



FOR LEASE

1250 W Sunset Blvd
Unit D3, D4 & D5
St George, UT 84770

- Three Units Of Contiguous Space Available
- Very Clean Units
- Units Can Be Combined Or Leased Individually

±4,800 SF CONTIGUOUS

Property Specs

LEASE PRICE **\$1.25 /SF/Mo + NNN**

SUITE SIZE | SF
Suite D3 | ± 1,600 SF
Suite D4 | ± 1,600 SF
Suite D5 | ± 1,400 SF

YEAR BUILT 2023

TYPE Industrial | Office/Retail Warehouse

ZONING Commercial

TAX ID SG-6-2-14-2003

- Temperature Controlled warehouse spaces
- Very Clean Units
- Just off Sunset Boulevard
- Units can be combined or leased individually



OR TEXT 23672 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

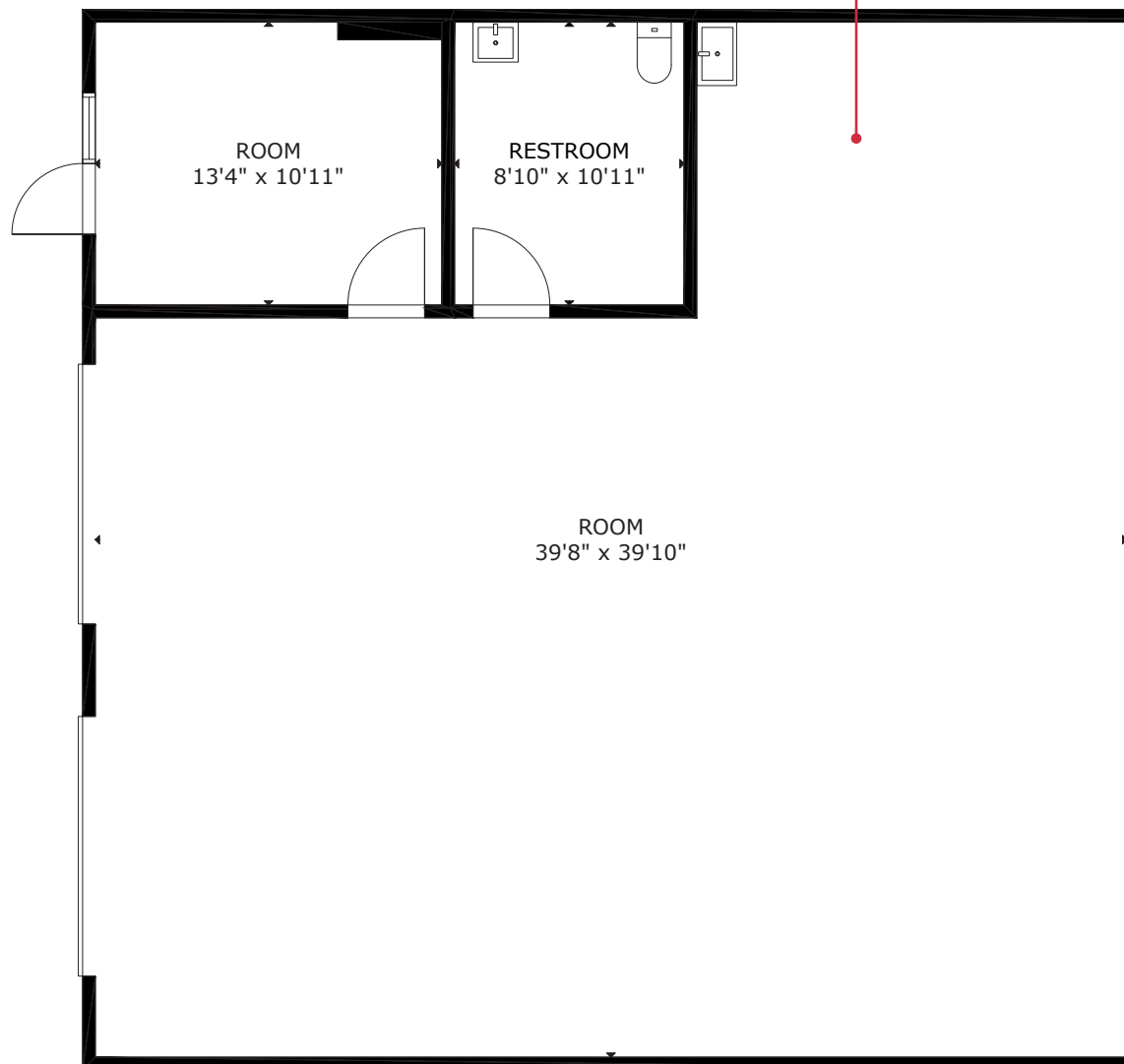


PHOTOS





CLICK HERE
FOR A 3D TOUR

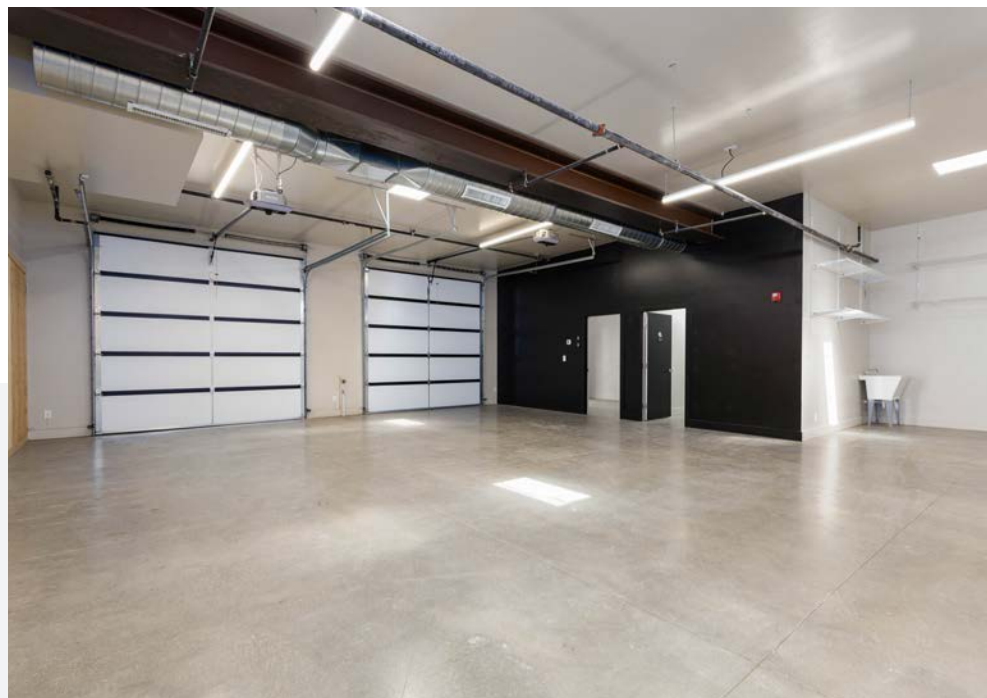
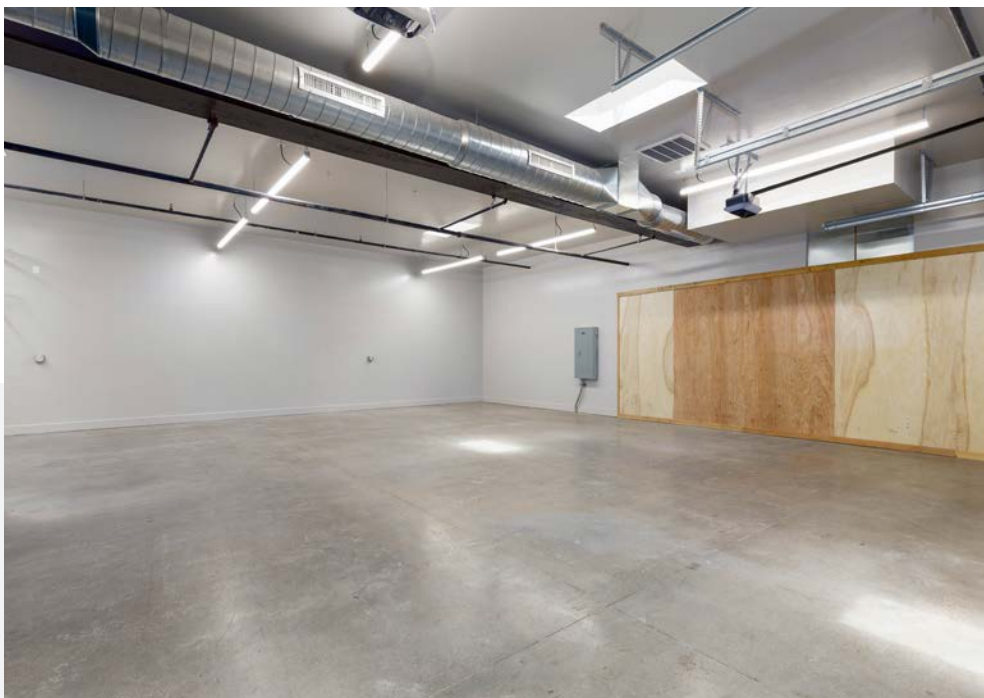


FLOOR PLAN

UNIT D4



PHOTOS



AREA MAP



Westridge Dr

Sunset Blvd.

Bluff St

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

Google

DEMOGRAPHICS

POPULATION

2024 Population

1-mile

14,749

3-mile

42,255

5-mile

85,056

HOUSEHOLDS

2024 Households

1-mile

5,372

3-mile

15,379

5-mile

30,968

INCOME

2024 Average HH Income

1-mile

\$82,876

3-mile

\$82,588

5-mile

\$85,765

Traffic Counts

STREET

W Sunset Blvd

North Dixie Drive

AADT

32,052

18,977



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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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