

FOR SUBLEASE

1552 EAST GATEWAY DRIVE



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

TROY SCHEEL

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PROPERTY DETAILS

1552 EAST GATEWAY DRIVE

- Suite 107: 7,500 SF available
- Available May 1, 2025
- Showroom / office / warehouse
- Rear overhead doors
- Great I-15 freeway exposure
- Pylon signage
- Building signage
- Lease rate: \$24.00/SF NNN
- Lease expiration date: 9/30/2028

2024 DEMOS



EST. POPULATION

1 MILE » **6,056**
3 MILE » **53,999**
5 MILE » **118,986**



EST. HOUSEHOLDS

1 MILE » **2,215**
3 MILE » **20,136**
5 MILE » **43,238**



EST. AVERAGE HH INCOME

1 MILE » **\$84,301**
3 MILE » **\$100,640**
5 MILE » **\$111,238**

**FULL SERVICE
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335 East St. George Blvd, Suite 202
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SITE PLAN



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TROY SCHEEL

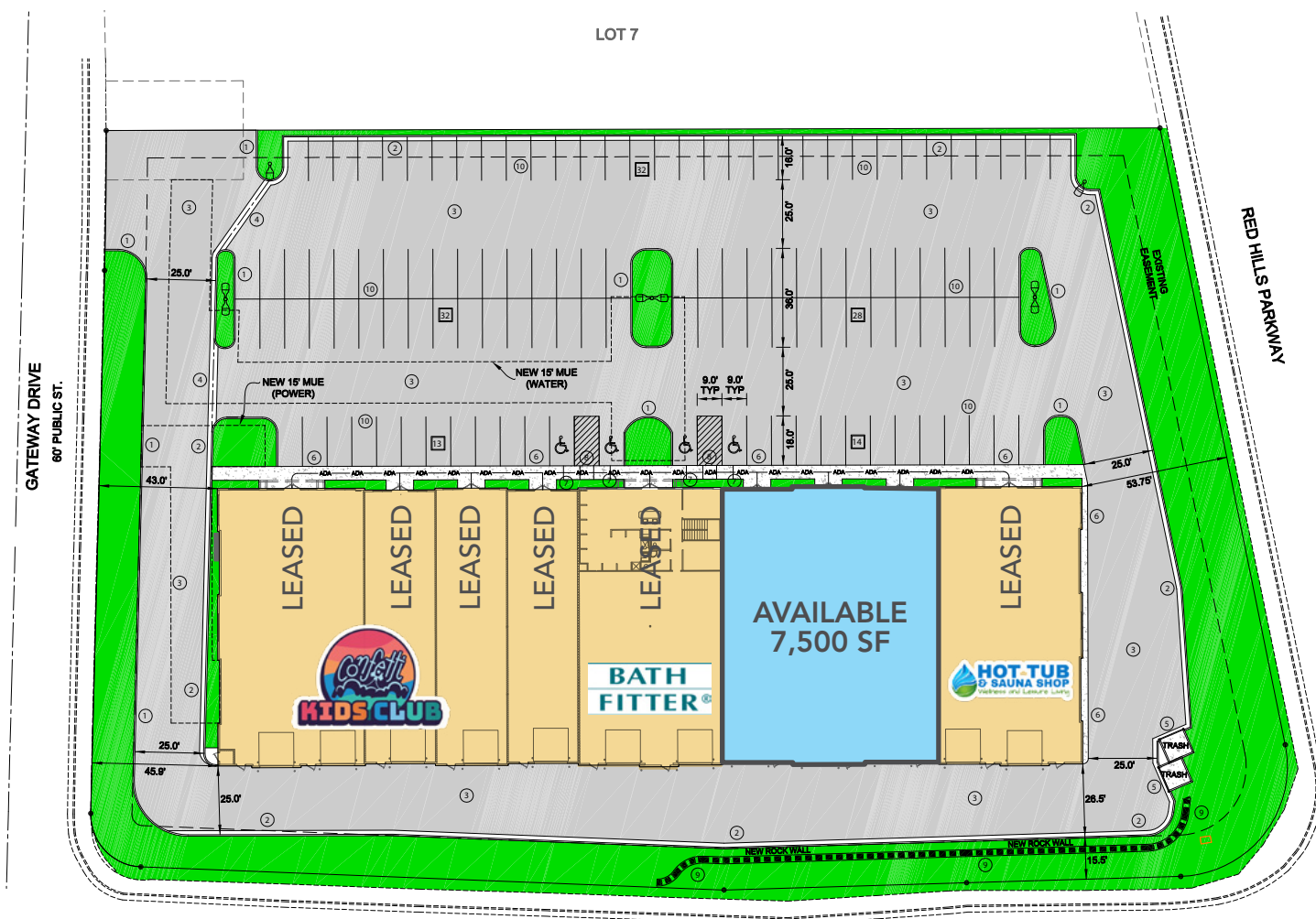
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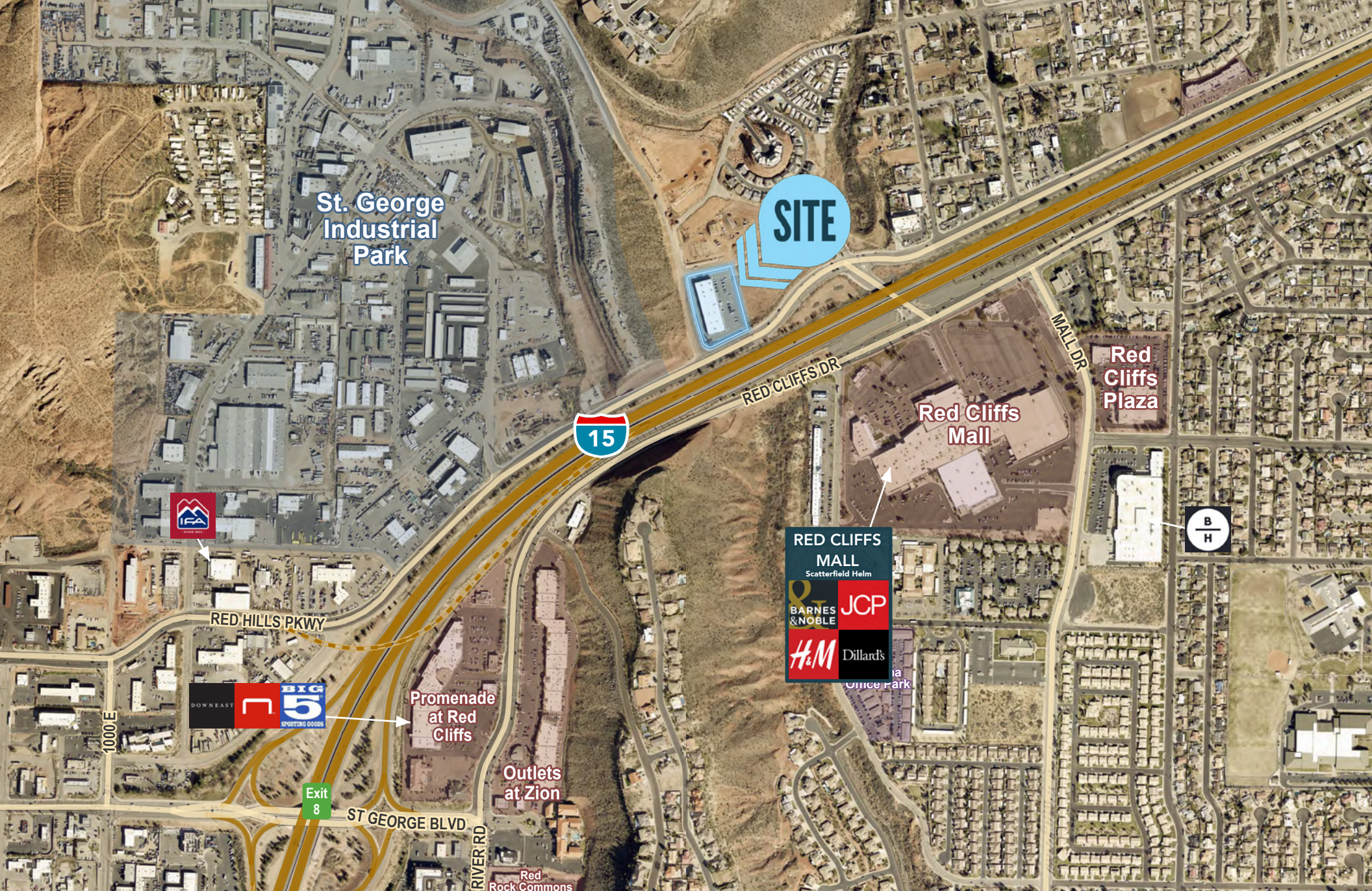


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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



St. George Industrial Park

SITE



RED CLIFFS DR

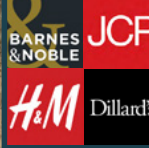
MALL DR

Red Cliffs Plaza

Red Cliffs Mall



RED CLIFFS MALL
Scatterfield Helm



RED HILLS PKWY



Promenade at Red Cliffs

Outlets at Zion

1000 E

Exit 8

ST GEORGE BLVD

RIVER RD

Red Rock Commons



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