

1076 E COMMERCE DRIVE

1076 E Commerce Dr, St. George, UT 84790



EXECUTIVE SUMMARY



LEASE RATE **\$1.00 SF/MONTH**

OFFERING SUMMARY

Available SF:	12,000 - 24,000 SF
Lease Rate:	\$1.00 SF/month (NNN)
Year Built:	2006
Building Size:	50,401 SF
Renovated:	2006
Zoning:	M-1

LOCATION OVERVIEW

Located just off River Road on Commerce Drive in the Ft. Pierce Industrial Park

PROPERTY OVERVIEW

Newer concrete tilt warehouse with shared yard area. Ample industrial power, dock door, and a 12'x16' rollup door. Located in Ft. Pierce Industrial Park - one of the lowest electrical rates in the nation. Suite 100 may also be available which would increase total sf to 24,000, adding an additional 8,897sf warehouse and 3,013sf of office.

PROPERTY HIGHLIGHTS

- Suite 200
- 12,000sf warehouse
- 120/208V, 200A - 3 Phase power
- 10'x12' dock door, 12'x16' rollup door
- 26' clear height
- Yard area negotiable
- Fire sprinklers, gas heaters, swamp coolers

For More Information:

TRAVIS PARRY, SIOR
435.359.4901
travis@linxcre.com

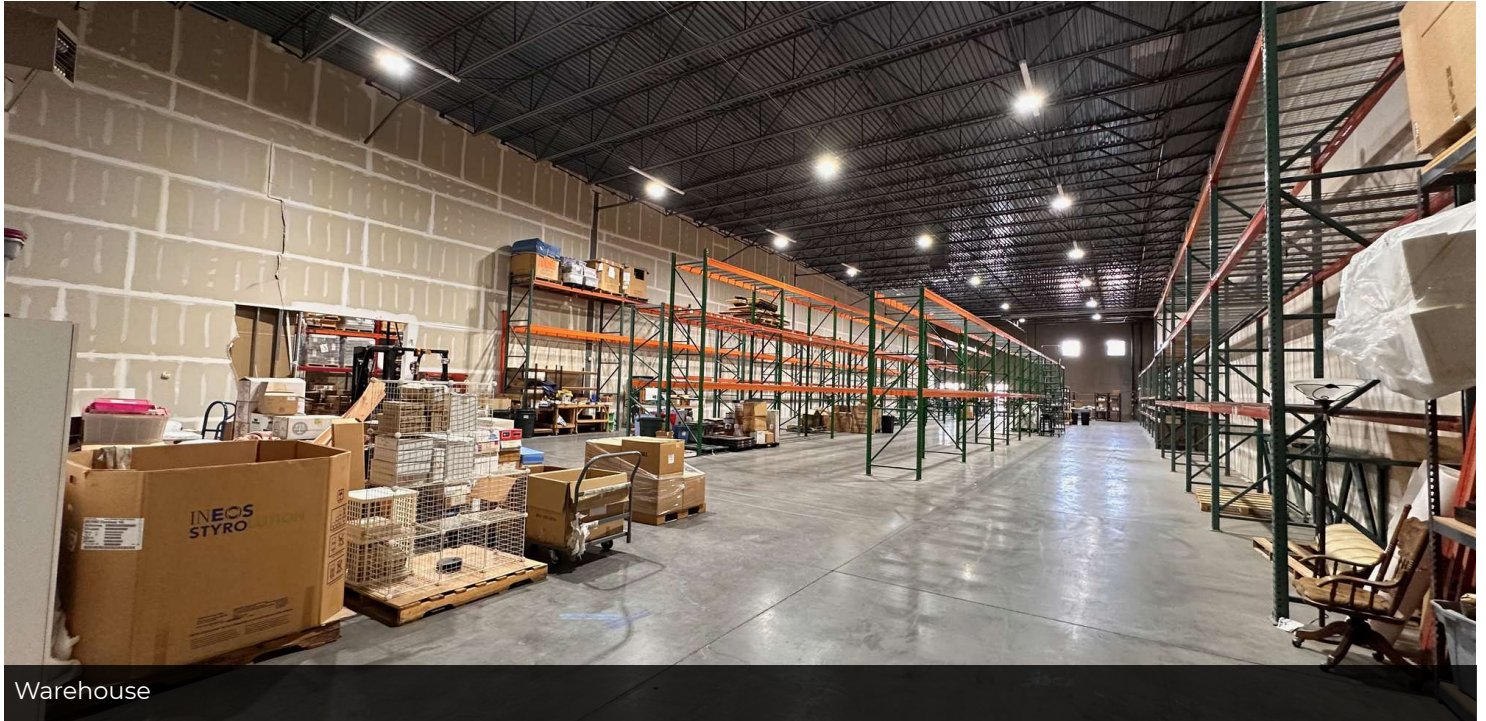


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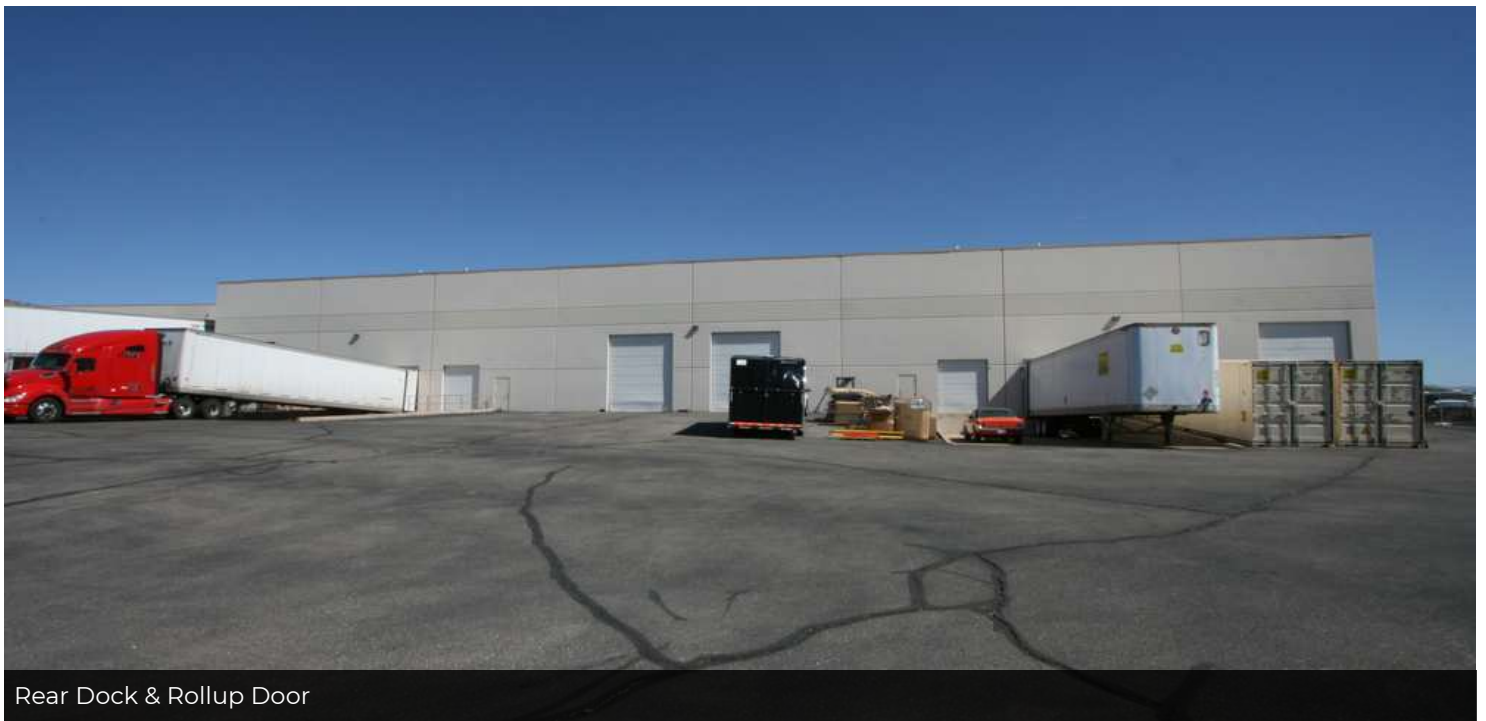
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ADDITIONAL PHOTOS



Warehouse



Rear Dock & Rollup Door

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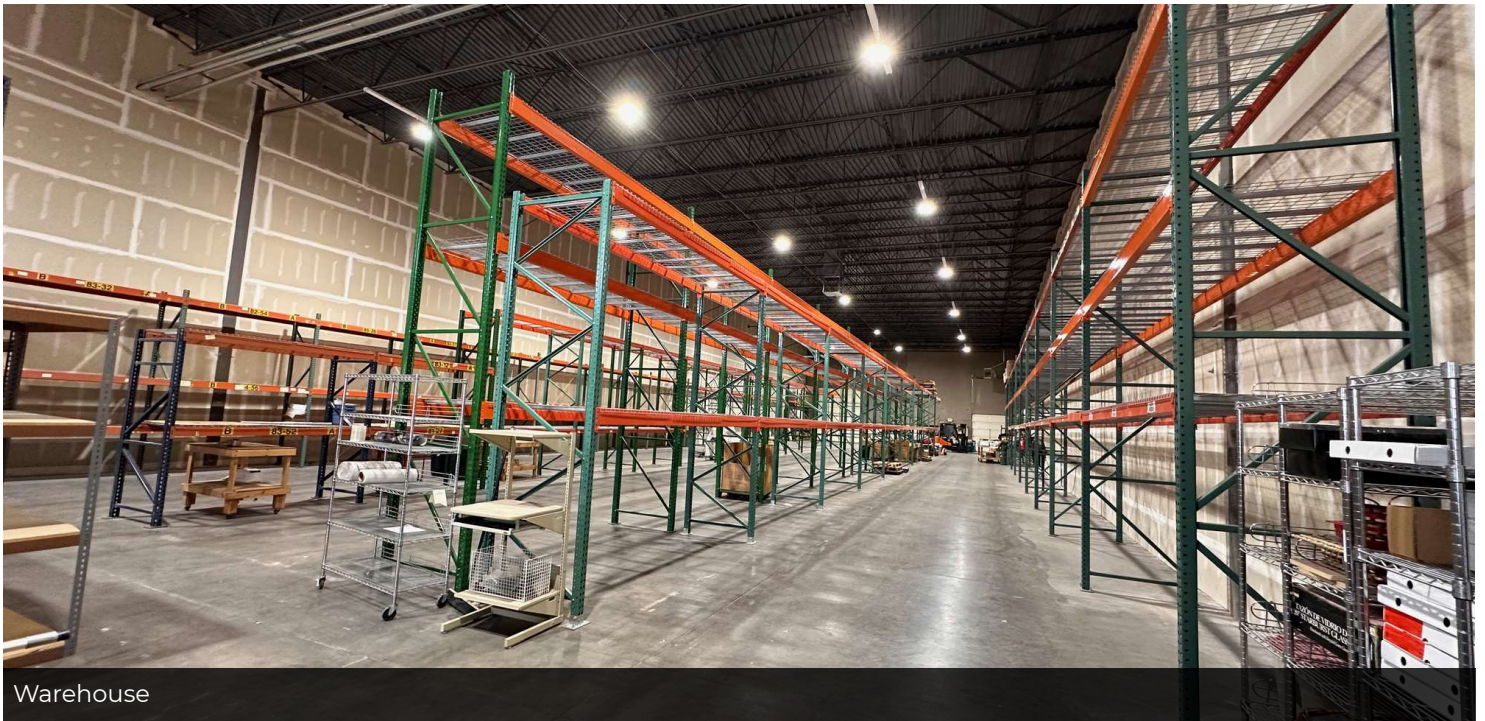
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Warehouse



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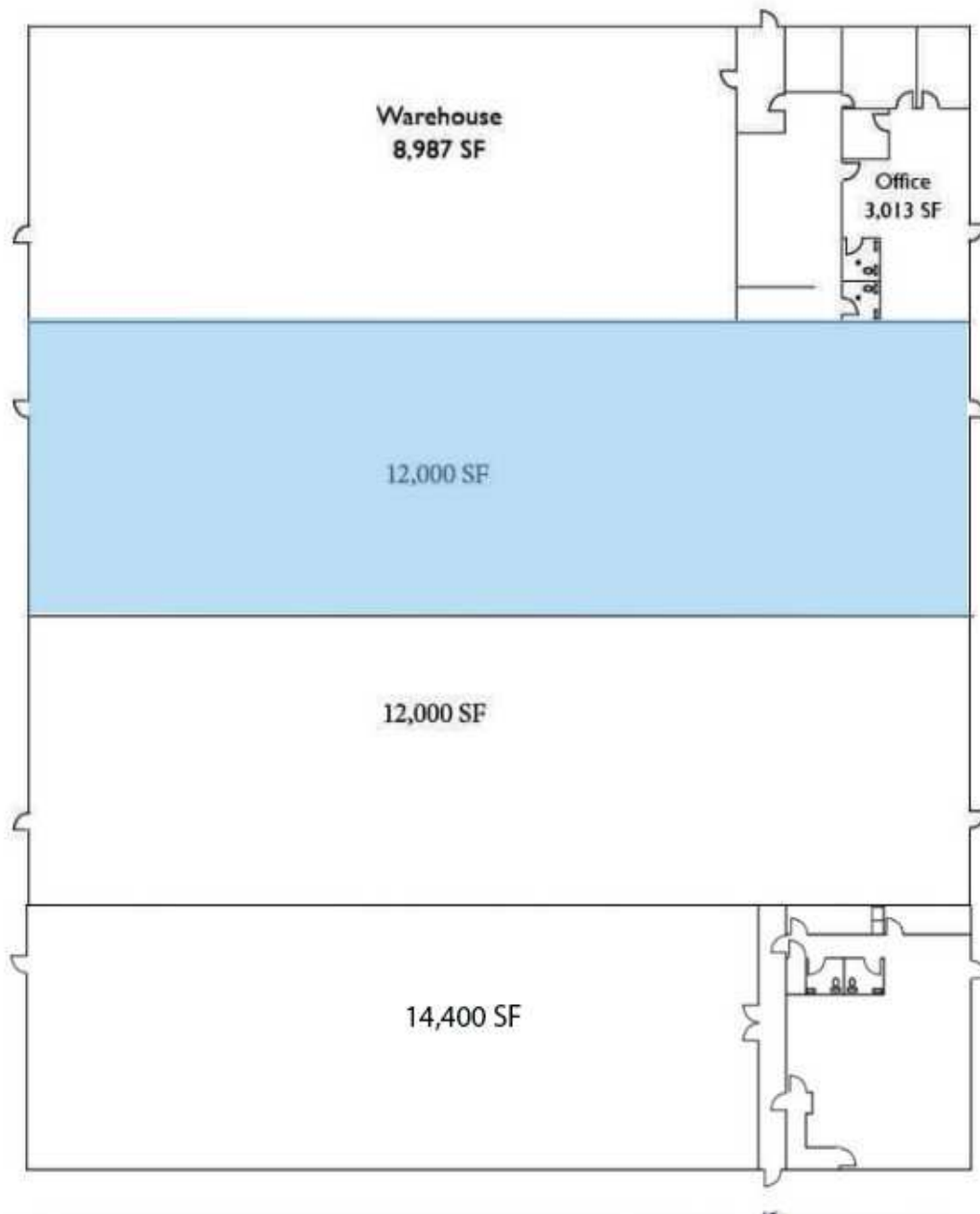


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Floor Plan



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AERIAL MAP



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For More Information:

TRAVIS PARRY, SIOR

Partner
435.359.4901
travis@linxcre.com

2 West St. George Blvd
St. George, UT 84770
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