



# FOR LEASE

4012 S River Road  
Ste 2A & 2E  
St George, UT 84770

- High demand Office / Retail Warehouse in River Park available for lease.
- Office and reception area
- One (1) large roll up door per unit
- 3 phase power
- On Dixie power grid

**± 4,492 SF**  
**OFFICE/WAREHOUSE**

## Property Specs

OFFER PRICE	<b>\$1.20/SF/NNN</b>
SUITE LEASE SIZE   SQFT	Suite 2A   ± 2,246 SF Suite 2E   ± 2,246 SF
UNITS AVAILABLE	2
TYPE	INDUSTRIAL   OFFICE/RETAIL WAREHOUSE
YEAR BUILT	2006

### ● Suite 2A

- End cap unit
- Nicely finished offices
- Swamp cooler in the warehouse

### ● Suite 2E

- Epoxied floor in warehouse
- Full climate control in warehouse



OR TEXT 23546 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

SUITE 2A



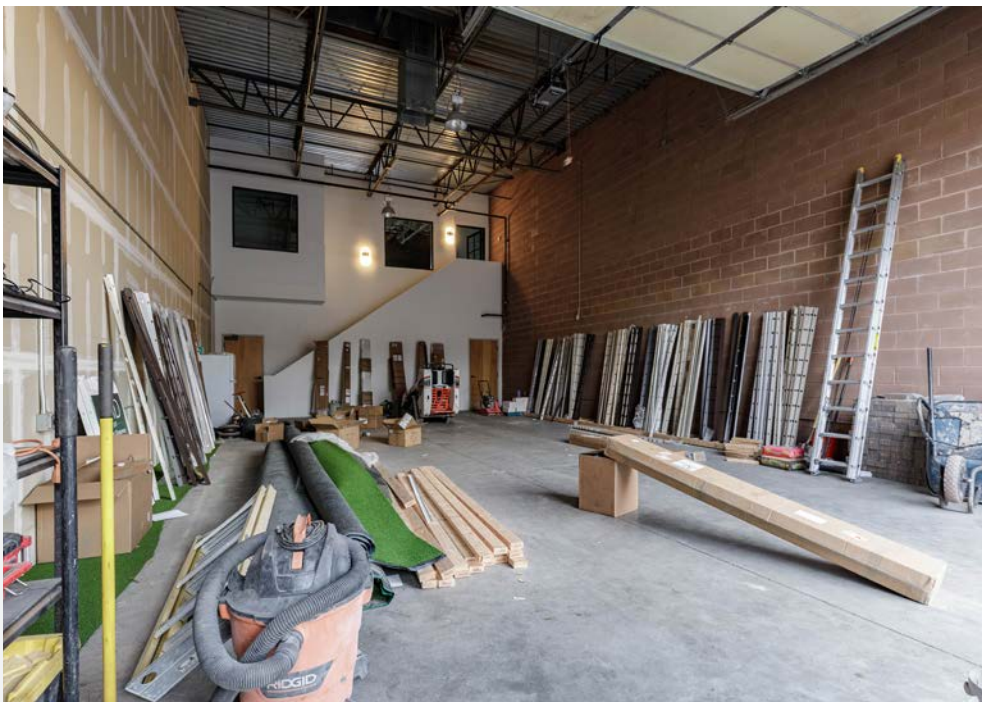
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SUITE 2A



PHOTOS



SUITE 2E



PHOTOS



SUITE 2E



PHOTOS



# AREA MAP



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



# DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	726	32,646	67,686
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	187	10,722	22,842
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$105,222	\$127,412	\$125,659

## Traffic Counts

STREET	AADT
South River Road	14,037
East Brigham Road	22,502

## Cities Nearby

Reno, Nevada	441 miles
Los Angeles, California	270 miles
Salt Lake City, Utah	420 miles
Denver, Colorado	748 miles
Phoenix, Arizona	301 miles
San Antonio, Texas	1,280 miles

# TERMS & CONDITIONS

## Terms and Conditions

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.

## Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

## Summary Documents

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