

SUBLEASE

444 N Industrial Rd #1
St George, UT 84770

± 10,000-20,000 SF | INDUSTRIAL

Property Specs

| | |
|--------------|--|
| LEASED PRICE | \$0.78 SF/NNN |
| SF AVAILABLE | ± 10,000- 20,000 SF |
| BLDG SIZE | ± 44,000 SF |
| TYPE | Industrial Warehouse/Distribution |
| ZONING | Manufacturing |

- Spacious warehouse, loading dock doors, climate controlled, size is flexible, sub-lease offering flexible terms.
- Up to ± 4,440 SF of office available in addition to the warehouse space.
- 10,000-20,000 SF available.



OR TEXT 23475 TO 39200

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

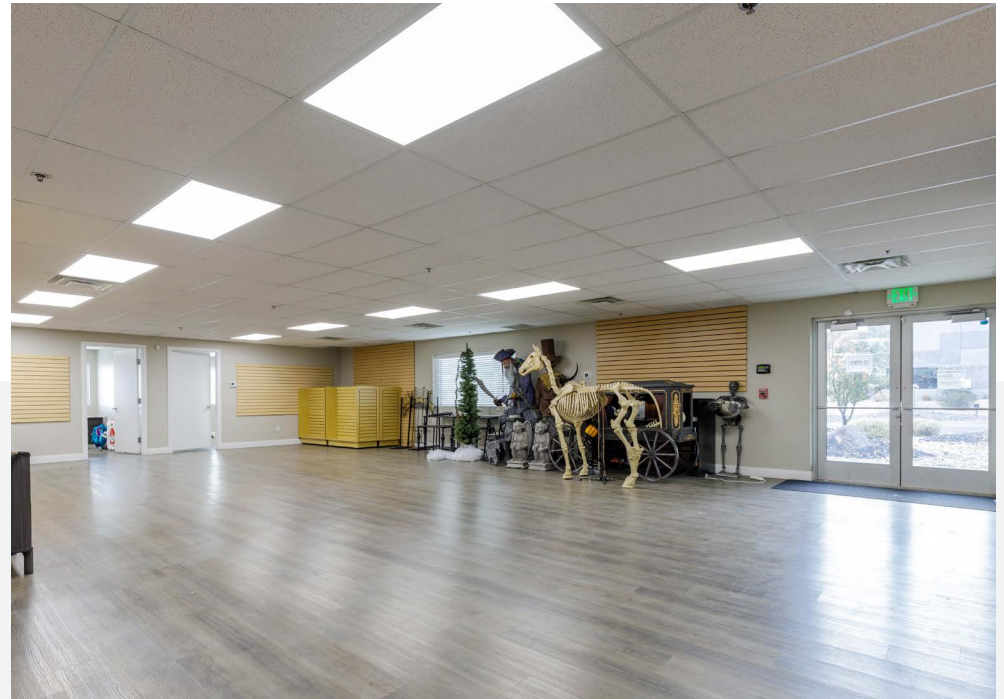
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SUMMARY

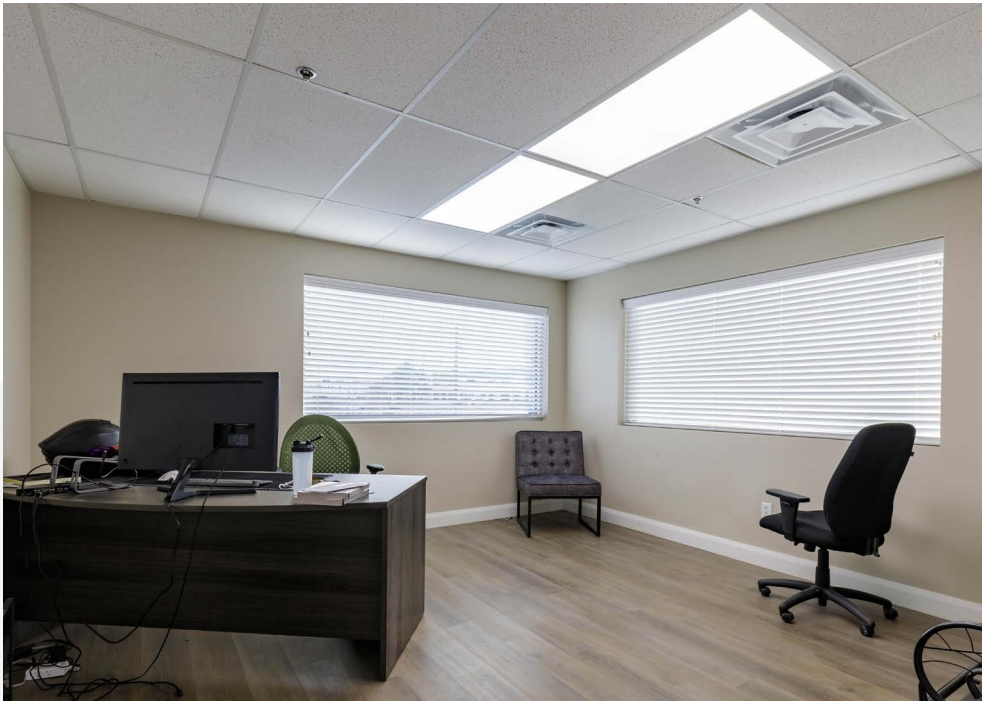


PHOTOS



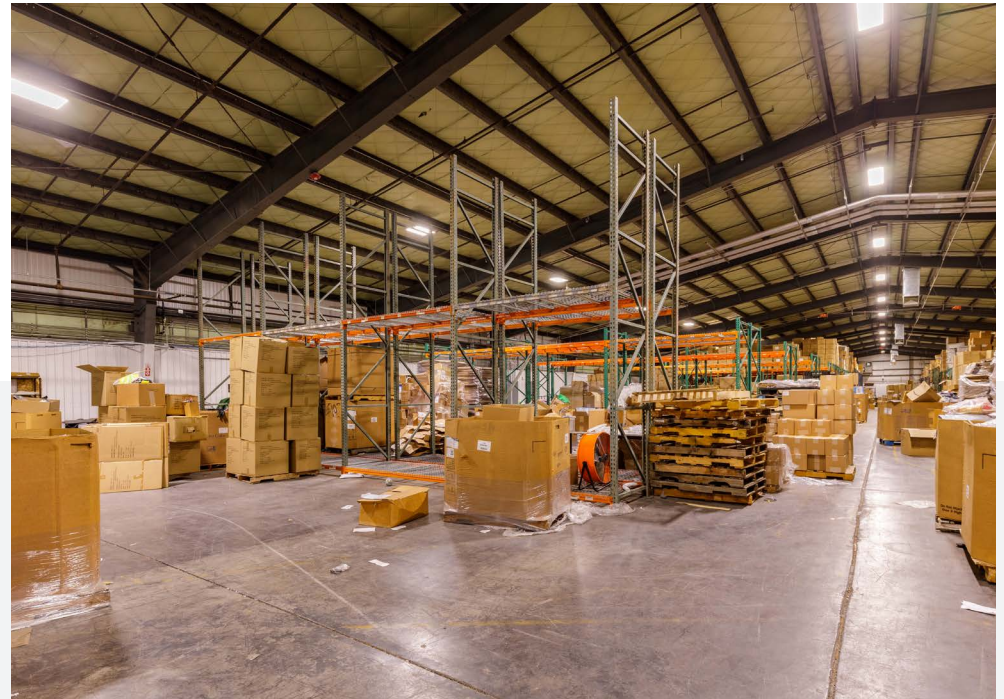
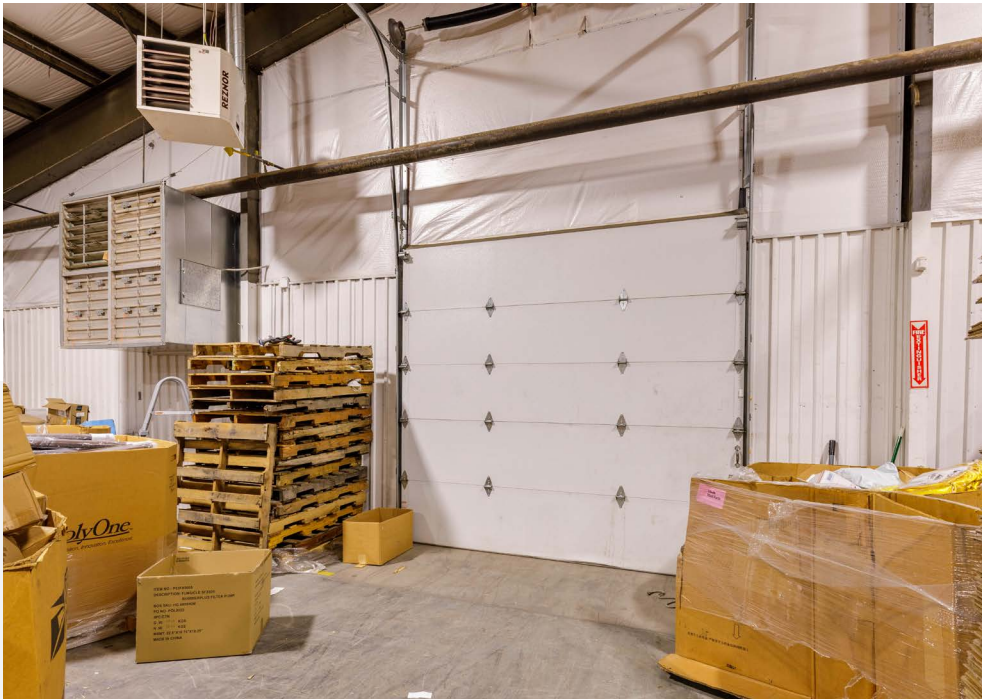


PHOTOS





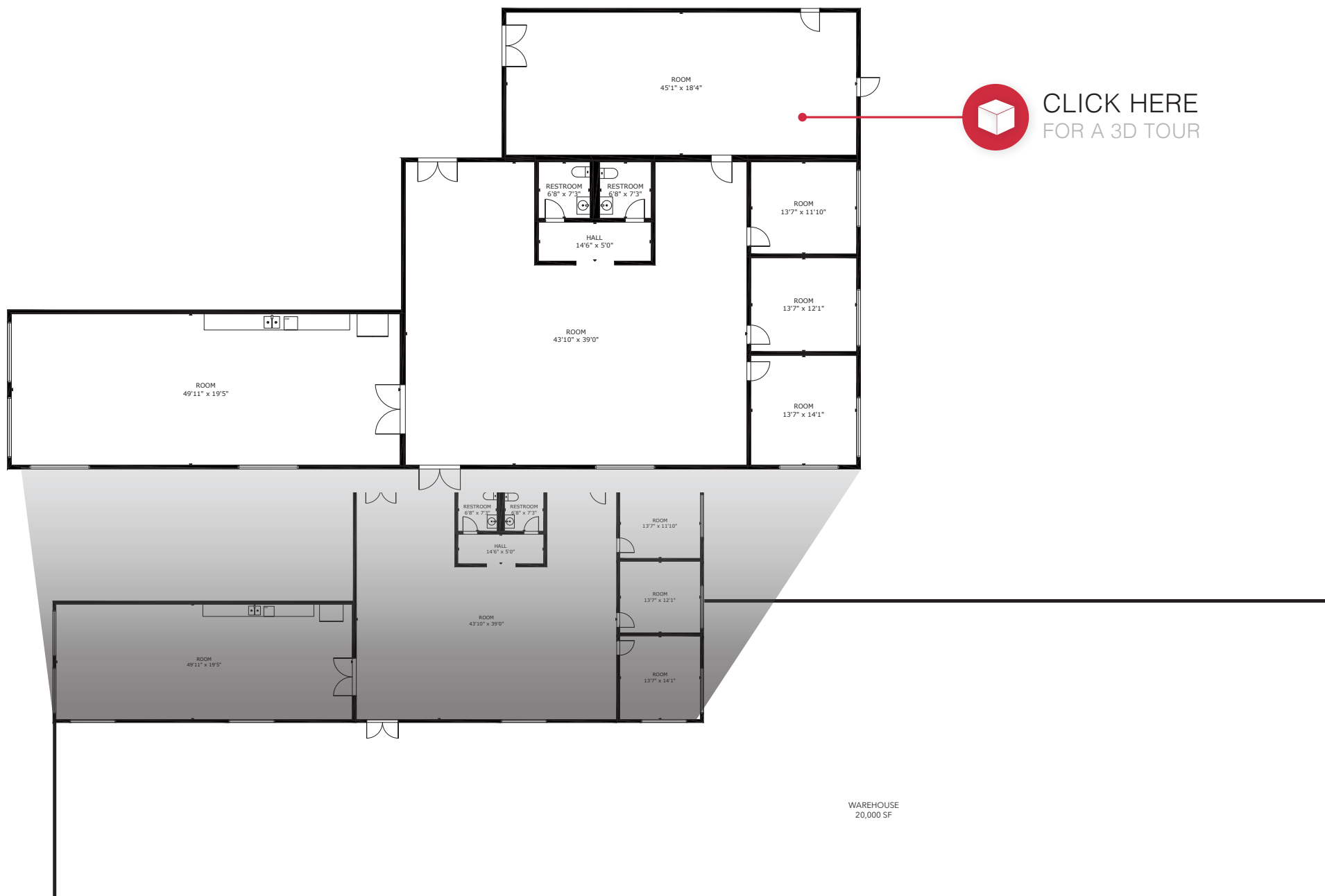
PHOTOS



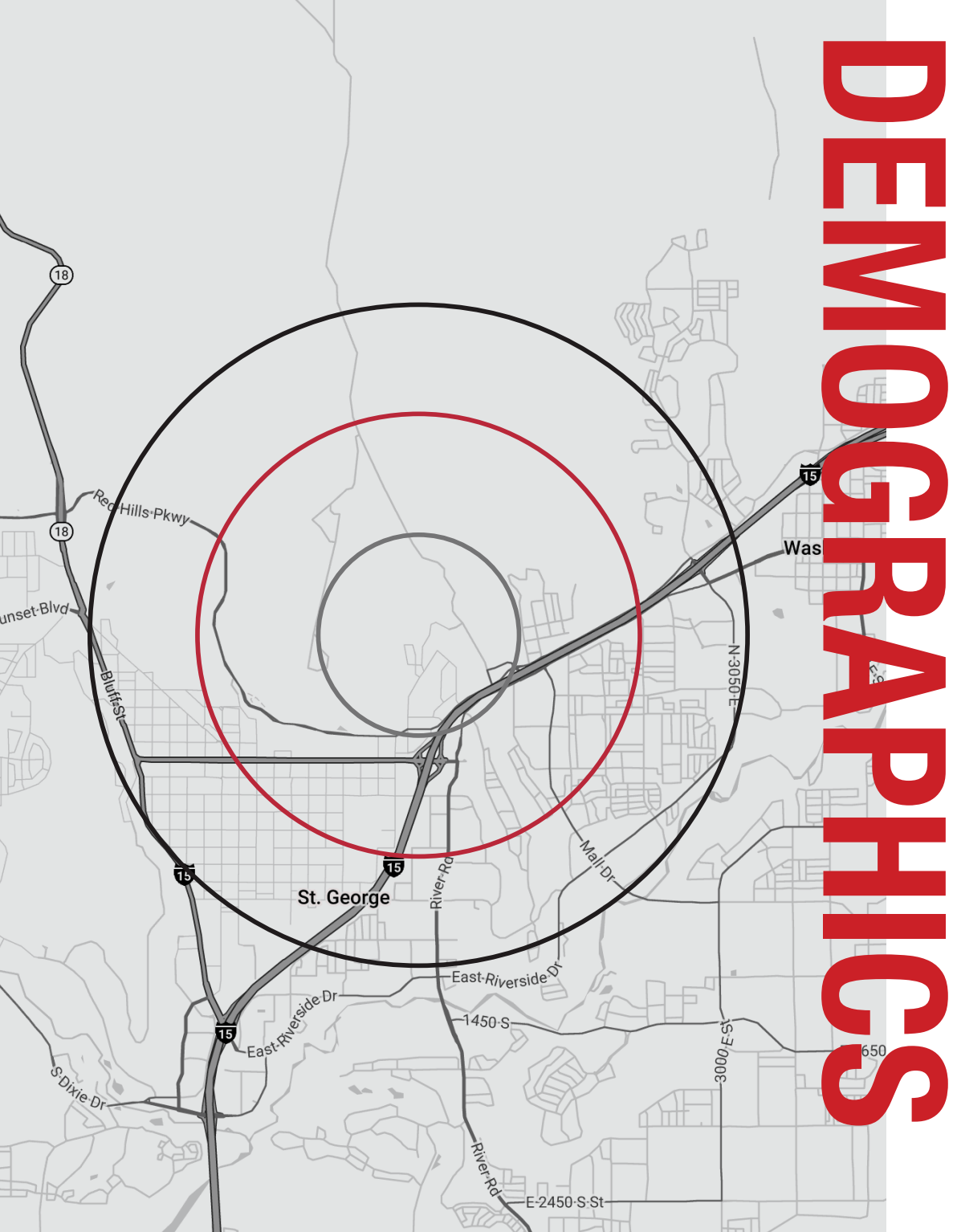
AREA MAP



FLOOR PLAN



CLICK HERE
FOR A 3D TOUR



POPULATION

2025 Population

1-mile

5,011

3-mile

53,712

5-mile

127,080

HOUSEHOLDS

2025 Households

1-mile

1,512

3-mile

19,323

5-mile

44,606

INCOME

2025 Average HH Income

1-mile

\$67,075

3-mile

\$95,247

5-mile

\$107,087

Traffic Counts

STREET

AADT

Red Hills Pkwy

31,000

1000 East / Red Hills Pkwy

23,000

Cities Nearby

Las Vegas, Nevada

121 miles

Los Angeles, California

388 miles

Salt Lake City, Utah

301 miles

Denver, Colorado

629 miles

Phoenix, Arizona

421 miles

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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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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1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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