

PRIME EXECUTIVE INDUSTRIAL SPACE FOR LEASE



■ 3955 East Aviator Drive
St. George, Utah 84790
Near St. George Regional Airport

Offered by White Crow Real Estate

EXECUTIVE SUMMARY

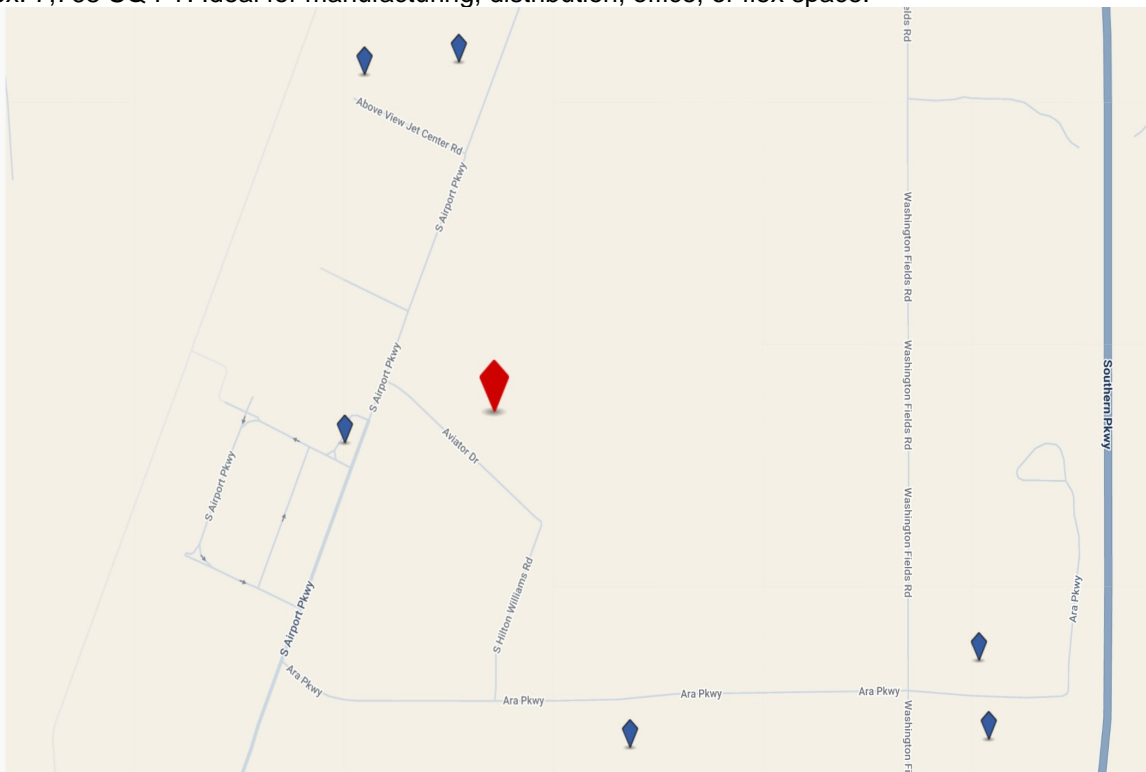
STRATEGICALLY LOCATED

3955 East Aviator Drive is strategically located east of the St. George Regional Airport (SGU) in Washington City's growing industrial corridor. Convenient access to major routes and I-15.

Property Highlights:

- **5,168 SQ FT Warehouse**
- **2,600 SQ FT Two-Story Office**
- **Secure and Fenced Yard Space**
- **3-Phase Power**
- **6" Concrete Floors**
- **14' x 16' Roll-Up Doors with side roll-up door**

Total approx. 7,768 SQ FT. Ideal for manufacturing, distribution, office, or flex space.



Property Location - Detailed View

PROPERTY FEATURES

Warehouse:	5,168 SQ FT with 6" concrete floors
Office:	2,600 SQ FT two-story
Power:	3-Phase electrical
Doors:	Multiple 14x16 roll-up doors + side door
Yard:	Secure fenced outdoor space
Location:	Aviation/industrial corridor near SGU Airport



CONSTRUCTION PROGRESS & INTERIORS



Contact for Leasing Information

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ST. GEORGE AREA VIEW – NEARBY BUSINESSES & AMENITIES



WHITE CROW REAL ESTATE

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The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.
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