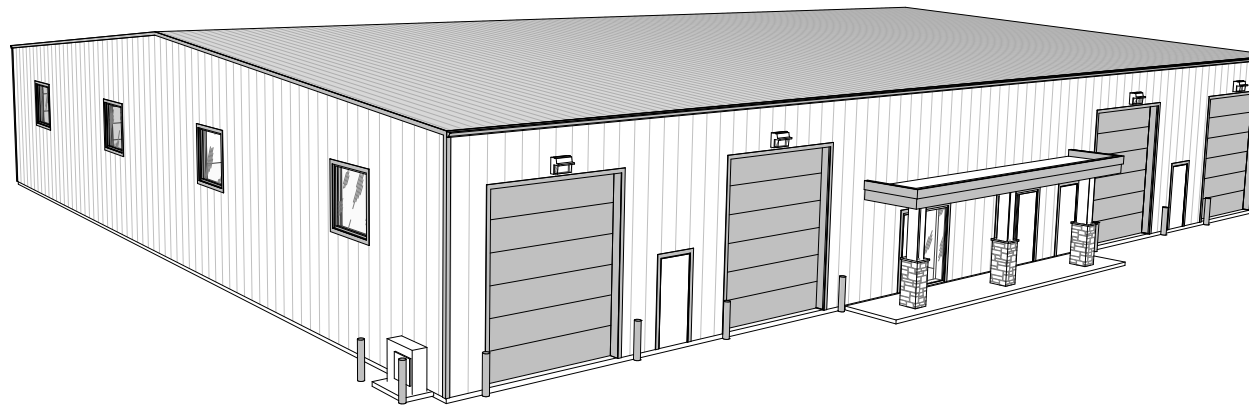




FOR SALE

4460 Commerce Dr
St George, UT 84790



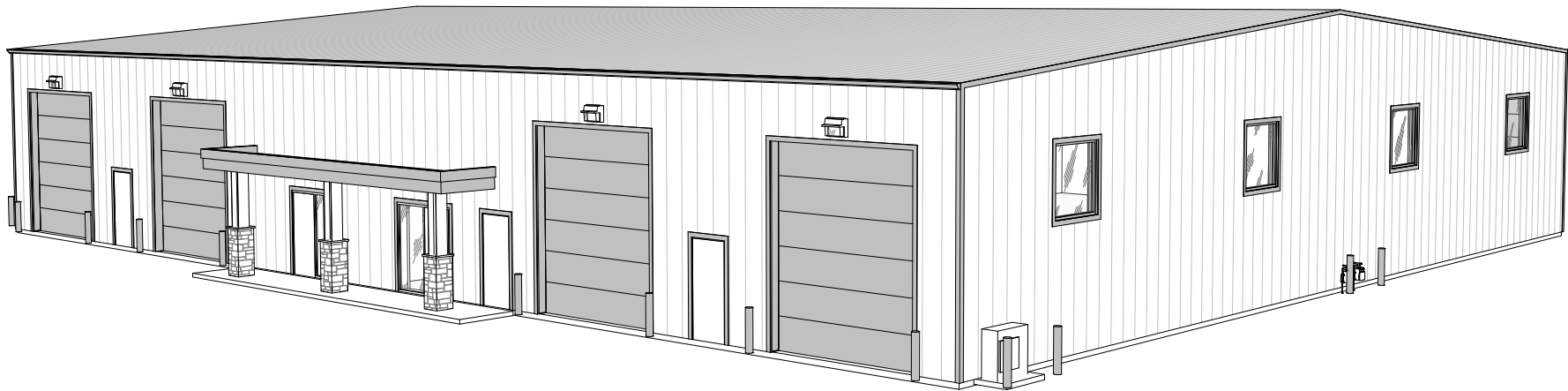
- 1–2 unit new construction
- Office space with loft/mezzanine
- Six 12' x 14' overhead doors

± 12,000 SF | INDUSTRIAL

Property Specs

OFFERED PRICE	\$2,640,000
TOTAL AVAILABLE SF	± 12,000 SF
LOT SIZE	± 1.13Acres
YEAR BUILT	2026 (under construction)
CLASS	A
TYPE	Industrial Office/Retail Warehouse
ZONING	Manufacturing
TAX ID	SG-5-3-19-147

- 1-2 unit new construction
- Office space with loft/mezzanine
- Six 12' x 14' overhead doors
- 18 ft clear height (24 ft roof height)
- Fully fire-sprinklered
- Located in Fort Pierce Industrial Park
- Option to occupy entire space or lease one side
- Quality construction by Grass Creek Construction



OR TEXT 23707 TO 39200

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

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PHOTOS



AREA MAP



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

FERGUSON
 RED DESERT
Ken Garff
 WE HEAR YOU

CZARNOWSKI
 LEGACY
RUSH
 TRUCK CENTERS
CMC TIRE
 COMMERCIAL - MINING - CONSTRUCTION

Speedtech
Swiss Bank

L'CHEF
 MOTOR WORK

ExtraSpace Storage

Freedom Towing Inc

Silver Reef
 BREWING CO

SITE

Red Mesa
 Science & Refining

Mountain West Truck Center

UTAH
 FOOD BANK
 INTERMOUNTAIN

DFA
 Dairy Farmers of America



FedEx
 Ship Center

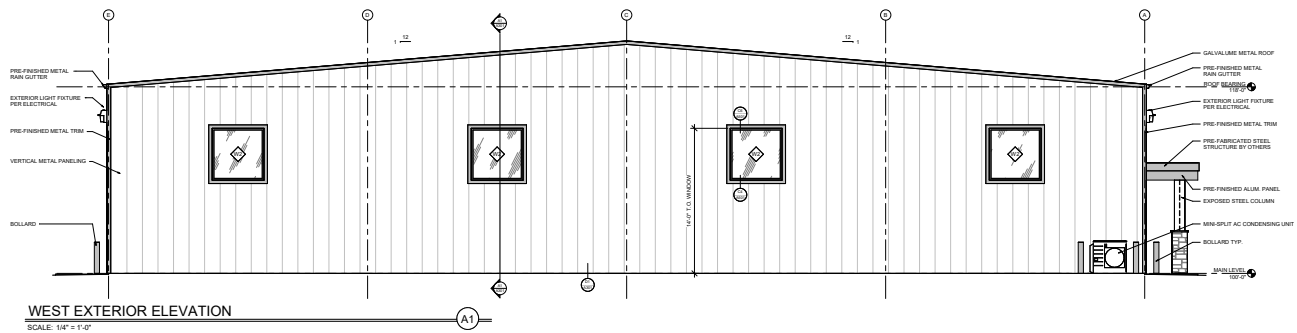
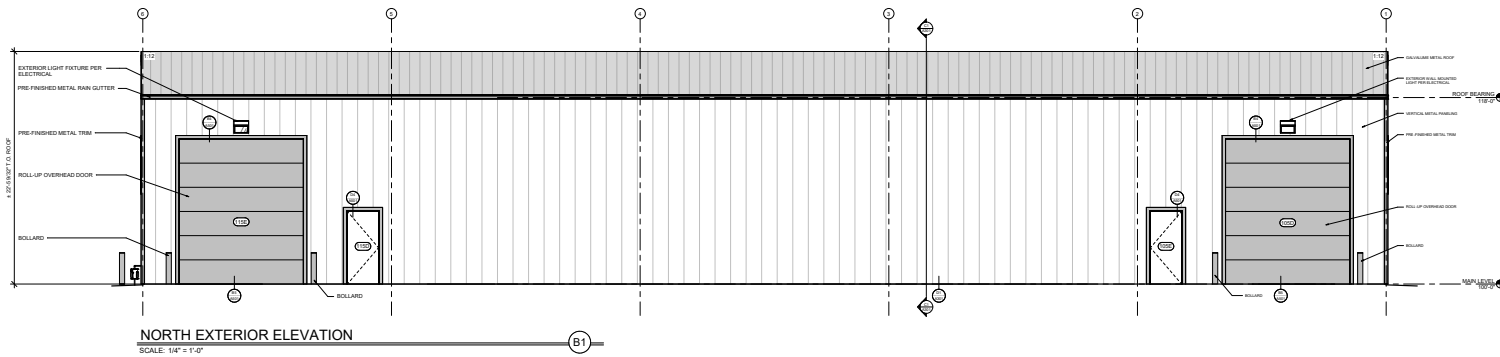
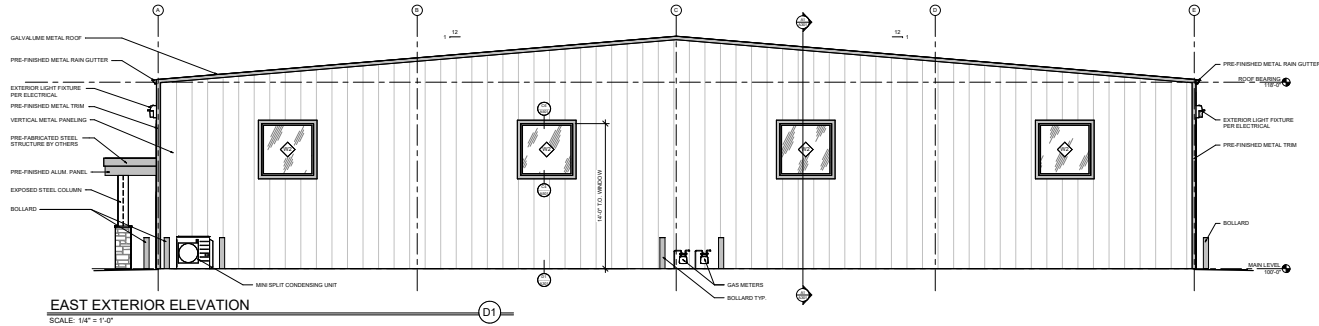
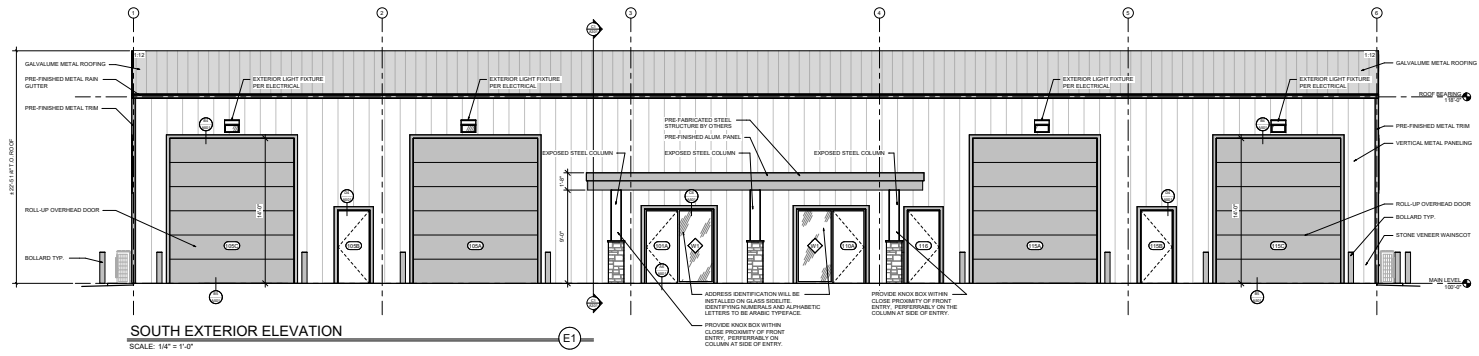
VENTURE DR.

ENTERPRISE DR.

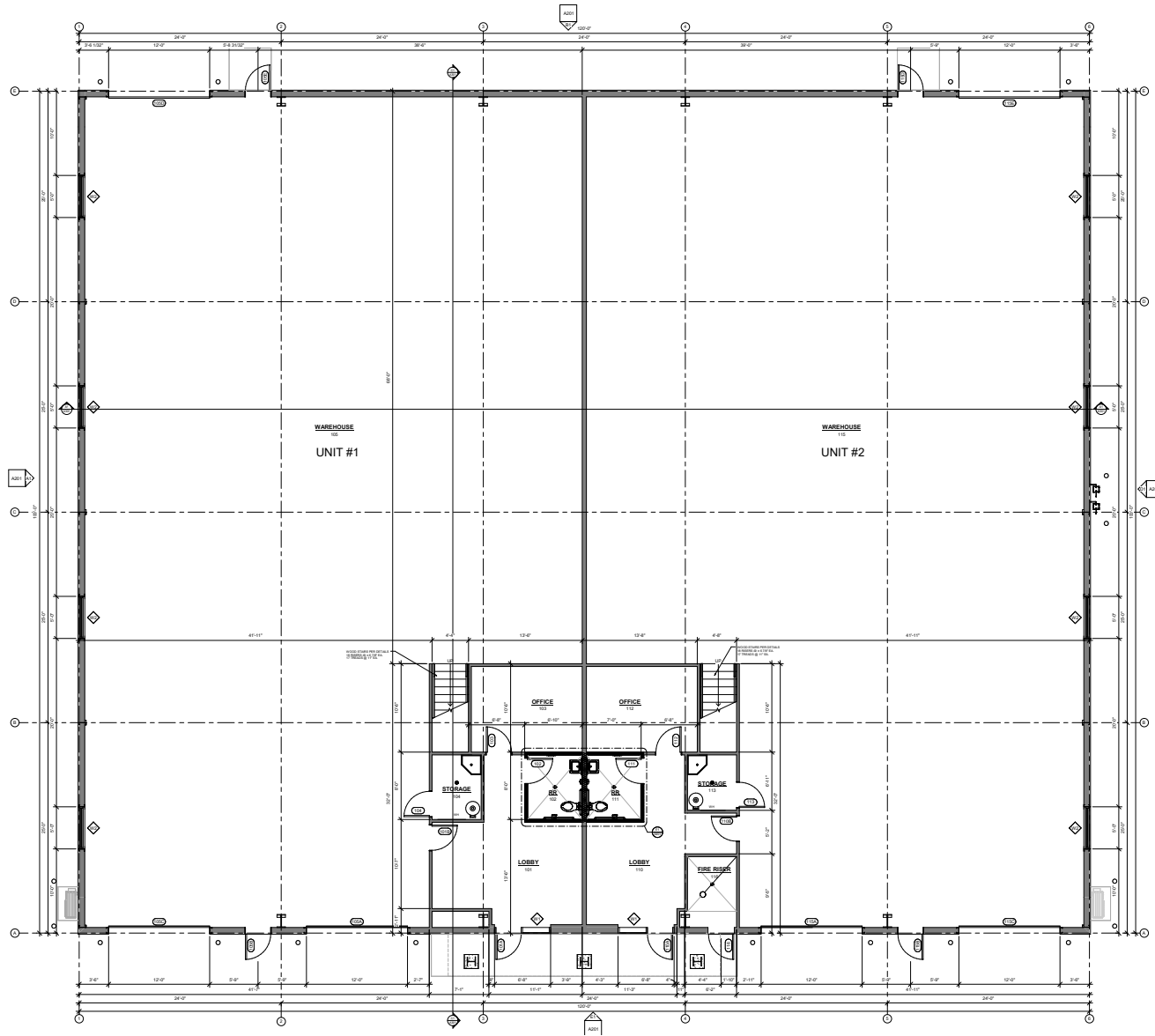
CODALE
 A Sonopar Company
REPUBLIC SERVICES

RS | PowerON

DOLLAR TREE



FLOOR PLAN



TOTAL AVAILABLE SF	OFFERED PRICE	YEAR BUILT	CLASS	ADDITIONAL FEATURES
± 12,000 SF	\$2,640,000	2026 (under construction)	A	1-2 unit new construction, Office space with loft/ mezzanine



DEMOGRAPHICS

POPULATION

2025 Population

1-mile

181

3-mile

31,516

5-mile

66,388

HOUSEHOLDS

2025 Households

1-mile

48

3-mile

10,924

5-mile

22,770

INCOME

2025 Average HH Income

1-mile

\$100,577

3-mile

\$116,640

5-mile

\$118,700

Traffic Counts

STREET

River Rd

AADT

16,000

Cities Nearby

Reno, Nevada

528 miles

Los Angeles, California

387 miles

Salt Lake City, Utah

308 miles

Denver, Colorado

636 miles

Phoenix, Arizona

422 miles

San Antonio, Texas

1,250 miles

TERMS & CONDITIONS

Terms and Conditions

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