



FOR
LEASE

3884 S River Road
St. George, UT 84790

±100,110 SF INDUSTRIAL OFFICE

Property Specs

LEASE RATE	Starting at \$1.10 PSF/NNN
CAM RATE	\$0.14 PSF/Month
TAX RATE	\$0.07 PSF/Month
TOTAL SF	Bldg B #4 ± 4,991 SF Bldg D #1 ± 5,015 SF Bldg D #2 ± 5,015 SF Bldg D #3 ± 5,015 SF Bldg D #4 ± 5,016 SF Bldg E ± 20,053 SF
ZONING	M-1 Manufacturing
TYPE	Industrial Office/Retail Warehouse
TAX ID	SG-5-3-17-2461
YEAR BUILT/REMODELED	2006/2022

- Industrial campus with space available for lease in Fort Pierce
- Lease up to ±45,000 SF, or as little as ±5,000 SF
- Tenant improvement (TI) allowance negotiable based on use and improvements
- Both 480V and 208V 3-phase power available, depending on amperage requirements
- Do not disturb tenants
- Contact Curren to schedule a tour



FOR MORE INFO
CLICK HERE

OR TEXT 23553 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

DEMOGRAPHICS



	POPULATION	1-mile	3-mile	5-mile
2025 Population	800	9,957	23,634	
	HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	114	3,917	9,484	
	INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$77,928	\$97,172	\$95,770	

Traffic Counts

STREET	AADT
Telegraph Street	31,512
State Street	41,335

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.

Financial Information

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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