



FOR LEASE

4012 S River Road
Ste 2A & 2E
St George, UT 84770

- High demand Office / Retail Warehouse in River Park available for lease.
- Office and reception area
- One (1) large roll up door per unit
- 3 phase power
- On Dixie power grid

± 4,492 SF
OFFICE/WAREHOUSE

Property Specs

OFFER PRICE	\$1.20/SF/NNN
SUITE LEASE SIZE SQFT	Suite 2A ± 2,246 SF Suite 2E ± 2,246 SF
UNITS AVAILABLE	2
TYPE	INDUSTRIAL OFFICE/RETAIL WAREHOUSE
YEAR BUILT	2006

● Suite 2A

- Epoxied floor in warehouse
- Full climate control in warehouse

● Suite 2E

- End cap unit
- Nicely finished offices
- Swamp cooler in the warehouse



OR TEXT 23546 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

SUITE 2A



PHOTOS



SUITE 2A



PHOTOS



SUITE 2E



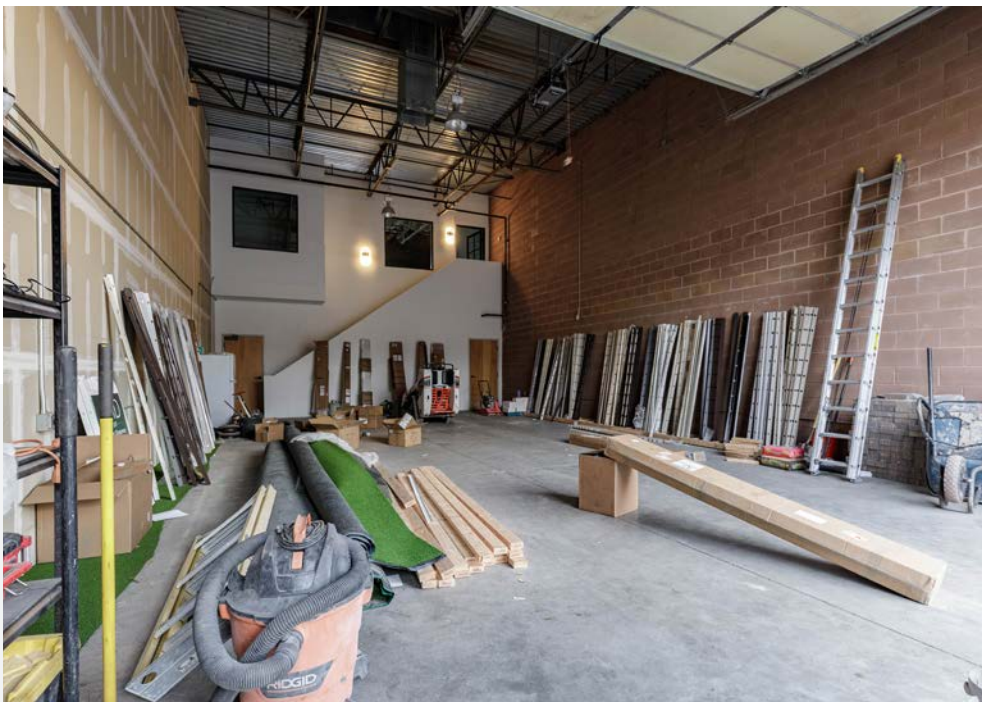
PHOTOS



SUITE 2E



PHOTOS



AREA MAP



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



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	726	32,646	67,686
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	187	10,722	22,842
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$105,222	\$127,412	\$125,659

Traffic Counts

STREET	AADT
South River Road	14,037
East Brigham Road	22,502

Cities Nearby

Reno, Nevada	441 miles
Los Angeles, California	270 miles
Salt Lake City, Utah	420 miles
Denver, Colorado	748 miles
Phoenix, Arizona	301 miles
San Antonio, Texas	1,280 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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Summary Documents

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