

FOR LEASE

3662 S River Rd Suite 1
St George, UT 84790

- Two (2) Grade Level Doors
- 19.5' Clear Height
- Paved and Secure Yard

± 2,534 SF | WAREHOUSE

Property Specs

OFFERED PRICE	\$1.35 SF/NNN
BUILDING SIZE SF	±2,534 SF
YEAR BUILT	2016
TYPE	Industrial
TAX ID	SG-5-3-17-1301
CONSTRUCTION TYPE	Block
GRADE LEVEL DOORS	Two (2)
FENCED YARD	Approx. 3,500 SF fenced & paved yard
CLEAR HEIGHT	19.5'
ZONING	M-1
POWER	DixiePower, 208 V 3-Phase

- Storage units available for lease in the rear of the property for additional temporary or permanent storage solutions.



OR TEXT 23441 TO 39200

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

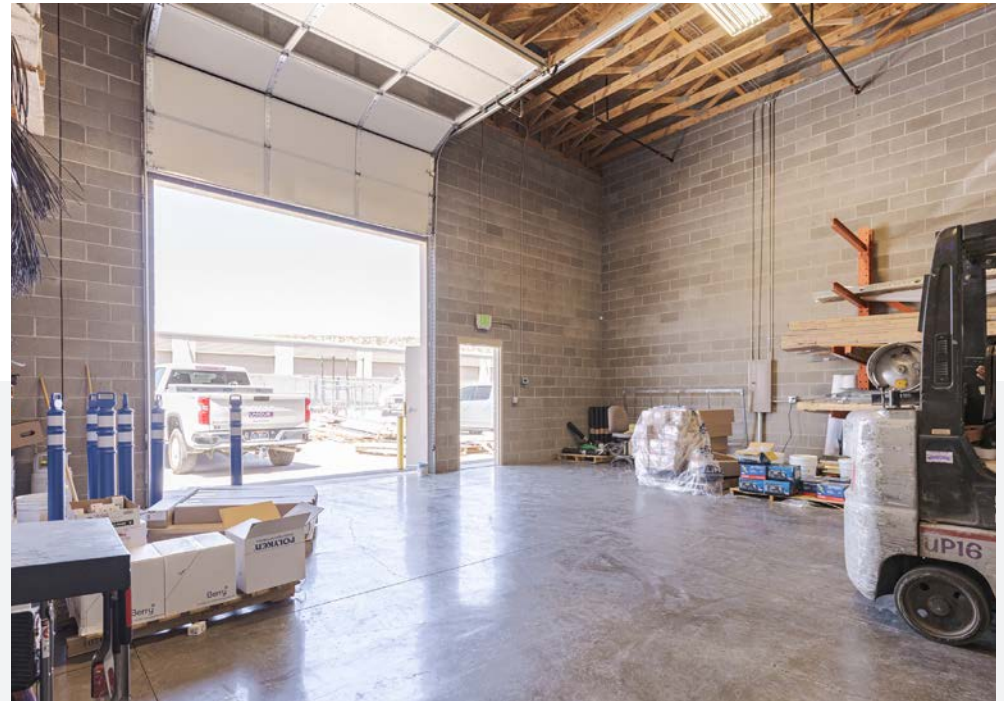
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SUMMARY



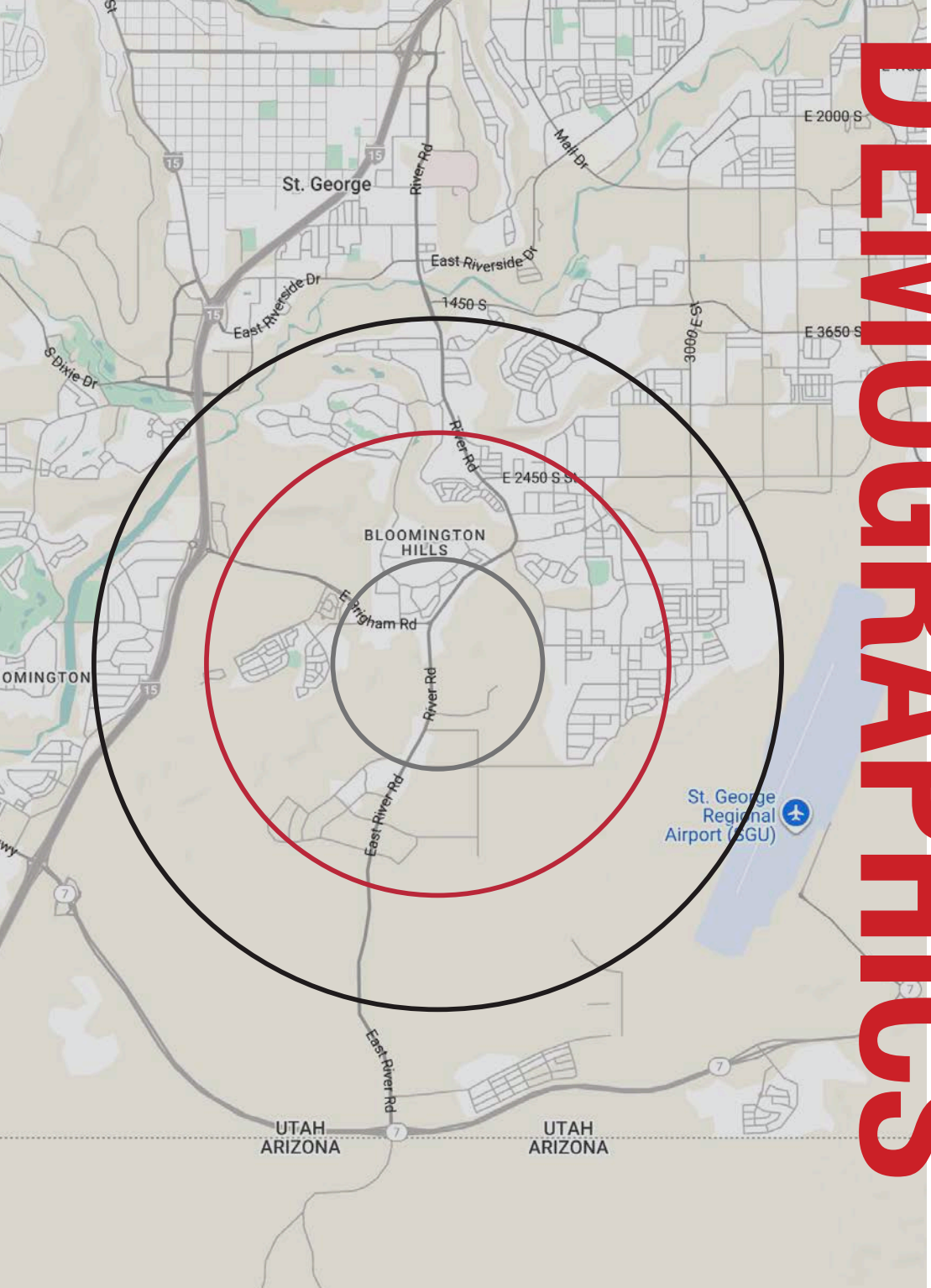
PHOTOS



AREA MAP



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



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	3,992	34,990	90,246
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	1,258	10,931	30,743
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$103,697	\$133,058	\$114,813

Traffic Counts

STREET	AADT
East Brigham Road	20,098
River Road	34,395

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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Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

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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No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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325+

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1.1 BIL

SF MANAGED

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