



FOR LEASE

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

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

\$0.24

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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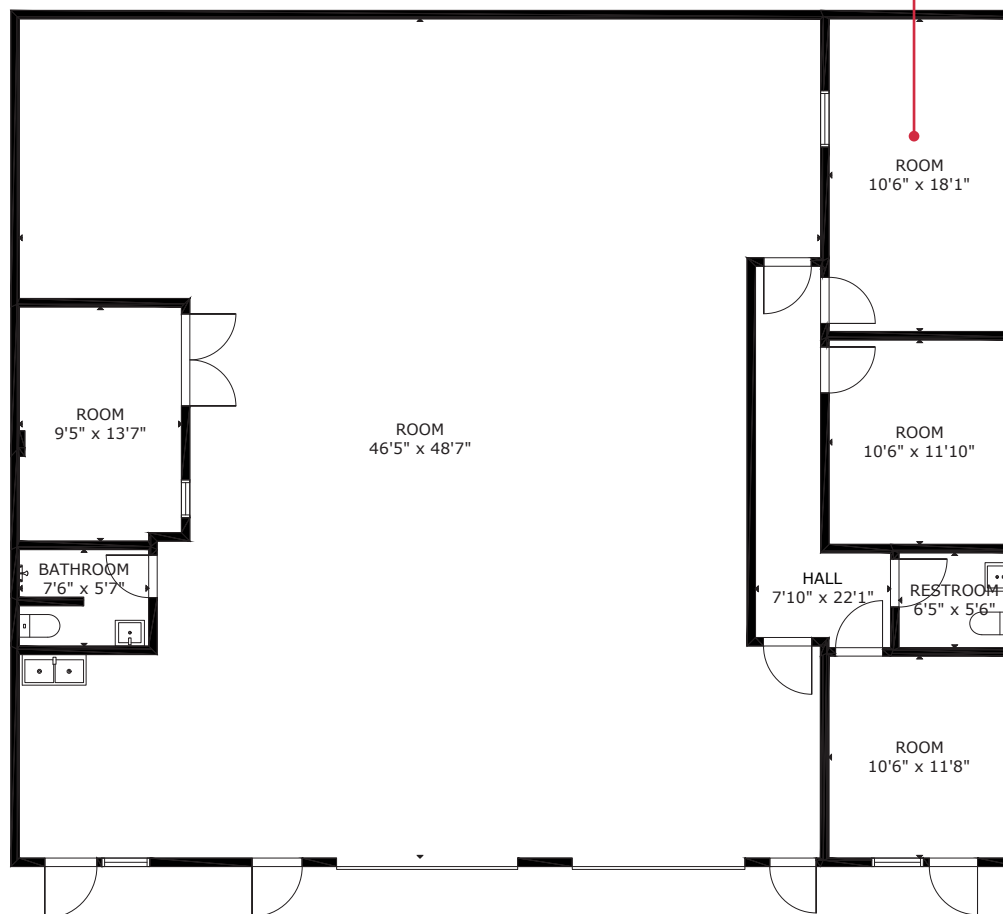


SUMMARY

FLOOR PLAN



CLICK HERE
FOR A 3D TOUR

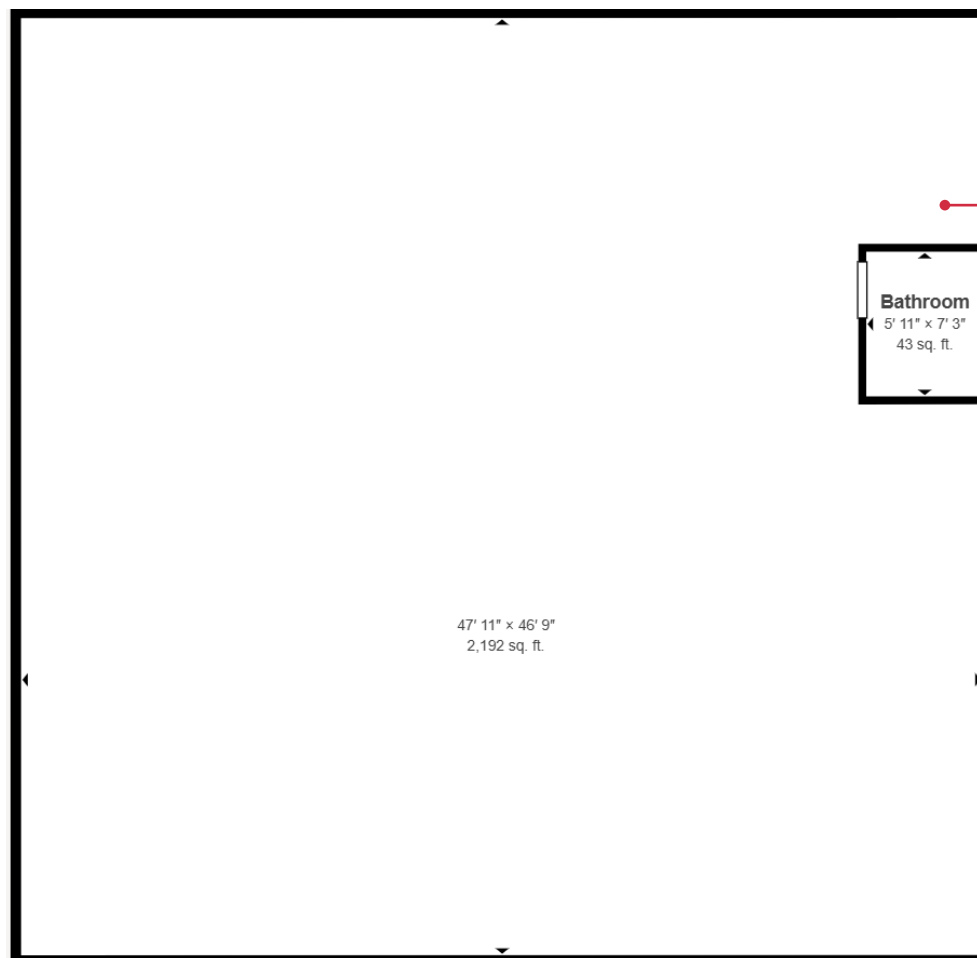


UNIT	TOTAL SF	LEASE RATE	ZONING
206	± 2,900 SF	\$1.10/SF/NNN	M-1

FLOOR PLAN



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

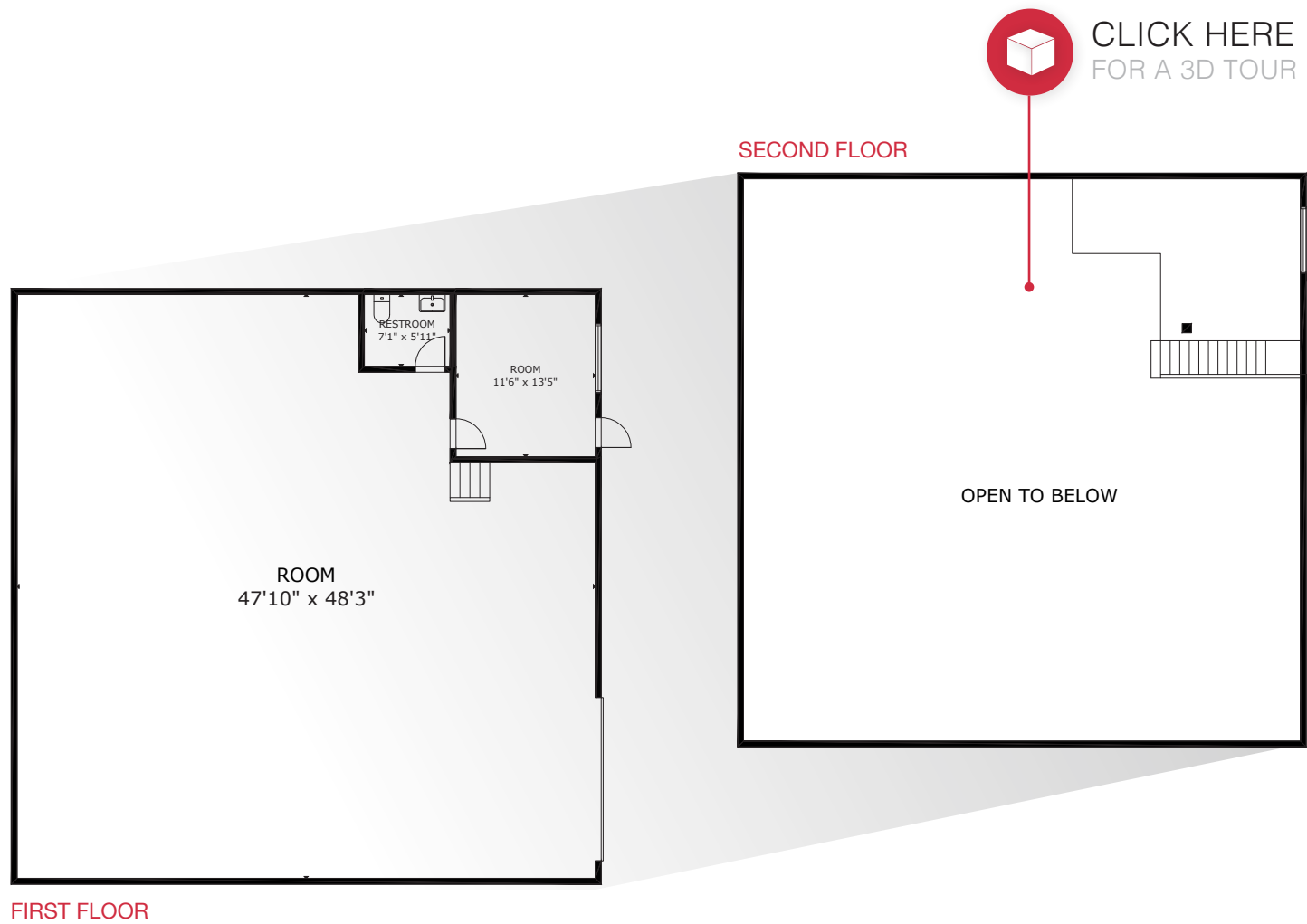
UNIT 302



PHOTOS



FLOOR PLAN



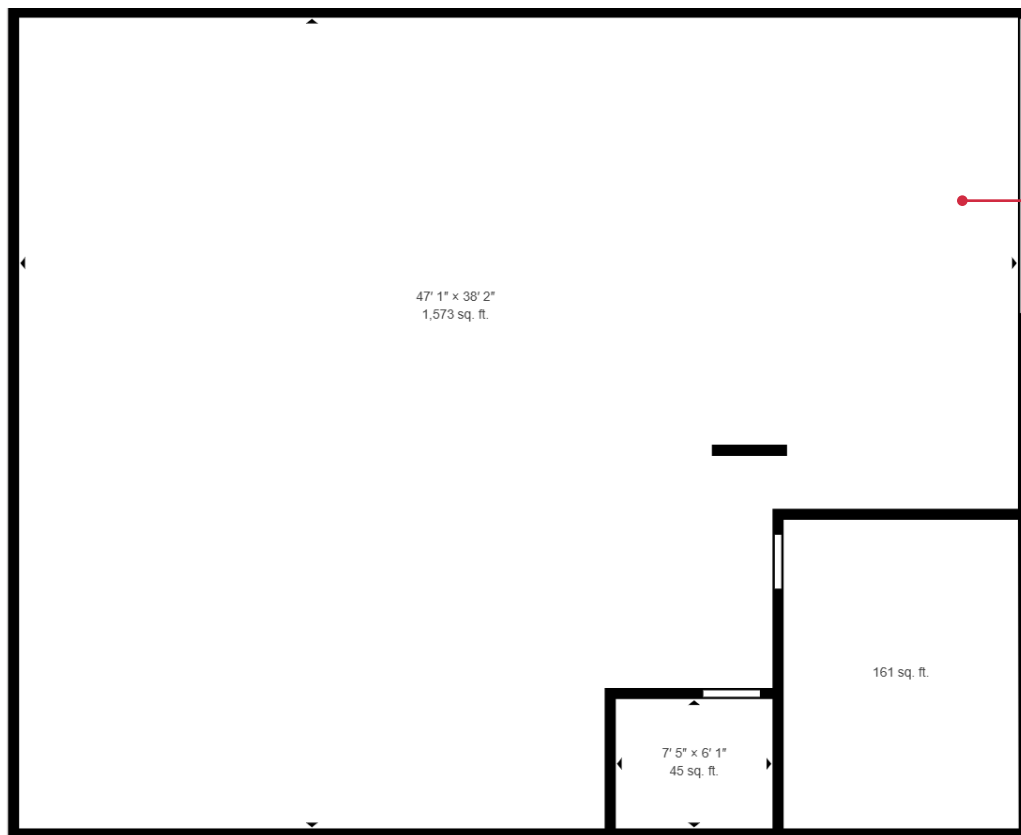
UNIT	TOTAL SF	LEASE RATE	ZONING
303	± 2,500 SF	\$1.15/SF/NNN	M-1



PHOTOS



FLOOR PLAN

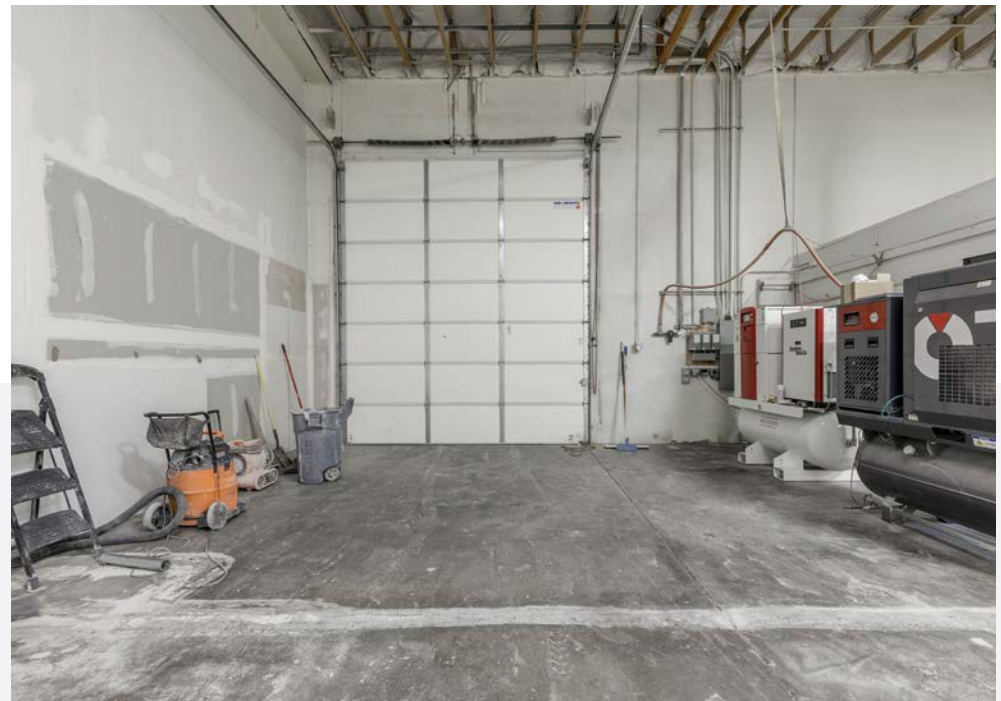


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UNIT	TOTAL SF	LEASE RATE	ZONING
304	± 2,000 SF	\$1.15/SF/NNN	M-1



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
St George Blvd	24,000
Bluff St	52,000

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

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TOP 6

2024 LIPSEY RANKING



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