



PARAGON
BUSINESS PARK

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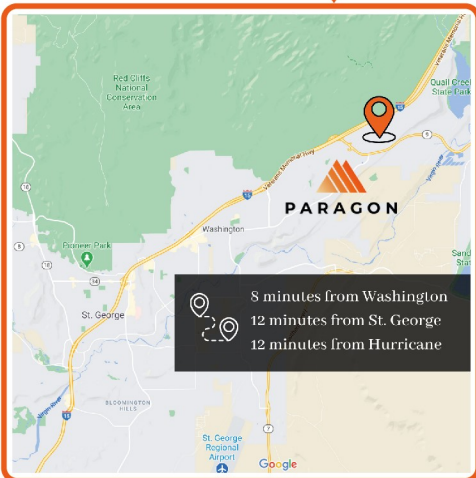
174 N Old Highway 91, Hurricane, UT 84737

PHASE 2 UNDER CONSTRUCTION



- Industrial Flex Space for Lease
- Estimated Completion of Q4 2024
- 1,550 to 11,000 sq ft Units
- 13 DIFFERENT Unit Sizes
- Pre-Lease Incentives

LOCATION



*Additional unit sizes available



James
Owner & Agent
(435) 538-4800



StgeorgeFlexSpace.com
for more info & pictures



PHASE 2 FLOOR PLANS



FEATURES



INNOVATIVE FEATURES

Features include automatic garage doors, a semi-truck loading ramp, floor drains, 2nd story flex/office space, warehouse sinks, and more!



THE RIGHT CONNECTIONS

Units feature 3 phase power, 220v outlets, and fiber internet.



MODERN DESIGN

All units feature stained concrete floors, modern LED lighting, and upgraded interior finishes.



VARIETY OF UNIT SIZES

Units range from 1,550 - 11,000 sq ft and can be combined for additional flexibility



FLEXIBLE LEASE TERMS

Flexible lease terms. Please give us a call to discuss available lease terms.



NO HIDDEN FEES

Up-front "all in" pricing and no gimmicks.

ABOUT US



James & Ariel Cerenzie are the owners of Paragon Business Park and together they have two young daughters, and two dogs (a Lab and a Weimaraner). Ariel and James enjoy traveling, live music, hiking, and playing tennis. James has 15 years of experience in investing in real estate in Utah and Idaho, and he is a licensed real estate agent with Equity Real Estate in St. George.

REALTORS

If you are currently working with a realtor, please refer your realtor to this flier, and we would be happy to work with them directly. Please contact James for more information.

Quick Commission

We promise an easy and quick leasing process

Happy Client

Variety of unit sizes to meet your client's requirements

Variety of Units

Central location, modern design, & innovative features

Easy to Pre-Lease

Hassle-free and no money down pre-lease process



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