



EXECUTIVE SUMMARY



LEASE RATE **\$0.90 SF/MONTH**

OFFERING SUMMARY

Available SF:	12,000 - 24,000 SF
Lease Rate:	\$0.90 SF/month (NNN)
Year Built:	2006
Building Size:	50,401 SF
Renovated:	2006
Zoning:	M-1

LOCATION OVERVIEW

Located just off River Road on Commerce Drive in the Ft. Pierce Industrial Park

PROPERTY OVERVIEW

Newer concrete tilt warehouse with shared yard area. Ample industrial power, dock door, and a 12'x16' rollup door. Located in Ft. Pierce Industrial Park - one of the lowest electrical rates in the nation. Suite 100 may also be available which would increase total sf to 24,000, adding an additional 8,897sf warehouse and 3,013sf of office.

PROPERTY HIGHLIGHTS

- Suite 100 & 200
- 12,000sf warehouse
- 120/208V, 200A - 3 Phase power
- 10'x12' dock door, 12'x16' rollup door on each unit
- 26' clear height
- Yard area negotiable
- Fire sprinklers, gas heaters, swamp coolers

For More Information:

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435.215.5891
connor@linxcre.com

TRAVIS PARRY, SIOR
435.359.4901
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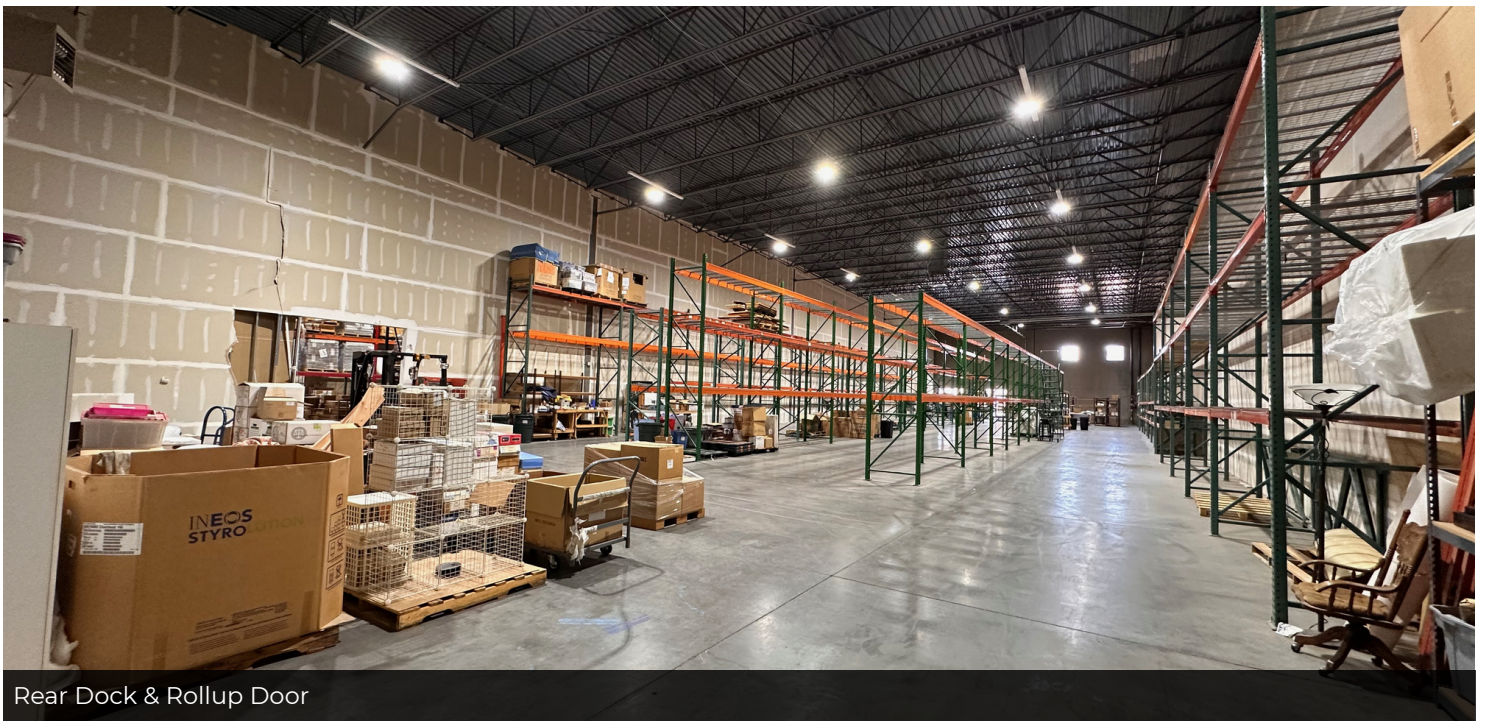
1076 E COMMERCE DRIVE
1076 E Commerce Dr, St. George, UT 84790



ADDITIONAL PHOTOS



Warehouse



Rear Dock & Rollup Door

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OFFICE SPACE



Warehouse



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WAREHOUSE



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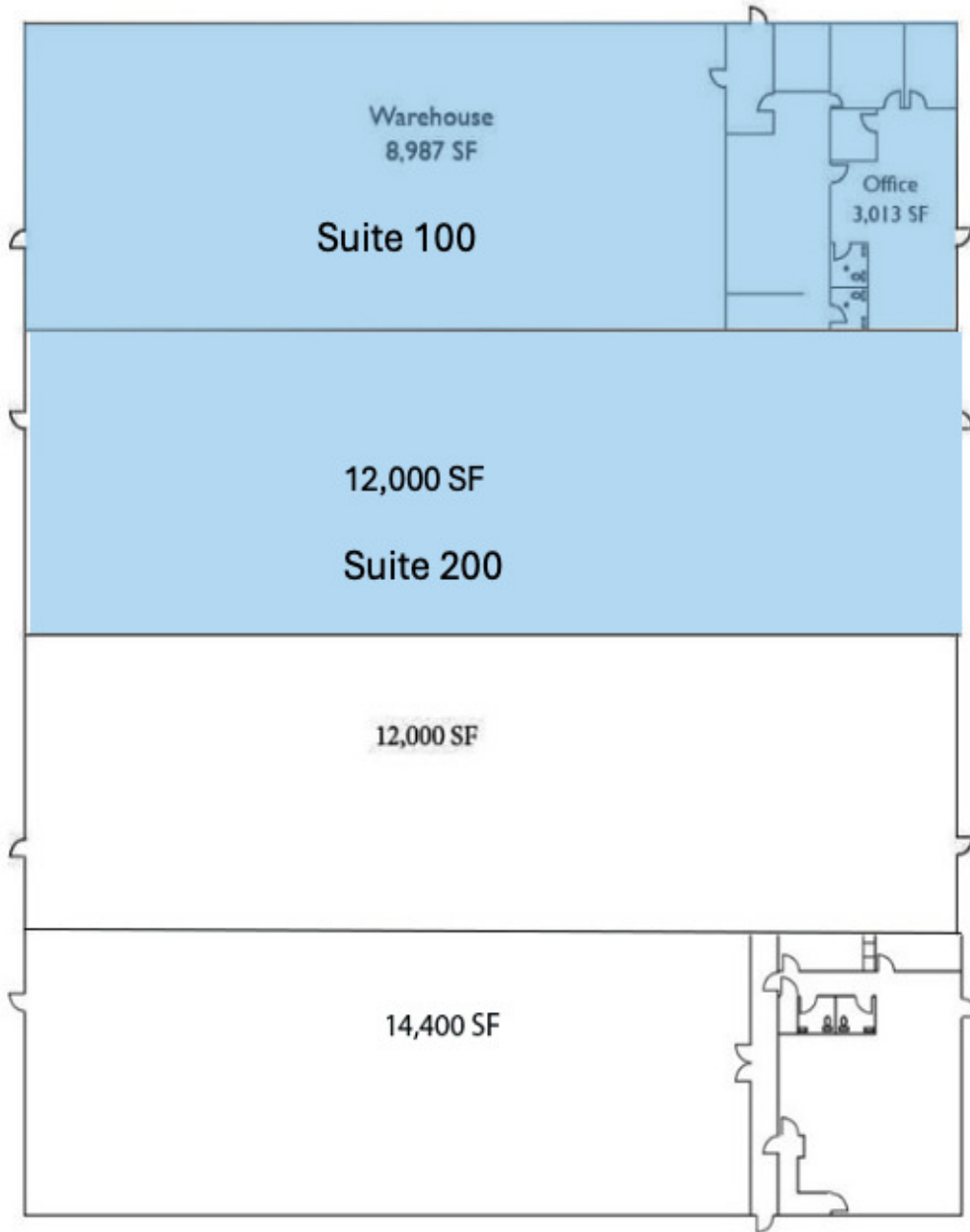


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Floor Plan



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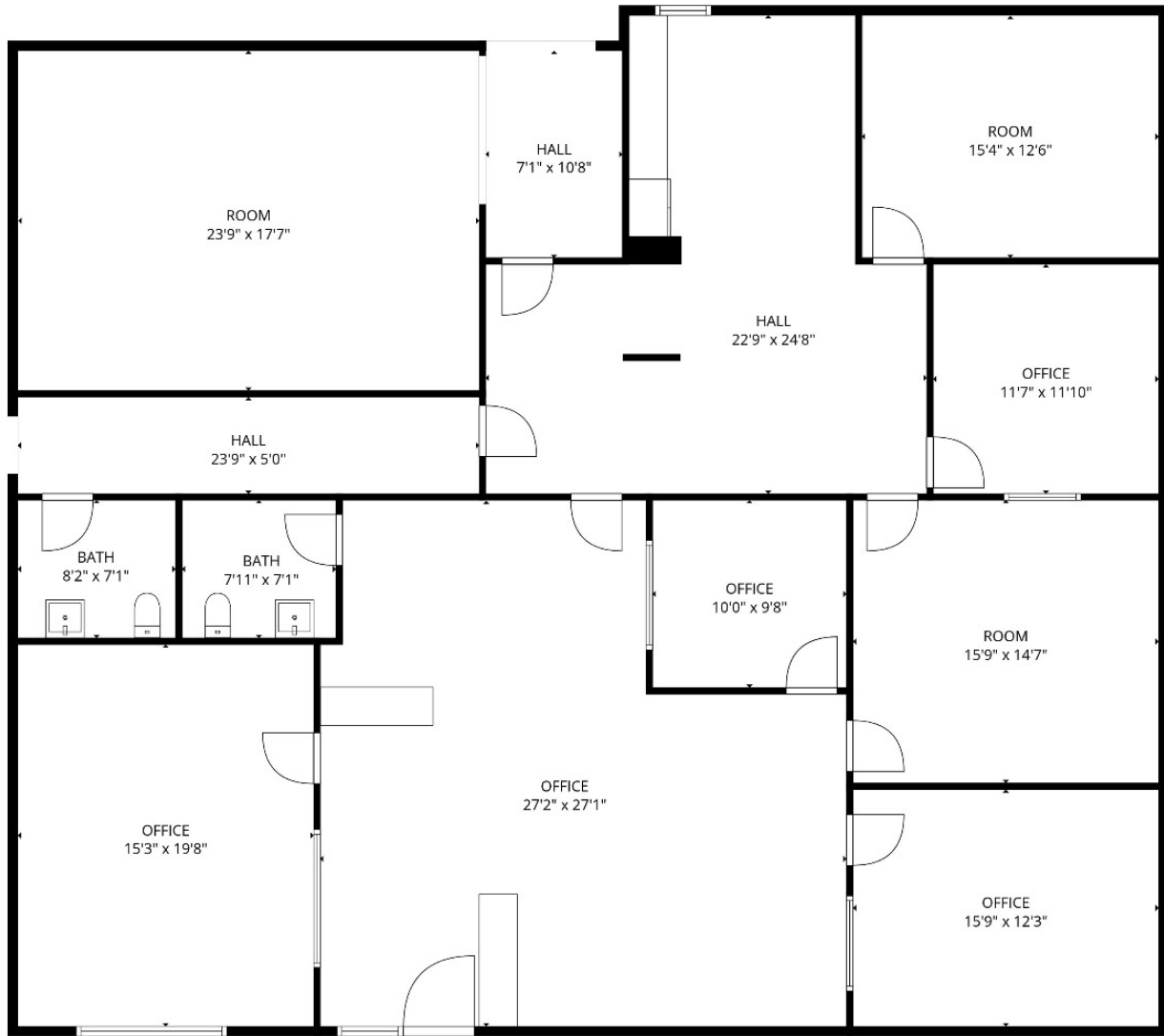


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FLOOR PLANS



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AERIAL MAP



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For More Information:

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