

For Lease

20,000 SF

Office/Warehouse  
Industrial Space



3884 S River Rd  
St George, Utah 84790

## Property Features

- Located in the Ft Pierce Industrial Park
- Spacious Warehouse
- Rear 12'x12' Roll-Up Door
- 20' Clear Height
- Gray Shell - Build to Suit Also Available
- Neighbors Include White Cap, Speed Tech, and Elite Creators
- Off Southern Corridor, Convenient I-15 Access
- Available November 1, 2015

BUILDING B	20,000 SF
ZONING	M-1

STARTING AT  
LEASE PRICE - **\$.55/SF** NNN

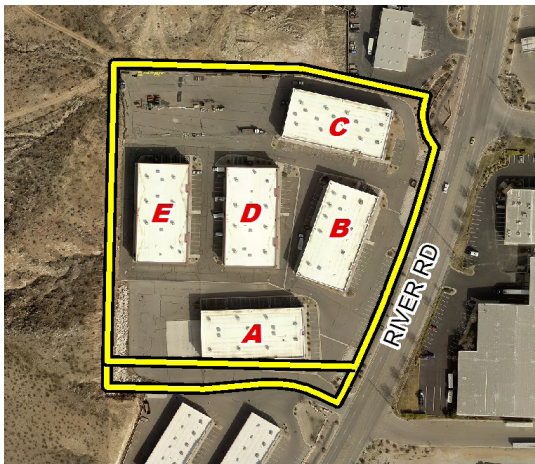
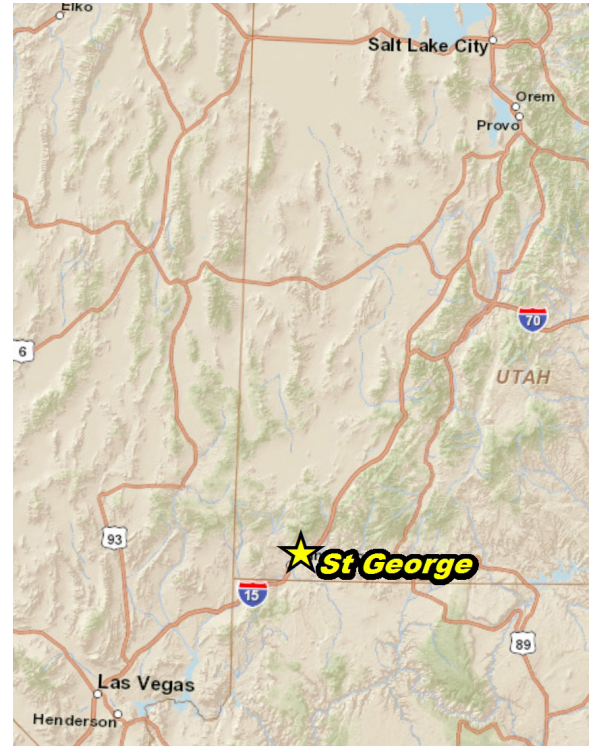
## For more information:

### Curren Christensen

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## Driving Distance to Major Cities from Property

SALT LAKE CITY, UT	303 miles
LAS VEGAS, NV	123 miles
DENVER, CO	631 miles
LOS ANGELES, CA	387 miles
SAN FRANCISCO, CA	684 miles
SEATTLE, WA	1,141 miles

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## Location Information

WASHINGTON COUNTY is known for warm winter weather, snowbirds, and beautiful red rock scenery. It has been known as Utah's Dixie since pioneers settled here in the 1850's. Championship golf, tennis, walking paths, biking trails, hiking, warm, snow-free winters and year long low humidity all make life attractive here.

Home to the world-renowned Snow Canyon State Park and the Tuacahn Center with its 1,200 seat outdoor amphitheater and the magnificent Zion National Park, the county has the benefit of a large, ultra-modern convention center and the 1200 seat Cox Performing Arts Theatre that is on the Dixie State College campus.

- POPULATION: Washington County - 138,451  
St George - 72,897
- LAND AREA: 2,427 Square Miles
- ECONOMY: Median Income of \$46,462 with a Cost of Living Index of 90.1 and an Unemployment Rate of 6.8%
- HOUSING: Median house value of \$234,800

[CLICK HERE FOR MORE INFORMATION](#)