



FOR LEASE

298 N Industrial Rd
St George, UT 84770

± 6,250 SF | INDUSTRIAL

Property Specs

LEASED PRICE	\$1.20/SF/Month + NNN
SF AVAILABLE	± 6,250 SF
BLDG SIZE	± 23,393 SF
LOT SIZE	± 1.96 AC
YEAR BUILT	1955
TYPE	Industrial Office/Retail Warehouse
ZONING	C-2

- Flex showroom/warehouse space available on Red Hills Parkway & Industrial Rd.
- Includes retail/office area with three private offices and showroom space
- Large, open warehouse with ample storage
- Three roll-up doors: two 10' x 11' and one 15' x 11'
- Over 10,000 SF fenced and secured yard space included
- Contact Kevin for questions or to schedule a showing



OR TEXT 23574 TO 39200

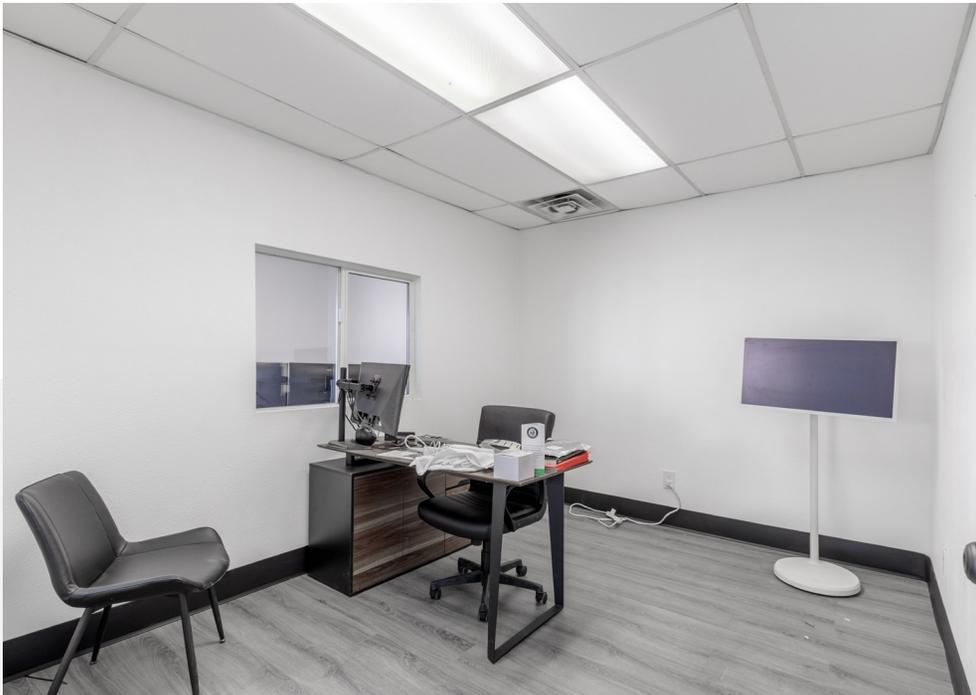
Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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SUMMARY

PHOTOS





PHOTOS

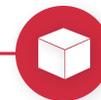
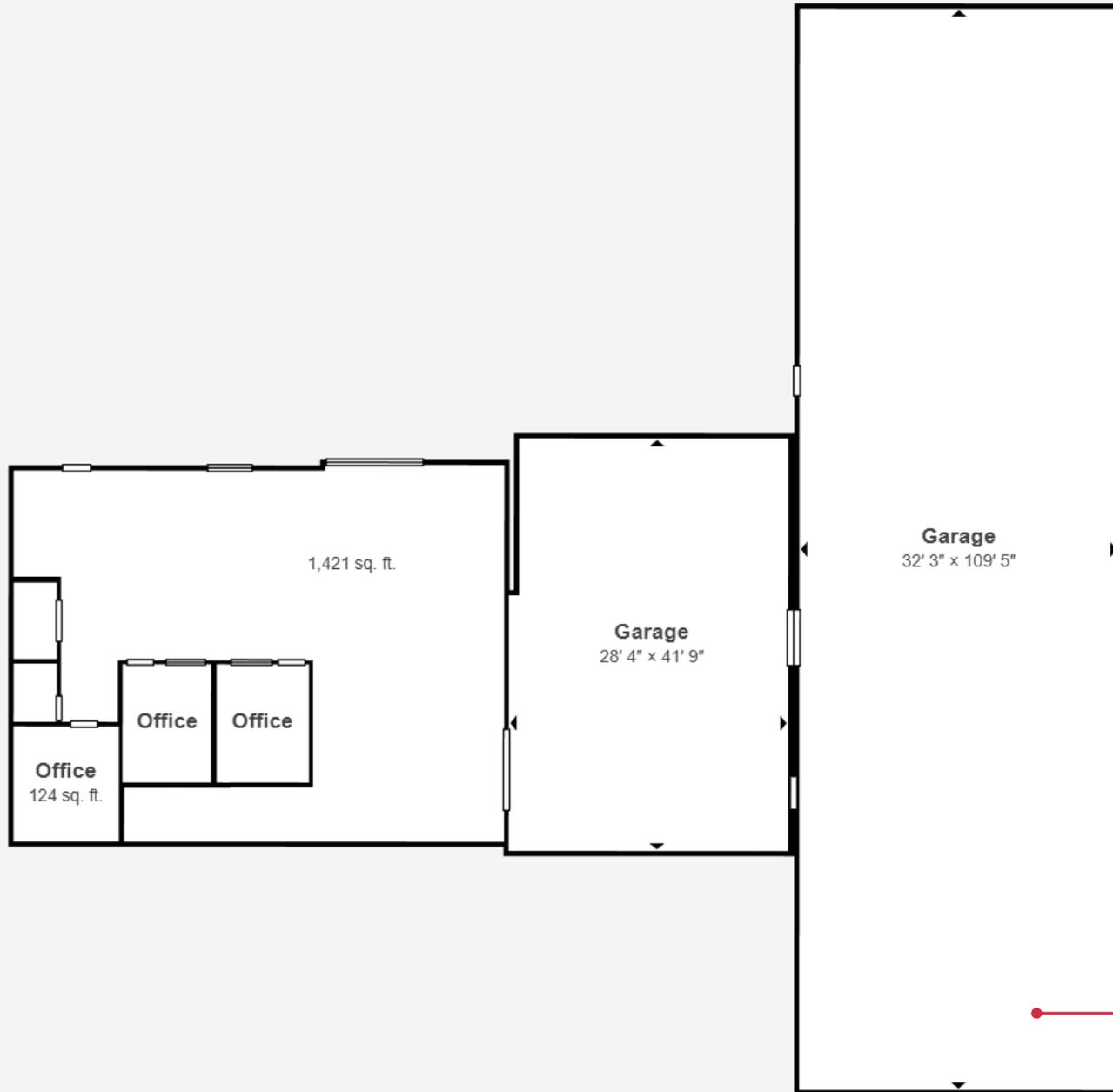


AREA MAP



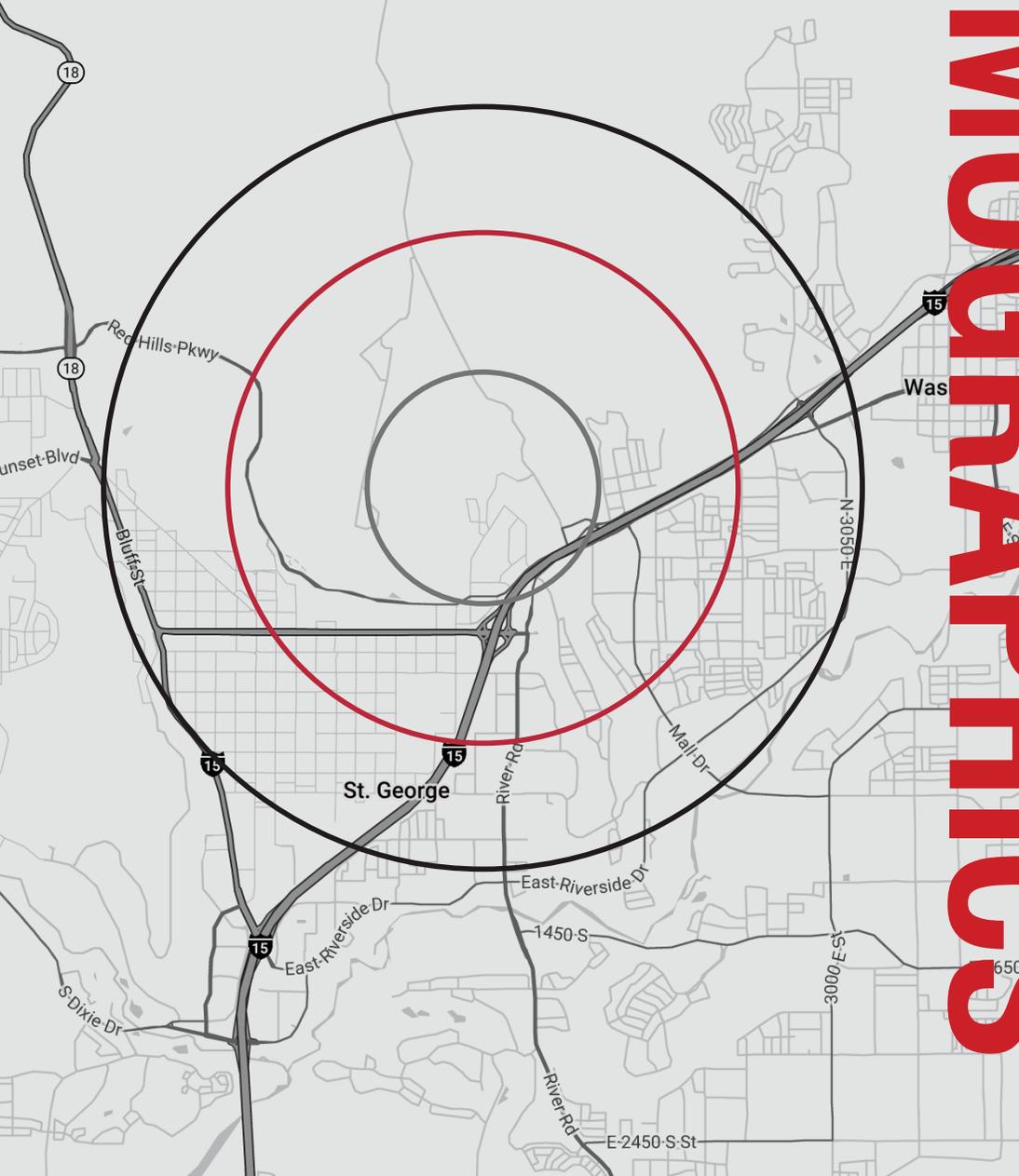
- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

FLOOR PLAN



[CLICK HERE FOR A 3D TOUR](#)

DEMOGRAPHICS



POPULATION

2025 Population

1-mile

5,011

3-mile

53,712

5-mile

127,080

HOUSEHOLDS

2025 Households

1-mile

1,512

3-mile

19,323

5-mile

44,606

INCOME

2025 Average HH Income

1-mile

\$67,075

3-mile

\$95,247

5-mile

\$107,087

Traffic Counts

STREET

Red Hills Pkwy

AADT

31,000

1000 East / Red Hills Pkwy

23,000

Cities Nearby

Las Vegas, Nevada

121 miles

Los Angeles, California

388 miles

Salt Lake City, Utah

301 miles

Denver, Colorado

629 miles

Phoenix, Arizona

421 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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