

795 E FACTORY DR STE B

795 E FACTORY DRIVE, ST. GEORGE, UT 84790

OFFICE BUILDING FOR LEASE



OFFERING SUMMARY

| | |
|----------------|-----------------|
| Lease Rate: | \$14 SF/yr (MG) |
| Building Size: | 15,055 SF |
| Available SF: | 3,006 SF |
| Lot Size: | 1.089 Acres |
| Year Built: | 2008 |
| Zoning: | M1 |

PROPERTY OVERVIEW

This spacious facility offers 3,006 square feet of versatile space, including seven offices and a spacious conference room area. The property comes with office furniture included, making it a convenient option for businesses looking to move in quickly. With great visibility, ample parking, and a practical layout, this property is an excellent choice for businesses looking for a perfect location in the Business Park.

PROPERTY HIGHLIGHTS

- - Spacious 3,006 square feet commercial space
- - Seven offices and a spacious conference room area
- - Includes office furniture for a quick move-in
- - Great visibility and ample parking
- - Ideal for retail, office, or flexible use
- - Practical open layout with high ceilings
- - Natural light-filled interiors and customizable floor plans

TIM LEBARON

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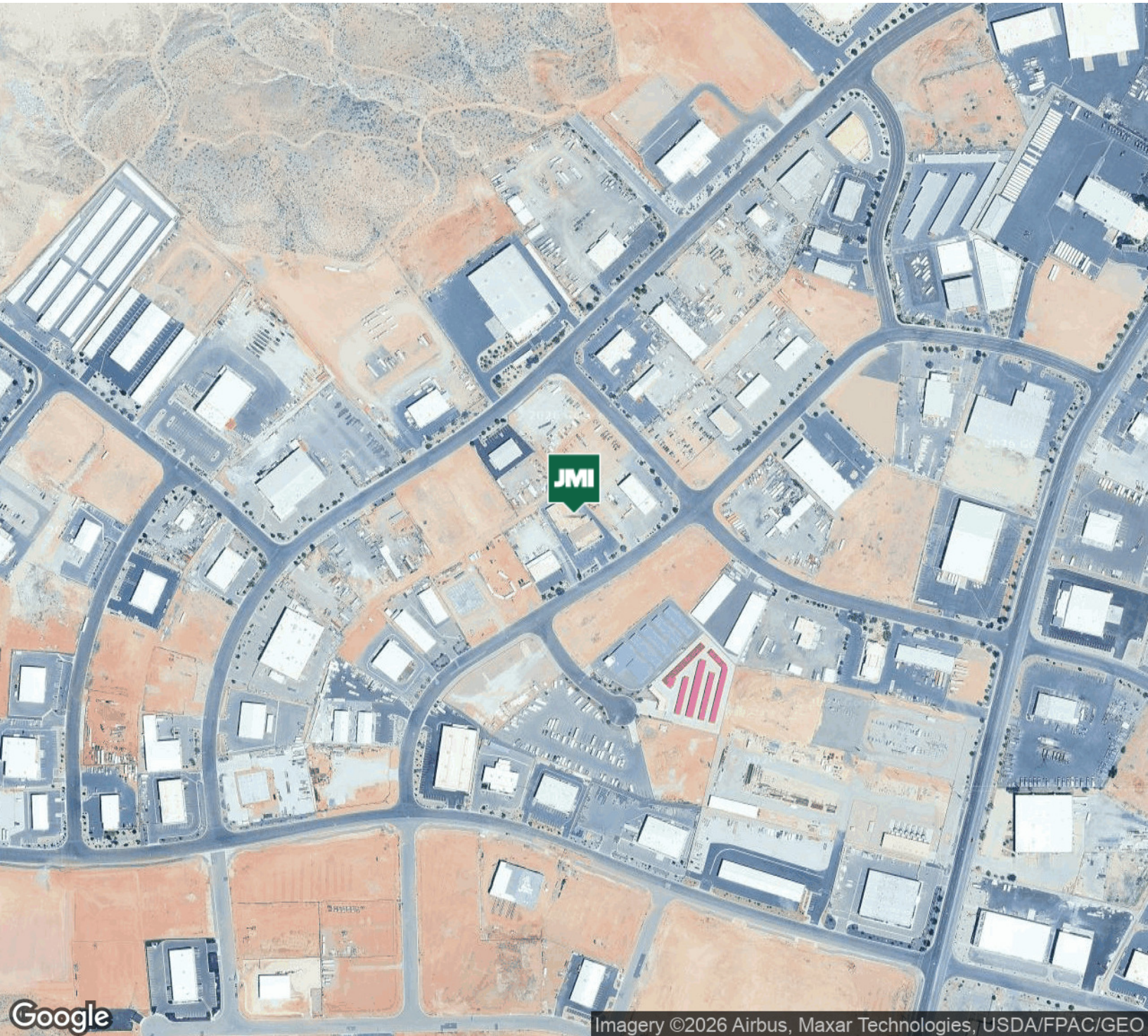
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JMI
PROPERTY SERVICES

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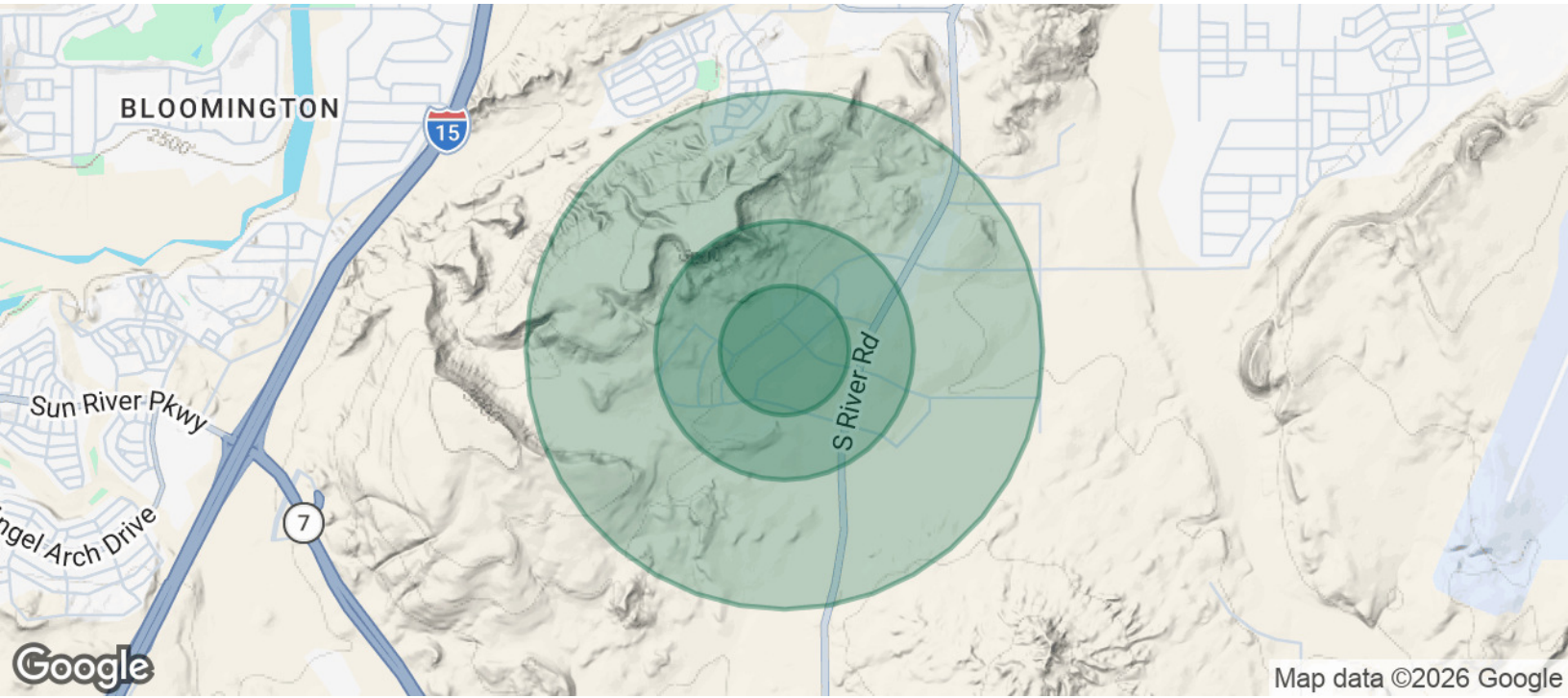
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OFFICE BUILDING FOR LEASE



| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|-------------------|------------------|---------------|
| Total Population | 68 | 306 | 1,390 |
| Average Age | 23.7 | 24.2 | 24.8 |
| Average Age (Male) | 22.9 | 22.6 | 22.4 |
| Average Age (Female) | 25.7 | 26.4 | 27.2 |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
|--------------------------------|-------------------|------------------|---------------|
| Total Households | 17 | 79 | 363 |
| # of Persons per HH | 4.0 | 3.9 | 3.8 |
| Average HH Income | \$83,164 | \$100,272 | \$118,630 |
| Average House Value | \$478,185 | \$558,703 | \$598,339 |

2023 American Community Survey (ACS)

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