



FOR LEASE

1250 W Sunset Blvd
Unit D3 & D4
St George, UT 84770

- Two Units Of Contiguous Space Available
- Very Clean Units
- Units Can Be Combined Or Leased Individually

±4,800 SF CONTIGUOUS

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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Property Specs

LEASE PRICE	\$1.25 /SF/Mo + NNN
SUITE SIZE SF	Suite D3 ± 1,600 SF Suite D4 ± 1,600 SF
YEAR BUILT	2023
TYPE	Industrial Office/Retail Warehouse
ZONING	Commercial
TAX ID	SG-6-2-14-2003

- Temperature Controlled warehouse spaces
- Very Clean Units
- Just off Sunset Boulevard
- Units can be combined or leased individually



OR TEXT 23672 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

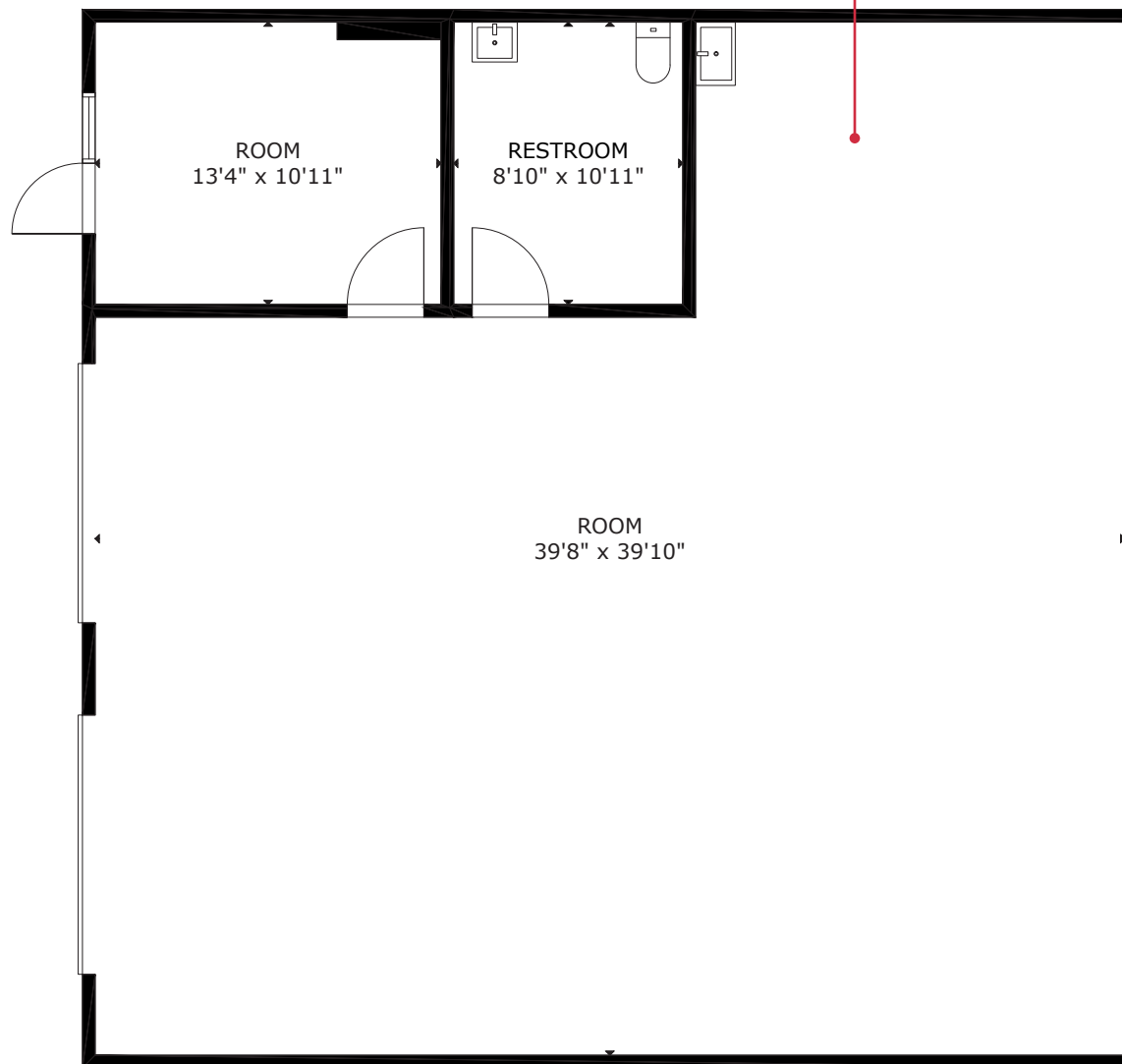


PHOTOS





CLICK HERE
FOR A 3D TOUR

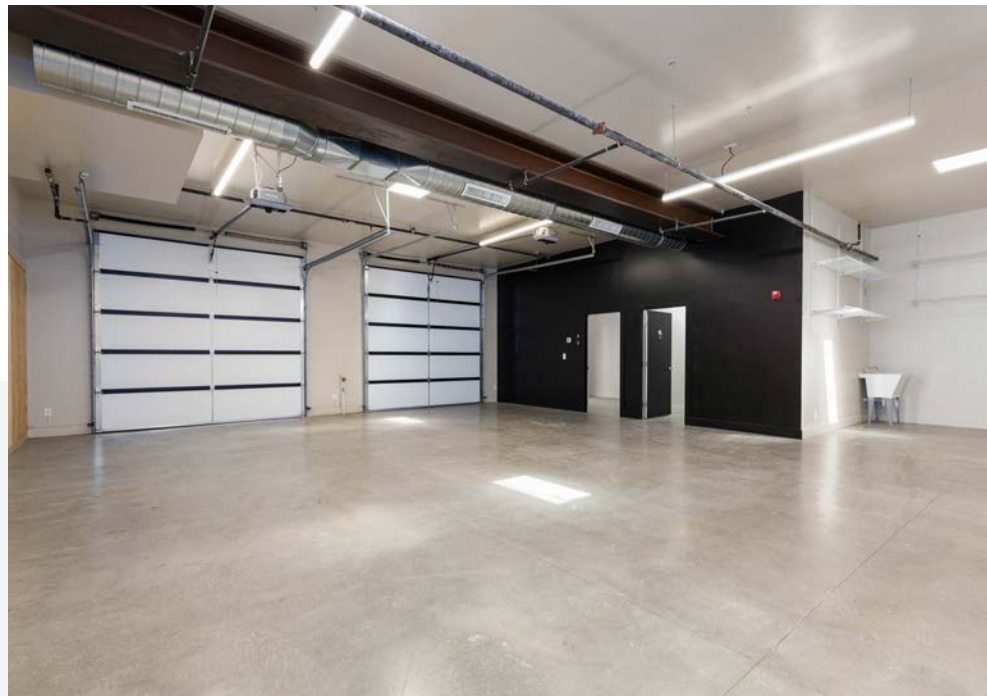
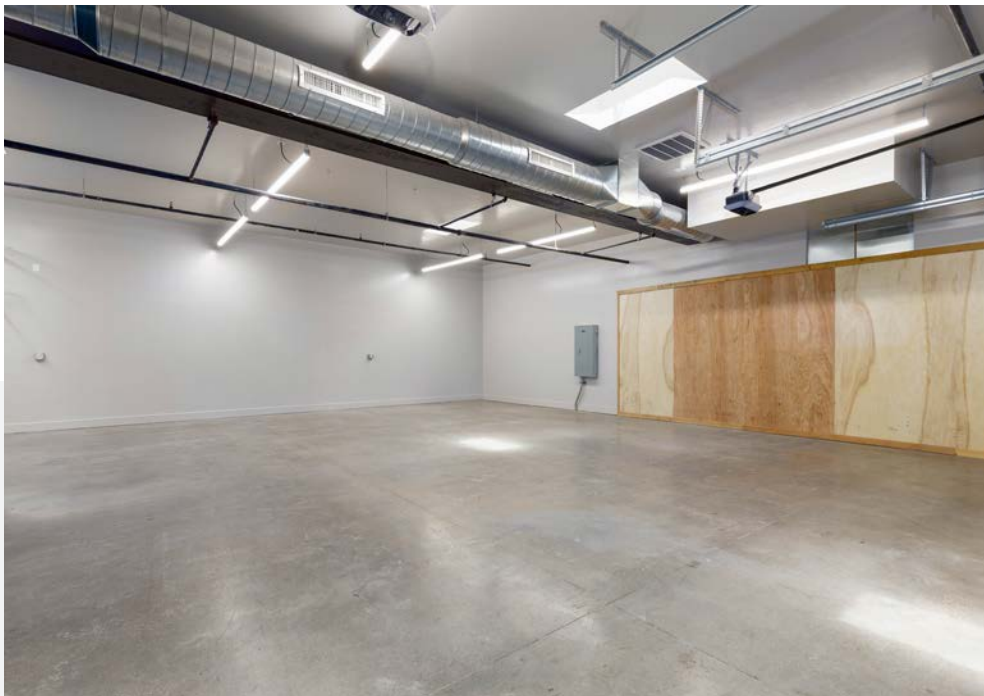


FLOOR PLAN

UNIT D4



PHOTOS

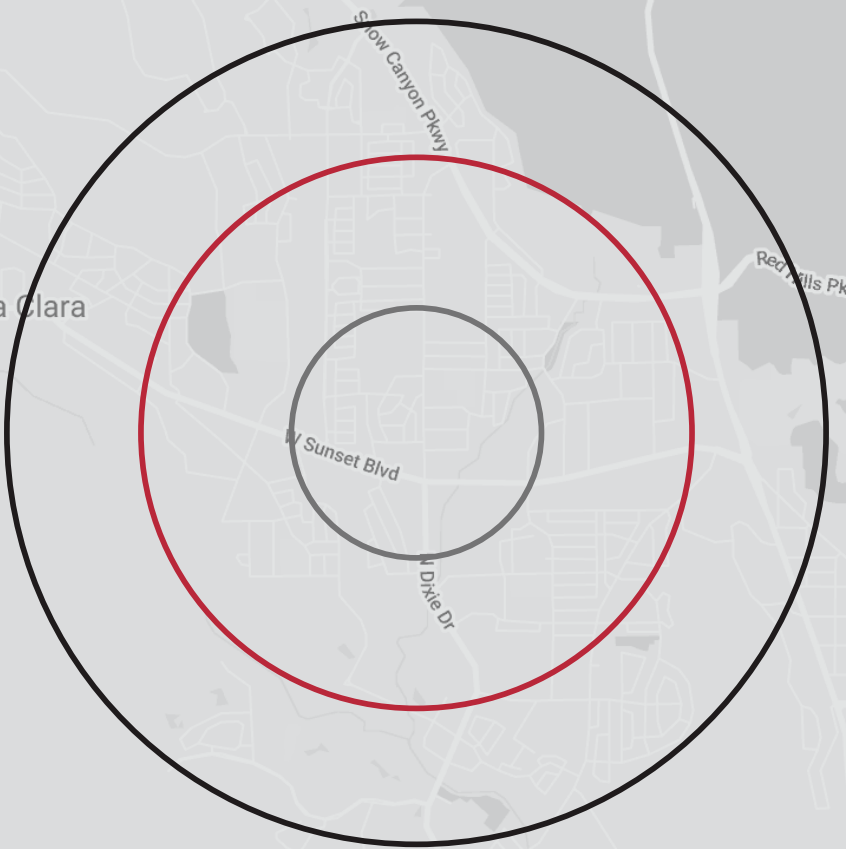


AREA MAP



Google

DEMOGRAPHICS



POPULATION	1-mile	3-mile	5-mile
2024 Population	14,749	42,255	85,056
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	5,372	15,379	30,968
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$82,876	\$82,588	\$85,765

Traffic Counts

STREET	AADT
W Sunset Blvd	32,052
North Dixie Drive	18,977

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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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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