



FOR LEASE

NEW CONSTRUCTION

744 E Enterprise Dr
St George, UT 84790

- ±1,600 SF Mezzanine
- ±3,200 SF Office Space
- High Clear Height
- Tilt Concrete Construction
- 3-Phase Power

± 16,000 SF | INDUSTRIAL

Property Specs

LEASED PRICE	\$1.20/SF/NNN
CAM RATE + TAX RATE	\$0.08 + \$0.10
BUILDING SIZE SF	±16,000 SF
OFFICE SF	±3,200 SF
MEZZANINE SF	± 1,600 SF
LOT SIZE	± 2.03 Acres
YEAR BUILT	2025
CLASS	A
ZONING	M-1
TYPE	Industrial Office/Retail Warehouse

- Five (5) Grade Level Loading Doors
- Three (3) Dock High Loading Doors
- 3 Phase Power



OR TEXT 23042 TO 39200

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

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PHOTOS

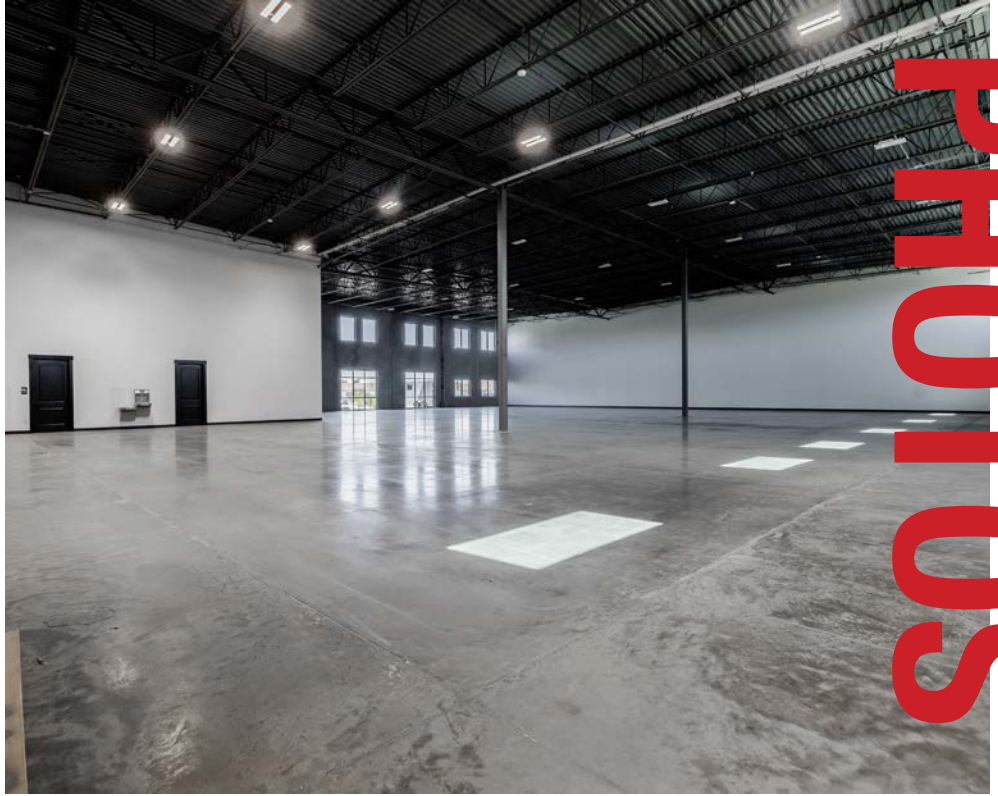
2025 ± **16,000**
YEAR BUILT TOTAL SF AVAILABLE



PHOTOS



PHOTOS





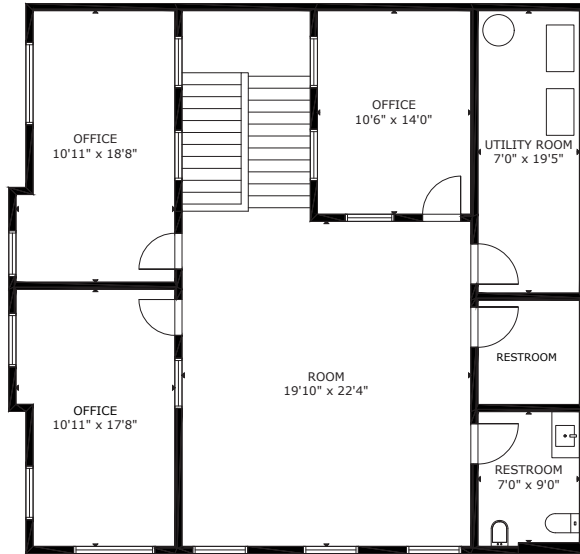
CLICK HERE FOR A 3D TOUR

FLOOR PLAN

FIRST FLOOR



SECOND FLOOR



TOTAL SF	LEASE RATE	YEAR BUILT	CLASS	ADDITIONAL FEATURES
± 16,000 SF	\$1.20/SF/NNN	2025	A	3 Phase Power, Five Grade Level Loading Doors, Three Dock High Loading Doors, 1,600 SF Mezzanine

AREA MAP



FERGUSON
 RED DESERT
Ken Garff
 WE HEAR YOU

CZARNOWSKI
 LEGACY
RUSH
 TRUCK CENTERS
CMC TIRE
 COMMERCIAL - MINING - CONSTRUCTION

Speedtech
Swiss Bank

L'CHEF
 MOTOR WORKS

ExtraSpace Storage

Freedom Towing Inc

Silver Reef BREWING CO

COMMERCE DR

FACTORY DR

RIVER RD

COMMERCE DR

DFA
 Dairy Farmers of America



UTAH FOOD BANK
 INTERMOUNTAIN

FedEx
 Ship Center

1630 E

VENTURE DR

SITE

ENTERPRISE DR

Mountain West Truck Center

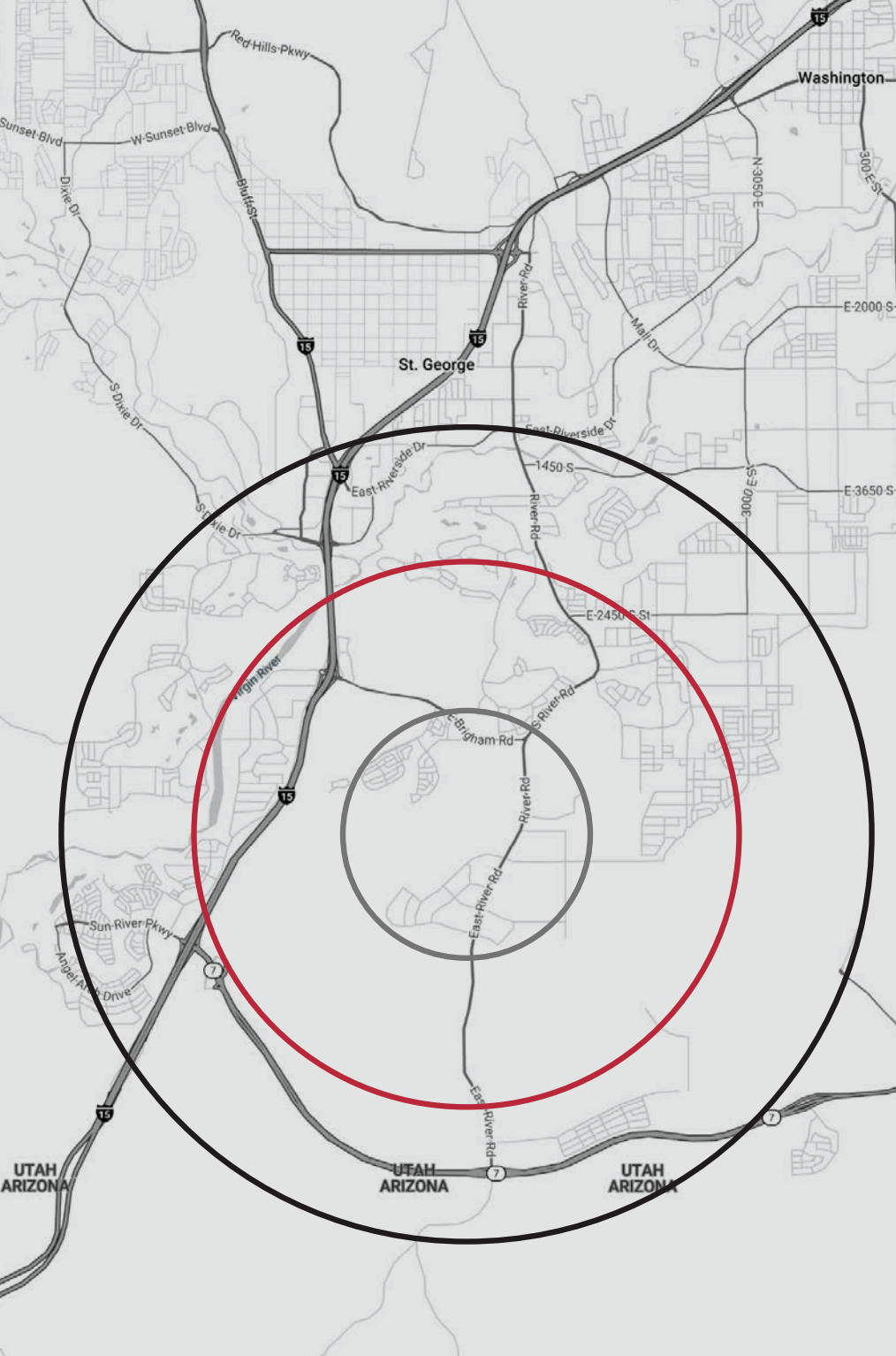
Red Mesa Science & Refining

CODALE
 A Sonpar Company
REPUBLIC SERVICES

RS | PowerON

DOLLAR TREE

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



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	855	29,044	72,019
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	215	9,833	24,326
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$105,126	\$130,834	\$124,533

Traffic Counts

STREET	AADT
River Rd	16,000

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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