

FT. PIERCE INDUSTRIAL WAREHOUSE

Approximately 700 E Alabaster Rd, ST GEORGE, UT 84790



EXECUTIVE SUMMARY



LEASE RATE **\$1.20 SF/MONTH**

OFFERING SUMMARY

| | |
|----------------|-----------------------|
| Available SF: | 12,287 SF |
| Lease Rate: | \$1.20 SF/month (NNN) |
| Year Built: | 2025 |
| Building Size: | 12,287 SF |
| Zoning: | M-1 |

LOCATION OVERVIEW

Just off River Road in the Ft. Pierce Industrial Park, near the new Amazon distribution center. Join other national tenants such as FedEx, Family Dollar, Czarnowski, Dairy Farmers of America, RS Technologies, and more.

For More Information:

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PROPERTY OVERVIEW

Located in the Ft. Pierce Industrial Park of St. George, UT, this expansive 12,287 SF industrial property is built for industrial, warehouse, and distribution users. Constructed in Q1 2025, the property boasts a contemporary design, catering to a wide range of uses.

PROPERTY HIGHLIGHTS

- 12,287 SF modern industrial building
- Reception area, 2 offices, two restrooms
- Devisable to two spaces, plumbed for 2 additional bathrooms
- Adjacent to the new Amazon distribution center
- Cheapest power in the state and one of the lowest in the US
- 400A 120/208 3 Phase power
- 1 dock well, 3 - 12'x14' rollup doors
- Private fenced yard
- 20' clear, sprinkled
- Close proximity to I-15 and the airport

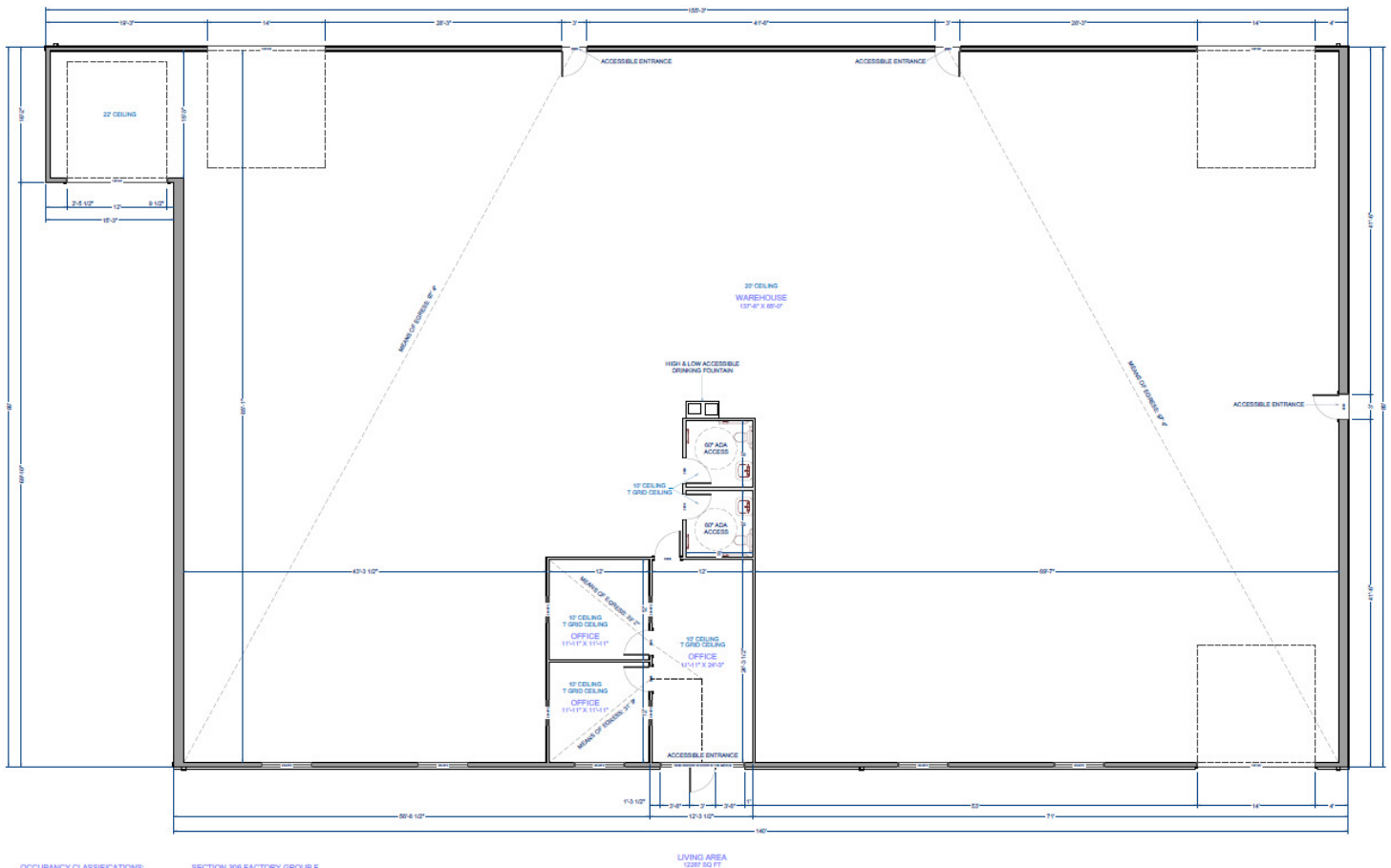


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FLOOR PLAN



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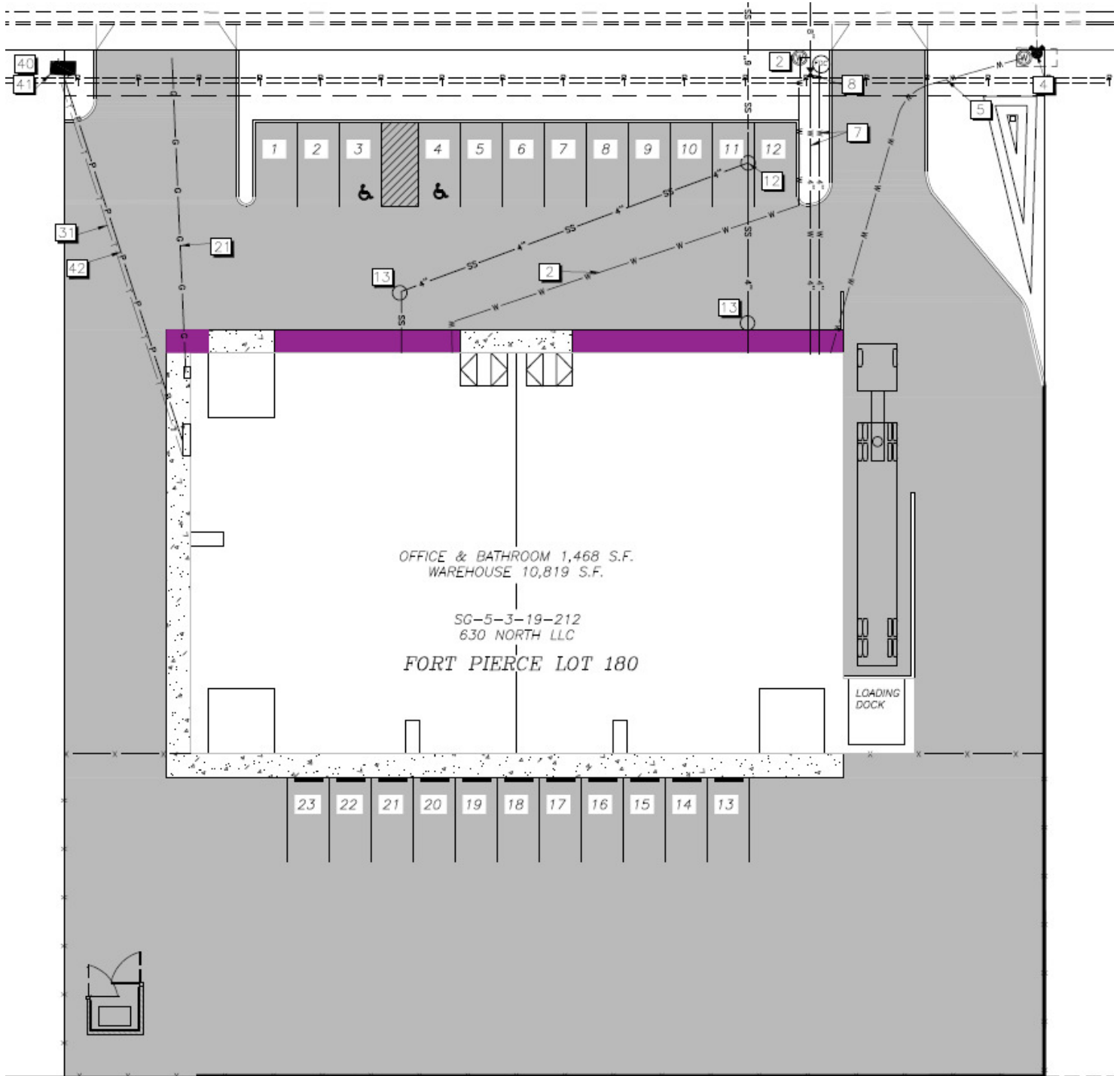


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SITE PLAN



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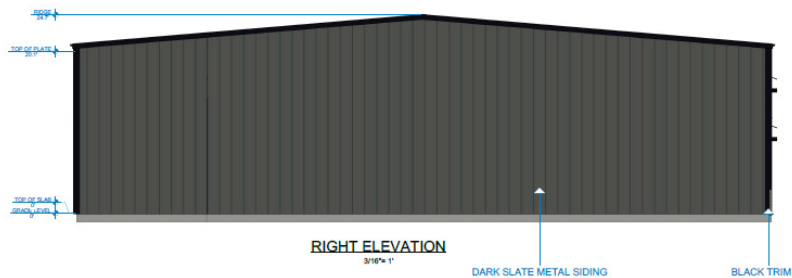
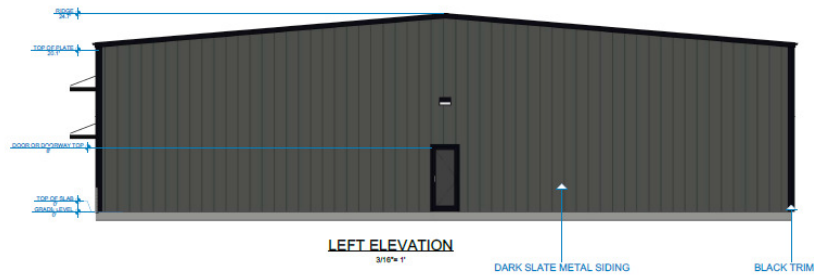
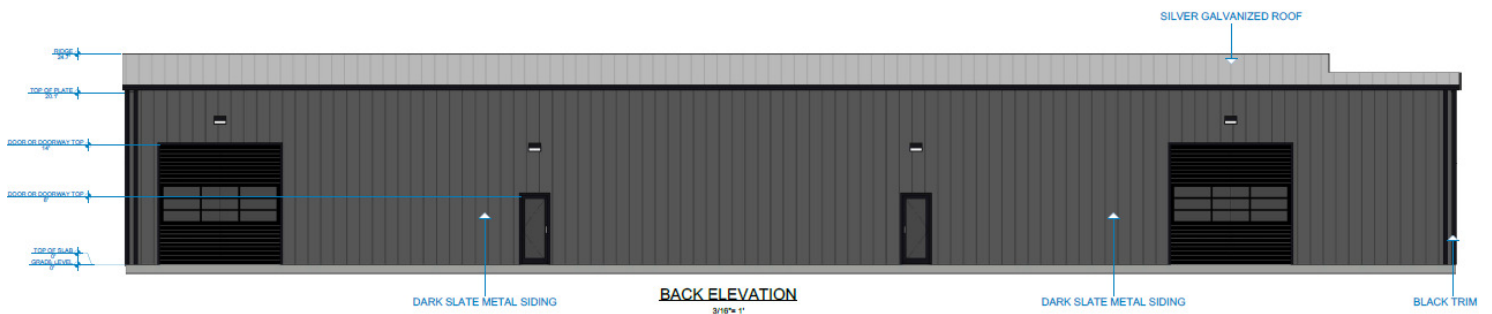


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ELEVATIONS



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AERIAL MAP



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For More Information:

TRAVIS PARRY, SIOR **CONNOR BROOKSBY**

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