



FOR SALE OR LEASE

Widget Way
St George, UT 84790

±3.88 AC | LAND | INDUSTRIAL

Property Specs

SALE PRICE	\$1,850,000
LEASE RATE	TBD
LOT SIZE	± 3.88 AC
ZONING	Manufacturing
TYPE	Land Industrial
TAX ID	SG-5-3-20-324

- For Sale, For Lease, or Joint Venture
- Preliminary Plans for a 30,525 square foot building area.
- 25,878 square feet warehouse and 9,300 square feet office on two floors
- Lease rate depends on the final square feet leased and improvements



OR TEXT 23848 TO 39200

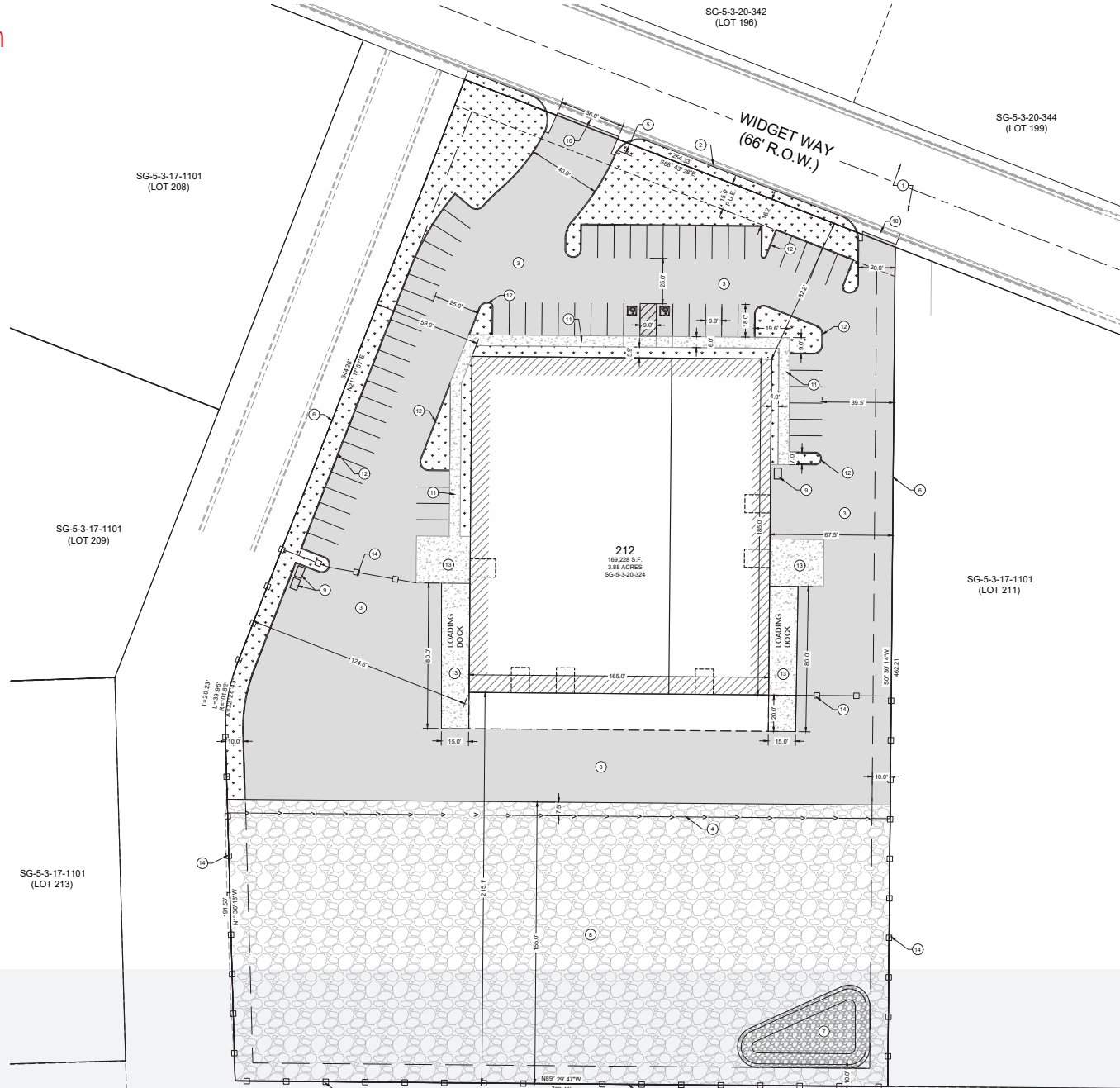
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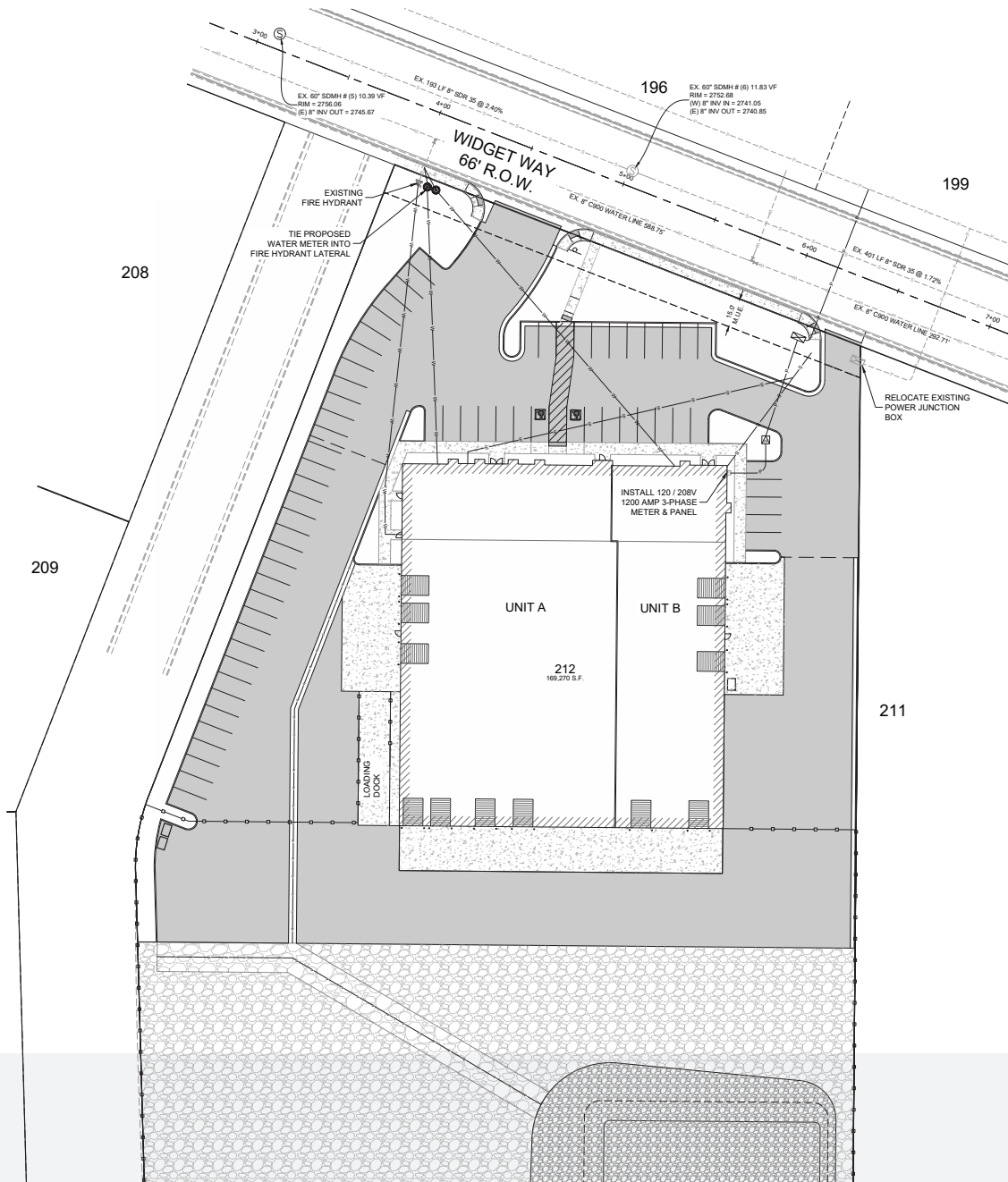
SUMMARY

Site Plan



PRELIMINARY

Floor Plan



PRELIMINARY

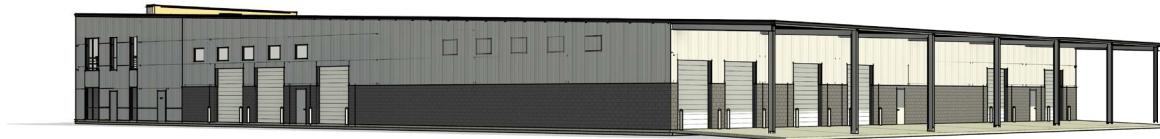
Elevations



C1 FRONT LEFT PERSPECTIVE



C3 FRONT RIGHT PERSPECTIVE



B1 REAR LEFT PERSPECTIVE



A3 REAR RIGTH PERSPECTIVE

PRELIMINARY



PHOTOS

LAND
TYPE

±3.88
ACRES | LOT SIZE



AREA MAP



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



DEMOGRAPHICS

POPULATION

2025 Population

1-mile

855

3-mile

29,044

5-mile

72,019

HOUSEHOLDS

2025 Households

1-mile

215

3-mile

9,833

5-mile

24,326

INCOME

2025 Average HH Income

1-mile

\$105,126

3-mile

\$130,834

5-mile

\$124,533

Traffic Counts

STREET

River Rd

AADT

16,000

TERMS & CONDITIONS

Terms and Conditions

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Summary Documents

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