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677 N 3050 E,  
St. George, UT 84790

- Located in a high traffic area
- Under 1 mile from the I-15 Freeway
- Near National Tenants

**±2,000-2,900 SF | WAREHOUSE**

**NAI Excel**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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## Property Specs

LEASE PRICE	Unit 206   \$1.10/SF/NNN Unit 302   \$1.15/SF/NNN Unit 303   \$1.15/SF/NNN Unit 304   \$1.15/SF/NNN
NNN RATE	<b>\$0.24</b>
SUITE SIZE   SF	Unit 206   ±2,900 SF Unit 302   ±2,500 SF Unit 303   ±2,500 SF Unit 304   ±2,000 SF
YEAR BUILT	1994
ZONING	M-1
TYPE	Industrial   Office/Retail Warehouse

- Great opportunity to lease space at the R&R industrial park.
- Industrial Park just south of Costco in St. George.
- High traffic, great visibility, easy access.
- Access to common area dock by bldg. #4



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

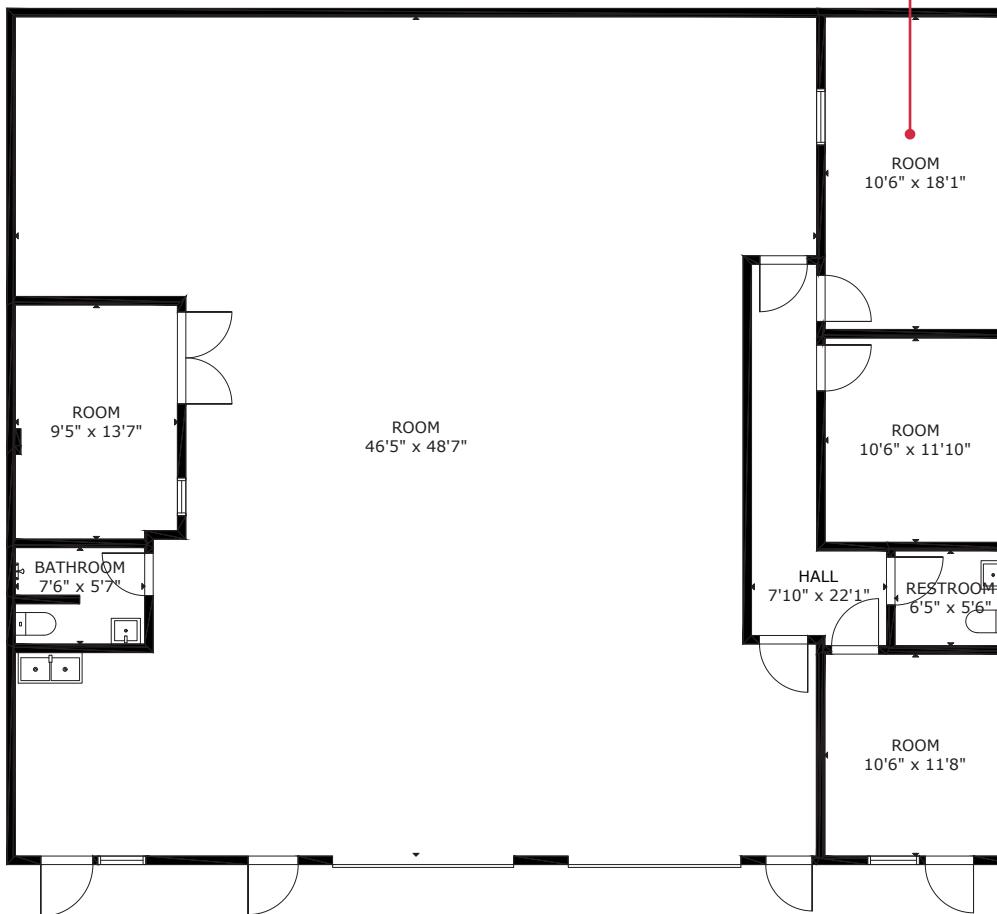
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# FLOOR PLAN

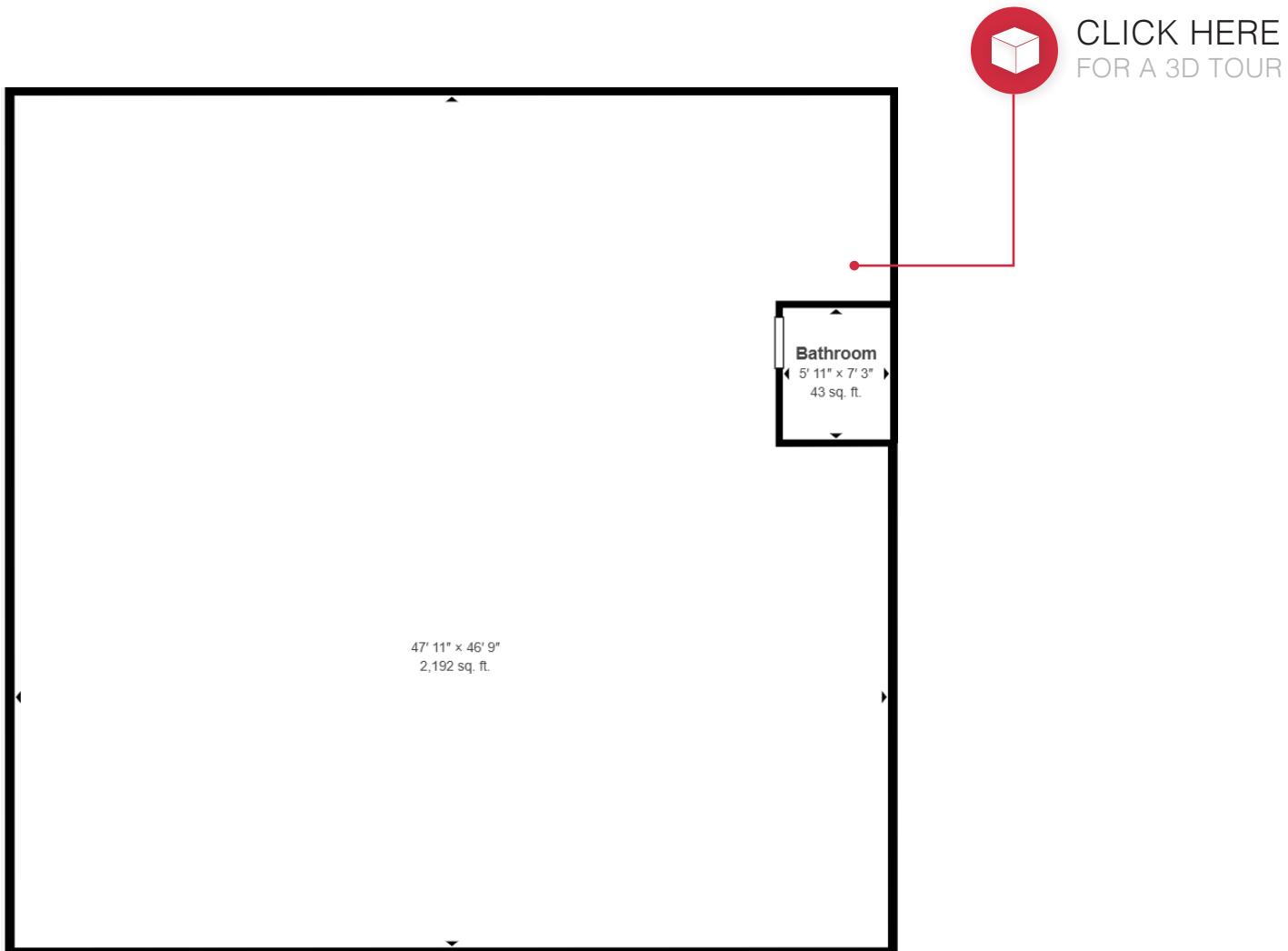


CLICK HERE  
FOR A 3D TOUR



UNIT	TOTAL SF	LEASE RATE	ZONING
206	<b>± 2,900 SF</b>	<b>\$1.10/SF/NNN</b>	<b>M-1</b>

# FOR LEASE

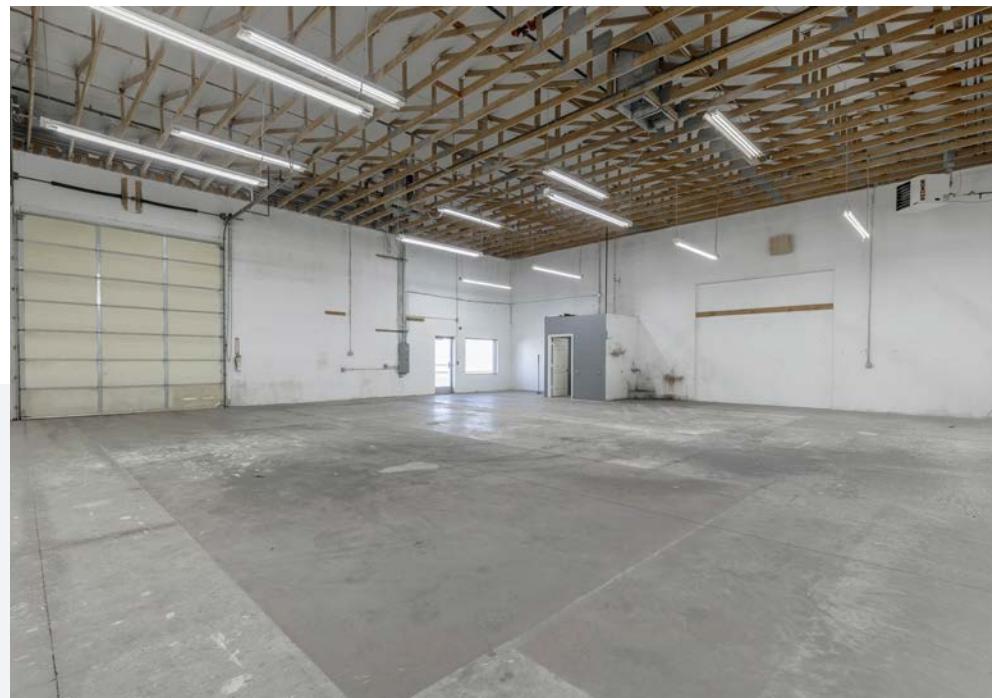


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UNIT	TOTAL SF	LEASE RATE	ZONING
302	<b>± 2,500 SF</b>	<b>\$1.15/SF/NNN</b>	<b>M-1</b>

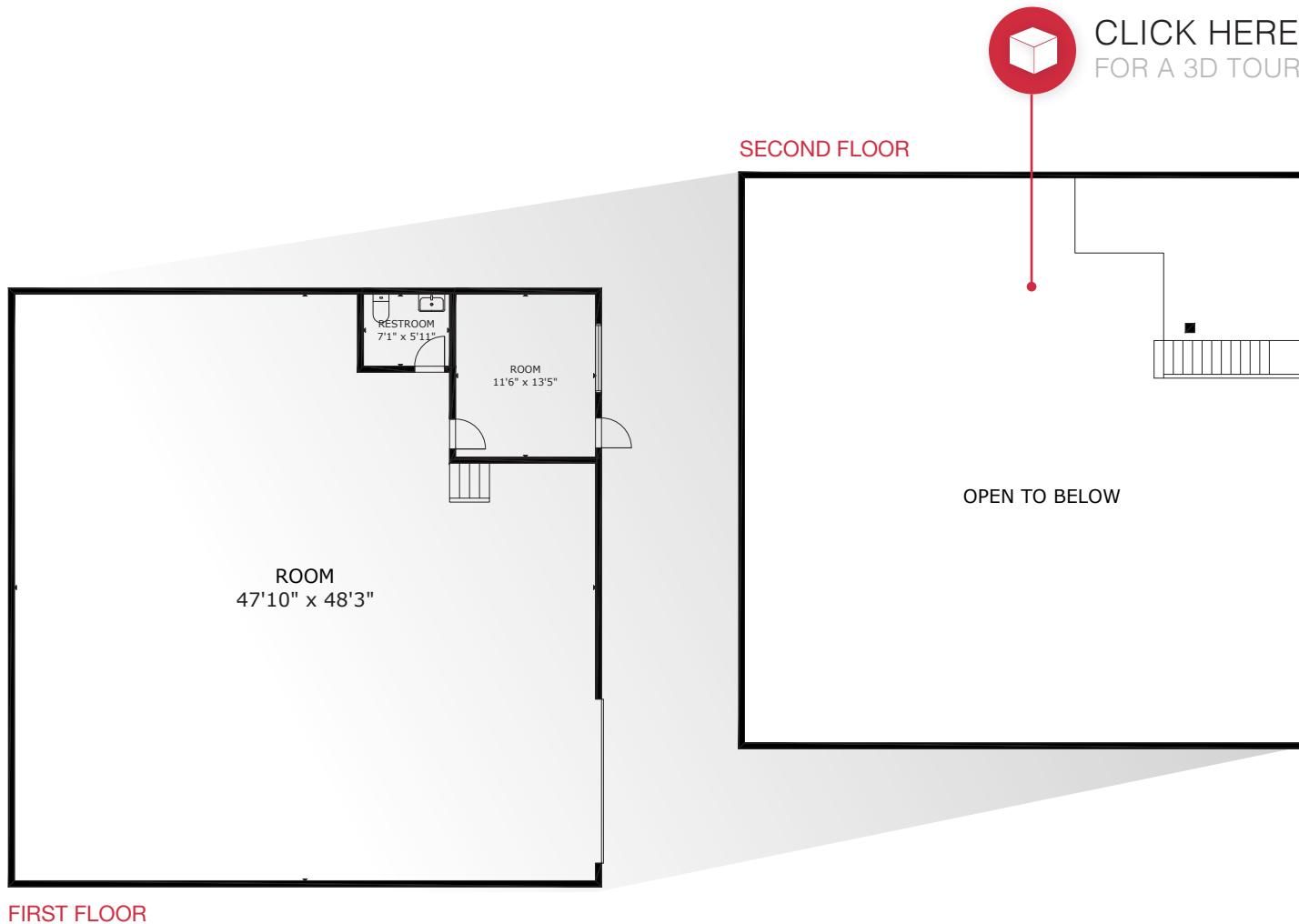
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UNIT 302



PHOTOS

# FLOOR PLAN

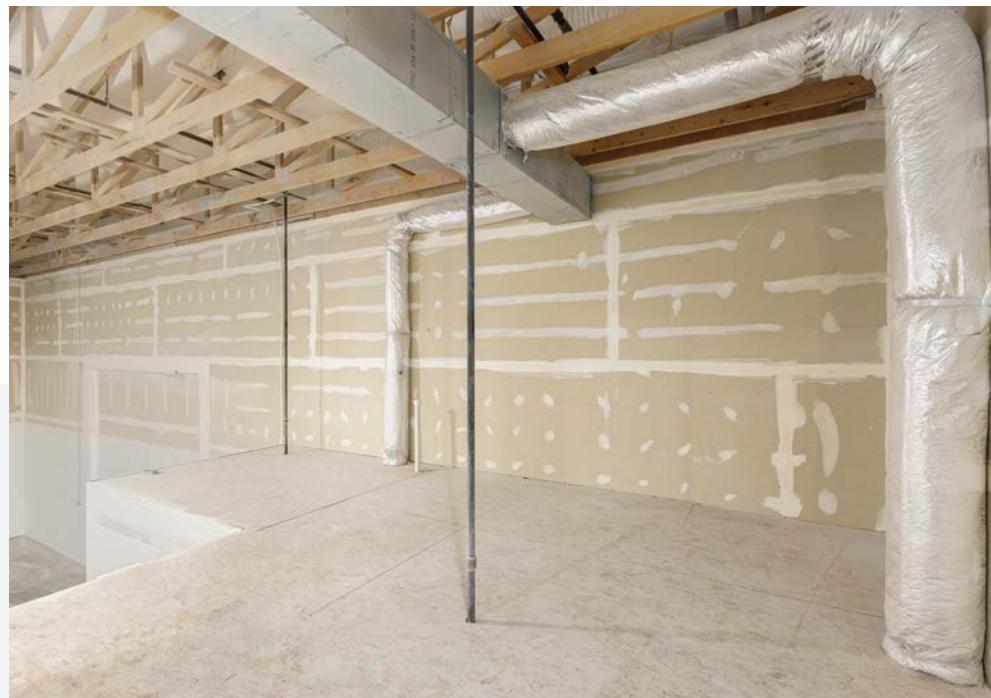


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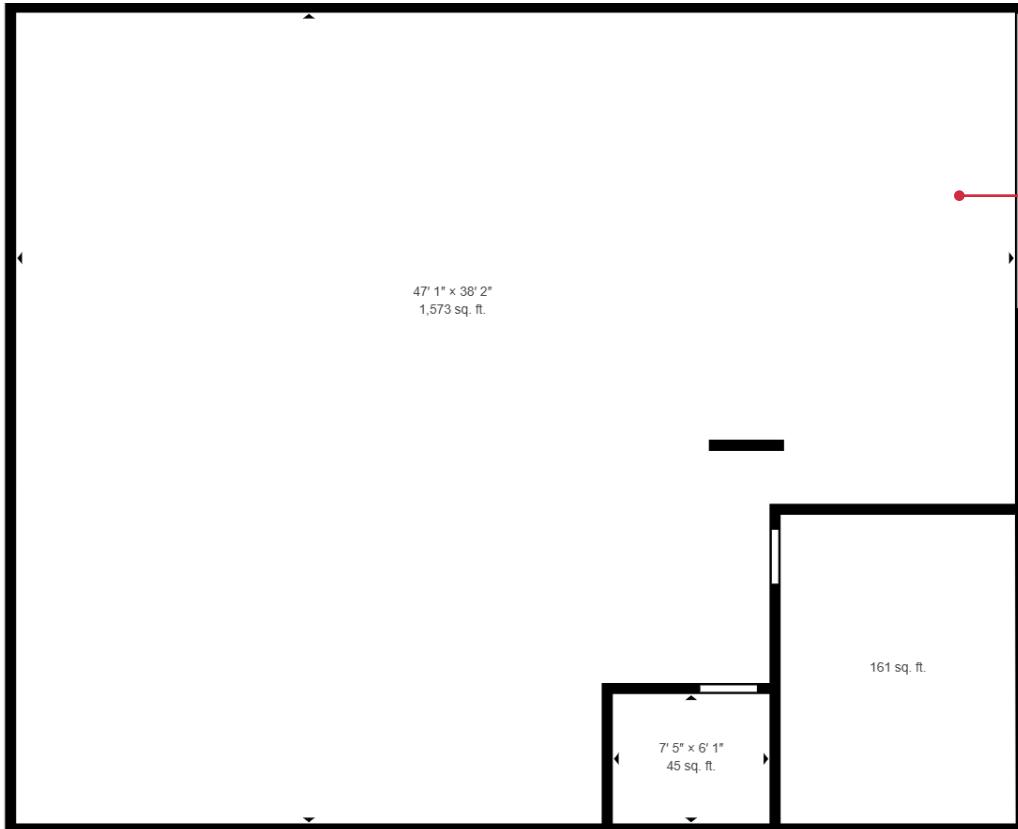
UNIT	TOTAL SF	LEASE RATE	ZONING
303	<b>± 2,500 SF</b>	<b>\$1.15/SF/NNN</b>	<b>M-1</b>

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UNIT 303



# FOR LEASE



UNIT	TOTAL SF	LEASE RATE	ZONING
304	<b>± 2,000 SF</b>	<b>\$1.15/SF/NNN</b>	<b>M-1</b>



PHOTOS

# AREA MAP



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

# DEMOGRAPHICS



POPULATION	1-mile	3-mile	5-mile
2024 Population	8,661	55,246	110,557
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	3,289	20,282	38,850
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$77,919	\$96,210	\$111,315

## Traffic Counts

### STREET

AADT
24,000
52,000

St George Blvd

Bluff St

# 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 Vegas. 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 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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St. George, Utah 84770  
435.628.1609 | [naiexcel.com](http://naiexcel.com)

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**325+**  
OFFICES

**1.1 BIL**  
SF MANAGED

**5,800+**  
PROFESSIONALS

**TOP 6**  
2024 LIPSEY RANKING



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