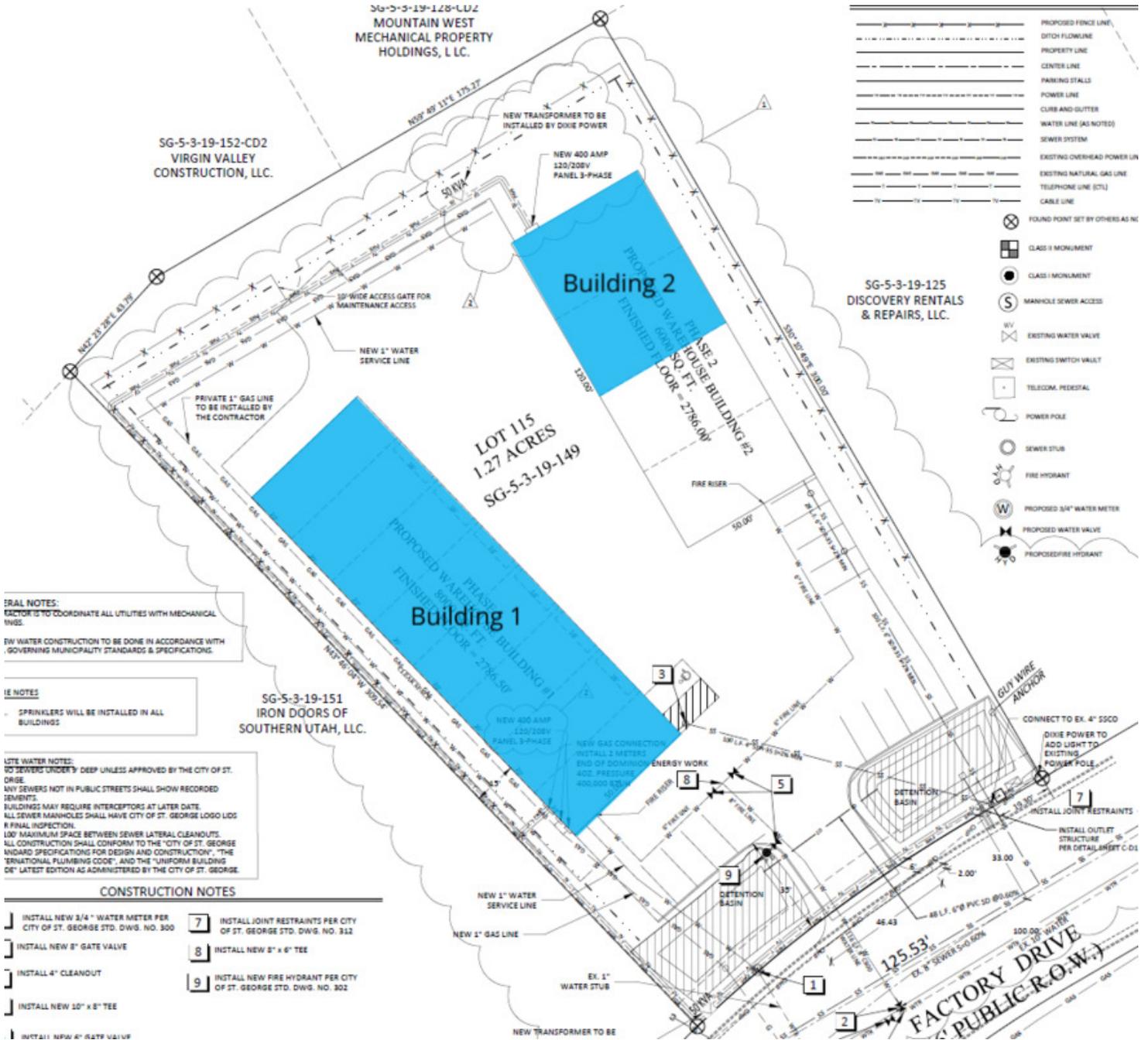


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SITE PLAN OF VACANT SPACE



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LOCATION MAP



Google

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For More Information:

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