

Office/Warehouse in Gateway Ind. Park (4315)

Closing Date:

Industrial/ Office/Retail Warehouse



102 N Old Hwy 91 Units 2,
5 & 6
Hurricane, UT 84737

Listing Date: 2/24/2009
Available SF: 9000
Minimum SF: 3000
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Ask Actual
Lease Type : NNN
\$/ SF: \$4.20
Desired Term
(yrs.):
CAM / SF: n/a
Taxes / SF: \$0.03
Total \$\$

Property Class:
YearBuilt: 2006

Description: Three 3,000 SF units available (700 SF downstairs office/420 SF mezzanine office). Located next to Rogers Performance Marine.

Loopnet=16200228 Flex=09-109737 Paragon= PropertyLine= BizBuySell= OtherID=

Office/Warehouse/Yard/Storage Units (4570)

Closing Date:

Industrial/ Office/Retail Warehouse



146 N Old Hwy 91 #1, 2, 5,
6
Hurricane, UT 84737

Listing Date: 6/23/2009
Available SF: 10000
Minimum SF: 2000
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Ask Actual
Lease Type : NNN
\$/ SF: \$4.68
Desired Term
(yrs.):
CAM / SF: n/a
Taxes / SF: n/a
Total \$\$

Available after
Property Class:
YearBuilt: 2007

Description: Units 1 and 6 are 3,000 SF each. Units 2 and 5 are 2,000 SF each. Each unit has 3-phase power, 14' roll-up door, 20-25' clear height and security cameras. Outdoor storage possible. Starting at \$.39/SF NNN. Free rent. Flexible lease terms. Owner is a licensed real estate agent. BROCHURE #4569

Loopnet=16320801 Flex=09-111895 Paragon= PropertyLine= BizBuySell= OtherID=

Quail Creek Industrial Park (4405)

Closing Date:

Industrial/ Office/Retail Warehouse



696 S 5300 W Lot 2
Hurricane, UT 84737

Listing Date: 4/21/2009
Available SF: 23660
Minimum SF: 1820
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Ask Actual
Lease Type : NNN
\$/ SF: \$6.00
Desired Term
(yrs.):
CAM / SF: n/a
Taxes / SF: n/a
Total \$\$

Property Class:
YearBuilt: 2008

Description: Warehouse condos, adjacent to the County Fairgrounds, off of SR-9. Four separate buildings. Current tenants include A-Z Mining Supplies, Hansen Construction, Wild West Property Management and Rebel Bail Bonds. Lease warehouse space for \$.50/SF NNN and office space for \$.90/SF NNN.

Loopnet=16228506 Flex=09-110191 Paragon= PropertyLine= BizBuySell= OtherID=

Hurricane Gateway Crossing (2538)

Closing Date:

Industrial/ Office/Retail Warehouse



198 N Old Hwy 91 Suites
1,2
Hurricane, Utah 84737

Listing Date: 8/3/2007
Available SF: 16500
Minimum SF: 3300
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Ask Actual
Lease Type : NNN
\$/ SF: \$5.64
Desired Term
(yrs.): 3 to 5
CAM / SF: \$0.08
Taxes / SF: \$0.08
Total \$\$

Property Class: A
YearBuilt:

Description: Lease, purchase, or possible lease-options. Highly desirable office-warehouse condos at Hurricane Gateway Crossing. (Easy I-15 access to Gateway Industrial Park. Located across the street from Pepsico.) Handsome, well-designed tilt-up concrete construction. 21-23' clear height. 3-Phase power.

Lease 3,300 SF for \$1,551/Month NNN. Includes 288 SF of built out office. Jason Griffith, Agent, has a small ownership interest.
 Loopnet=15346673 Flex=09-108758 Paragon= PropertyLine= BizBuySell= OtherID=

Hurricane Gateway Crossing (4991) Closing Date: Industrial/ Office/Retail Warehouse



198 N Old Hwy 91 Suites
3,4,5
Hurricane, Utah 84737

Listing Date: 8/3/2007
 Available SF: 16500
 Minimum SF: 3300
 Acres:
 Lot SF:
 Office SF (Ind):
 Yard SF (Ind):

Ask	Actual
Lease Type : NNN	
\$ / SF: \$5.28	
Desired Term 3 to 5	
(yrs.):	
CAM / SF: \$0.08	Total \$\$
Taxes / SF: \$0.08	

Property Class: A
 YearBuilt:

Description: Lease, purchase, or possible lease-options. Highly desirable office-warehouse condos at Hurricane Gateway Crossing. (Easy I-15 access to Gateway Industrial Park. Located across the street from Pepsico.) Handsome, well-designed tilt-up concrete construction. 21-23' clear height. 3-Phase power. Lease 3,300 SF for \$1,452/Month NNN. Includes 288 SF of built out office. Jason Griffith, Agent, has a small ownership interest. BROCHURE #2538
 Loopnet=15346673 Flex=10-116581 Paragon= PropertyLine= BizBuySell= OtherID=

Fairgrounds Industrial Park, Lot 38 (3407) Closing Date: Industrial/ Office/Retail Warehouse



526 S Commerce Street
Suite 105
Hurricane, UT 84737

Listing Date: 4/22/2008
 Available SF: 20296
 Minimum SF: 3100
 Acres:
 Lot SF:
 Office SF (Ind):
 Yard SF (Ind):

Ask	Actual
Lease Type : MG	
\$ / SF: \$3.96	
Desired Term	
(yrs.):	
CAM / SF: n/a	Total \$\$
Taxes / SF: n/a	

Available after 8/22/2008
 Property Class: B
 YearBuilt:

Description: New, small office/warehouse spaces available by the county fairgrounds. Reasonable rates! Suites could be combined. Office & restroom included, mezzanine storage above office. BROCHURE #3407
 Loopnet=15745147 Flex=08-100966 Paragon= PropertyLine= BizBuySell= OtherID=

Fairgrounds Industrial Park, Lot 38 (3538) Closing Date: Industrial/ Office/Retail Warehouse



526 S Commerce Street
#102,106,107
Hurricane, UT 84737

Listing Date: 4/22/2008
 Available SF: 20296
 Minimum SF: 1787
 Acres:
 Lot SF:
 Office SF (Ind):
 Yard SF (Ind):

Ask	Actual
Lease Type : MG	
\$ / SF: \$4.08	
Desired Term	
(yrs.):	
CAM / SF: n/a	Total \$\$
Taxes / SF: n/a	

Available after 8/22/2008
 Property Class: B
 YearBuilt:

Description: New, small office/warehouse spaces available by the county fairgrounds. Reasonable rates! Suites could be combined. Office & restroom included, mezzanine storage above office. BROCHURE #3407
 Loopnet=15745147 Flex=08-100968 Paragon= PropertyLine= BizBuySell= OtherID=

Fairgrounds Industrial Park, Lot 38 (3415) Closing Date: Industrial/ Office/Retail Warehouse



526 S Commerce Street
#108, 110
Hurricane, UT 84737

Listing Date: 4/22/2008
 Available SF: 20296
 Minimum SF: 1755
 Acres:
 Lot SF:
 Office SF (Ind):
 Yard SF (Ind):

Ask	Actual
Lease Type : MG	
\$ / SF: \$4.20	
Desired Term	
(yrs.):	
CAM / SF: n/a	Total \$\$
Taxes / SF: n/a	

Available after 8/22/2008
 Property Class: B
 YearBuilt:

Description: New, small office/warehouse spaces available by the county fairgrounds. Reasonable rates!

Suites could be combined. Office & restroom included, mezzanine storage above office. BROCHURE #3407
 Loopnet=15745147 Flex=08-100967 Paragon= PropertyLine= BizBuySell= OtherID=

320 East Project (4907)

Closing Date:

Industrial/ Office/Retail Warehouse



291 E 1400 S Suite 5
 St. George, UT 84790

Listing Date: 8/14/2008
 Available SF: 2087
 Minimum SF: 2087
 Acres:
 Lot SF:
 Office SF (Ind):
 Yard SF (Ind):

Lease Type : Ask
 \$ / SF: MG
 \$8.16
 Desired Term
 (yrs.):
 CAM / SF: n/a
 Taxes / SF: n/a

Property Class:
 YearBuilt: 1996

Actual
 Total \$\$

Description: Excellent location. Easy access from I-15 & Bluff Street. BROCHURE #3702
 Loopnet=15906008 Flex=09-115970 Paragon= PropertyLine= BizBuySell= OtherID=

320 East Project (4906)

Closing Date:

Industrial/ Office/Retail Warehouse



291 E 1400 S Suites 1 & 2
 St. George, UT 84790

Listing Date: 8/14/2008
 Available SF: 3864
 Minimum SF: 3864
 Acres:
 Lot SF:
 Office SF (Ind):
 Yard SF (Ind):

Lease Type : Ask
 \$ / SF: MG
 \$7.80
 Desired Term
 (yrs.):
 CAM / SF: n/a
 Taxes / SF: n/a

Property Class:
 YearBuilt: 1996

Actual
 Total \$\$

Description: Excellent location. Easy access from I-15 & Bluff Street. BROCHURE #3702
 Loopnet=15906008 Flex=09-115969 Paragon= PropertyLine= BizBuySell= OtherID=

320 East Project (4448)

Closing Date:

Industrial/ Office/Retail Warehouse



291 E 1400 S Suite B-8
 St. George, UT 84790

Listing Date: 8/14/2008
 Available SF: 2610
 Minimum SF: 2610
 Acres:
 Lot SF:
 Office SF (Ind):
 Yard SF (Ind):

Lease Type : Ask
 \$ / SF: MG
 \$7.92
 Desired Term
 (yrs.):
 CAM / SF: n/a
 Taxes / SF: n/a

Property Class:
 YearBuilt: 1996

Actual
 Total \$\$

Description: Excellent location. Easy access from I-15 & Bluff Street. BROCHURE #3702
 Loopnet=15906008 Flex=09-113315 Paragon= PropertyLine= BizBuySell= OtherID=

Office/Warehouse (4685)

Closing Date:

Industrial/ Office/Retail Warehouse



260 N 3050 E
 St. George, UT 84790

Listing Date: 8/18/2009
 Available SF: 7200
 Minimum SF: 7200
 Acres: 1.5
 Lot SF:
 Office SF (Ind): 1200
 Yard SF (Ind):

Lease Type : Ask
 \$ / SF: MG
 \$6.72
 Desired Term
 (yrs.):
 CAM / SF: n/a
 Taxes / SF: n/a

Property Class:
 YearBuilt: 1994

Actual
 Total \$\$

Description: Approximately 1,200 SF of office and 6,800 SF of warehouse. 3-phase power with 400 amp service. 10,000 pound bridge crane. Loading dock. (6) 12X14 dock doors. (1) 12X12 roll-up door. 1.5 acre fenced yard. Lease for \$4,000/Month MG.
 Loopnet=16386653 Flex=09-113290 Paragon= PropertyLine= BizBuySell= OtherID=

Office/Warehouse in Ft. Pierce (4530)

Closing Date:

Industrial/ Office/Retail Warehouse



**1030 E Commerce Dr
Suite 400
St. George, UT 84790**

Listing Date: 6/1/2009
Available SF: 5000
Minimum SF: 5000
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : NNN
\$/ SF: \$6.00
Desired Term 3
(yrs.):
CAM / SF: \$0.06
Taxes / SF: \$0.06

Ask
Actual
Total \$\$

Property Class:
YearBuilt: 2006

Description: 4,292 SF warehouse with 708 SF office.
Loopnet=16271770 Flex=09-110917 Paragon= PropertyLine= BizBuySell= OtherID=

Office/Warehouse in Ft. Pierce Ind. Park (4216)

Closing Date:

Industrial/ Office/Retail Warehouse



**4012 S River Rd Suites 3A-
3F
St. George, UT 84790**

Listing Date: 1/22/2009
Available SF: 10884
Minimum SF: 1814
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : NNN
\$/ SF: \$6.00
Desired Term
(yrs.):
CAM / SF: n/a
Taxes / SF: n/a

Ask
Actual
Total \$\$

Property Class:
YearBuilt:

Description: Six warehouse/showrooms - 1,814 SF each (1,338 SF warehouse with 476 SF showroom).
Can be leased together or separately.
Loopnet=16132936 Flex=09-108576 Paragon= PropertyLine= BizBuySell= OtherID=

Office/Warehouse/Spacious Yard (4967)

Closing Date:

Industrial/ Office/Retail Warehouse



**4230 S 950 E Unit A
St. George, UT 84790**

Listing Date: 1/4/2010
Available SF: 5260
Minimum SF: 5260
Acres:
Lot SF: 0.5
Office SF (Ind):
Yard SF (Ind):

Lease Type : NNN
\$/ SF: \$4.80
Desired Term
(yrs.):
CAM / SF: \$0.07
Taxes / SF: \$0.05

Ask
Actual
Total \$\$

Available after
Property Class:
YearBuilt: 2006

Description: Reception area, several large offices, conference room, break room & multiple restrooms.
Lots of windows, spacious yard, multiple exterior entry points, 20' clear height, 3-Phase power, nicely finished. Conveniently located in Ft. Pierce, near entry to the Southern Corridor.
Loopnet=16522342 Flex=10-116315 Paragon= PropertyLine= BizBuySell= OtherID=

Office/Warehouse/Yard (4777)

Closing Date:

Industrial/ Office/Retail Warehouse



**892 E Commerce Dr Suite
B
St. George, UT 84790**

Listing Date: 10/13/2009
Available SF: 3300
Minimum SF: 3300
Acres: 0.25
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : NNN
\$/ SF: \$5.40
Desired Term
(yrs.):
CAM / SF: \$0.06
Taxes / SF: \$0.06

Ask
Actual
Total \$\$

Property Class:
YearBuilt: 2008

Description: Spacious yard and warehouse. Block construction, 23' clear height, nicely finished offices.
Flexible term and rates. Possible option to buy.
Loopnet=16449998 Flex=09-114693 Paragon= PropertyLine= BizBuySell= OtherID=

R&R Industrial Center, PH 2 (3292)

Closing Date:

Industrial/ Office/Retail Warehouse

**653-677 N 3050 E Suite 15
St. George, UT 84790**

Listing Date: 3/12/2008
Available SF: 2500
Minimum SF: 2500
Acres:

Lease Type : NNN
\$/ SF: \$5.04
Desired Term

Ask
Actual



Property Class: Office/Warehouse space available in the R&R Industrial Center. Located south of Costco, near the I-15 exit. BROCHURE #4202
YearBuilt: 1995
Lot SF: (yrs.):
Office SF (Ind): CAM / SF: \$0.08 **Total \$\$**
Yard SF (Ind): Taxes / SF: \$0.06
 Description: Office/Warehouse space available in the R&R Industrial Center. Located south of Costco, near the I-15 exit. BROCHURE #4202
 Loopnet=15752498 Flex=09-109419 Paragon= PropertyLine= BizBuySell= OtherID=

R&R Industrial Center, PH 2 (3605)

Closing Date:

Industrial/ Office/Retail Warehouse



653-677 N 3050 E Suite 14
St. George, UT 84790
Listing Date: 6/24/2008
Available SF: 2500
Minimum SF: 2500
Acres:
Lot SF: (yrs.):
Office SF (Ind): CAM / SF: \$0.08 **Total \$\$**
Yard SF (Ind): Taxes / SF: \$0.06
Lease Type : NNN
\$/ SF: \$5.04
Desired Term
 Description: Office/Warehouse space available in the R&R Industrial Center. Located south of Costco, near the I-15 exit. BROCHURE #4202
 Loopnet=15752498 Flex=09-109418 Paragon= PropertyLine= BizBuySell= OtherID=

R&R Industrial Center, PH 2 (3553)

Closing Date:

Industrial/ Office/Retail Warehouse



653-677 N 3050 E Suite 7
St. George, UT 84790
Listing Date: 3/12/2008
Available SF: 3000
Minimum SF: 3000
Acres:
Lot SF: (yrs.):
Office SF (Ind): CAM / SF: \$0.08 **Total \$\$**
Yard SF (Ind): Taxes / SF: \$0.06
Lease Type : NNN
\$/ SF: \$5.04
Desired Term
 Description: Office/Warehouse space available in the R&R Industrial Center. Located south of Costco, near the I-15 exit. BROCHURE #4202
 Loopnet=15752498 Flex=09-109420 Paragon= PropertyLine= BizBuySell= OtherID=

R&R Industrial Center, PH 2 (4202)

Closing Date:

Industrial/ Office/Retail Warehouse



653-677 N 3050 E Suite A
St. George, UT 84790
Listing Date: 1/24/2009
Available SF: 7500
Minimum SF: 7500
Acres: 0.55
Lot SF: (yrs.):
Office SF (Ind): CAM / SF: n/a **Total \$\$**
Yard SF (Ind): Taxes / SF: n/a
Lease Type : NNN
\$/ SF: \$5.28
Desired Term
 Description: Office/Warehouse space available in the R&R Industrial Center. Located south of Costco, near the I-15 exit. BROCHURE #4202
 Loopnet=15801723 Flex=09-109416 Paragon= PropertyLine= BizBuySell= OtherID=

Southland Retail Building (4824)

Closing Date:

Industrial/ Office/Retail Warehouse



1495 S Black Ridge Dr
A160 & A170
St. George, UT 84770
Listing Date: 11/23/2009
Available SF: 3150
Minimum SF: 3150
Acres:
Lot SF: (yrs.):
Office SF (Ind): CAM / SF: n/a **Total \$\$**
Yard SF (Ind): Taxes / SF: n/a
Lease Type : NNN
\$/ SF: \$10.80
Desired Term
 Description: Main floor retail for \$1.00/SF NNN. Bottom floor (walk-out) light warehouse for \$.50-\$.90/SF NNN. Excellent central location, near I-15. Lease rate is good for the first 12 months.

BROCHURE #2822
 Loopnet=15078171 Flex=09-115505 Paragon= PropertyLine= BizBuySell= OtherID=

Southland Retail Building (4802)

Closing Date:

Industrial/ Office/Retail Warehouse



1495 S Black Ridge Dr
 Suite A130
 St. George, UT 84770

Listing Date: 11/9/2009
 Available SF: 1320
 Minimum SF: 1320
 Acres:
 Lot SF:
 Office SF (Ind):
 Yard SF (Ind):

Lease Type : NNN
 \$ / SF: \$6.00
 Desired Term
 (yrs.):
 CAM / SF: n/a
 Taxes / SF: n/a

Ask
 Actual
 Total \$\$

Property Class:
 YearBuilt: 2007

Description: Main floor retail for \$1.00/SF NNN. Bottom floor (walk-out) light warehouse for \$.50-\$.90/SF NNN. Excellent central location, near I-15. Lease rate is good for the first 12 months.

BROCHURE #2822
 Loopnet=15078171 Flex=09-115092 Paragon= PropertyLine= BizBuySell= OtherID=

Warehouse Space (4782)

Closing Date:

Industrial/ Office/Retail Warehouse



1437 S 270 E Suite 2
 St. George, UT 84790

Listing Date: 10/28/2009
 Available SF: 20100
 Minimum SF: 9600
 Acres: 1
 Lot SF: 39204
 Office SF (Ind): 4000
 Yard SF (Ind):

Lease Type : MG
 \$ / SF: \$4.80
 Desired Term
 (yrs.):
 CAM / SF: n/a
 Taxes / SF: n/a

Ask
 Actual
 Total \$\$

Property Class:
 YearBuilt: 1994

Description: Warehouse & office/showroom. High cube. Dock & overhead doors. Convenient location near Riverside Drive & I-15. BROCHURE #4782

Loopnet=16505121 Flex=09-115930 Paragon= PropertyLine= BizBuySell= OtherID=

Warehouse Space (4783)

Closing Date:

Industrial/ Office/Retail Warehouse



1437 S 270 E Suite 1
 St. George, UT 84790

Listing Date: 10/28/2009
 Available SF: 20100
 Minimum SF: 10500
 Acres: 1
 Lot SF: 39204
 Office SF (Ind): 4000
 Yard SF (Ind):

Lease Type : MG
 \$ / SF: \$4.80
 Desired Term
 (yrs.):
 CAM / SF: n/a
 Taxes / SF: n/a

Ask
 Actual
 Total \$\$

Property Class:
 YearBuilt: 1994

Description: Warehouse & office/showroom. High cube. Dock & overhead doors. Convenient location near Riverside Drive & I-15. BROCHURE #4782

Loopnet=16505121 Flex=09-115928 Paragon= PropertyLine= BizBuySell= OtherID=

Riverside Corner (2994)

Closing Date:

Industrial/ Office/Retail Warehouse



267 E 1400 S Suite 103
 St. George, UT 84790

Listing Date: 12/13/2007
 Available SF: 4749
 Minimum SF: 4749
 Acres:
 Lot SF:
 Office SF (Ind):
 Yard SF (Ind):

Lease Type : NNN
 \$ / SF: \$6.00
 Desired Term
 (yrs.): 3 to 5
 CAM / SF: n/a
 Taxes / SF: n/a

Ask
 Actual
 Total \$\$

Property Class: A
 YearBuilt: 2007

Description: Retail-warehouse in the Riverside Drive area. Handsome construction. Build to suit office at \$.90/SF NNN. Easy access from downtown and I-15. BROCHURE #2990

Loopnet=15518577 Flex=10-116676 Paragon= PropertyLine= BizBuySell= OtherID=

Riverside Corner (2993)

Closing Date:

Industrial/ Office/Retail Warehouse



267 E 1400 S Suite 104
St. George, UT 84790

Listing Date: 12/13/2007
Available SF: 4749
Minimum SF: 4749
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : NNN
\$ / SF: \$6.00
Desired Term 3 to 5
(yrs.):
CAM / SF: n/a
Taxes / SF: n/a

Property Class: A
YearBuilt: 2007

Ask **Actual**
Total \$\$

Description: Retail-warehouse in the Riverside Drive area. Handsome construction. Build-to-suit office at \$90/SF NNN. Easy access from downtown and I-15. BROCHURE #2990
Loopnet=15518577 Flex=09-111102 Paragon= PropertyLine= BizBuySell= OtherID=

Dixie Sunset Plaza Warehouse (4743)

Closing Date:

Industrial/ Office/Retail Warehouse



1812 W Sunset Blvd Unit
39
St. George, UT 84770

Listing Date: 7/23/2009
Available SF: 2200
Minimum SF: 2200
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : MG
\$ / SF: \$8.76
Desired Term
(yrs.):
CAM / SF: n/a
Taxes / SF: n/a

Property Class: B
YearBuilt: 2000

Ask **Actual**
Total \$\$

Description: Office/Warehouse space with roll-up door. Great location on Sunset Blvd. BROCHURE #4625
Loopnet=15861385 Flex=09-115876 Paragon= PropertyLine= BizBuySell= OtherID=

Dixie Sunset Plaza Warehouse (4626)

Closing Date:

Industrial/ Office/Retail Warehouse



1812 W Sunset Blvd Unit
38
St. George, UT 84770

Listing Date: 7/23/2009
Available SF: 1375
Minimum SF: 1375
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : MG
\$ / SF: \$8.76
Desired Term
(yrs.):
CAM / SF: n/a
Taxes / SF: n/a

Property Class: B
YearBuilt: 2000

Ask **Actual**
Total \$\$

Description: Office/Warehouse space with roll-up door. Great location on Sunset Blvd. BROCHURE #4625
Loopnet=15861385 Flex=09-115875 Paragon= PropertyLine= BizBuySell= OtherID=

Ft. Pierce Industrial Park (3884)

Closing Date:

Industrial/ Office/Retail Warehouse



4058 S River Rd Suite 4
St. George, UT 84790

Listing Date: 10/21/2008
Available SF: 2066
Minimum SF: 2066
Acres:
Lot SF:
Office SF (Ind):
Yard SF (Ind):

Lease Type : NNN
\$ / SF: \$4.80
Desired Term
(yrs.):
CAM / SF: n/a
Taxes / SF: n/a

Property Class: B
YearBuilt: 2005

Ask **Actual**
Total \$\$

Description: Retail/Warehouse in Fort Pierce Industrial Park. Showroom is 1,494 SF; warehouse is 572 SF. Lease for \$826.40/Month MG. Yard space available.
Loopnet=16009669 Flex=09-112191 Paragon= PropertyLine= BizBuySell= OtherID=

HED Building (4776)

Closing Date:

Industrial/ Office/Retail Warehouse

1478 S 270 E Unit 2A
St. George, UT 84790

Listing Date: 10/15/2009
Available SF: 2280
Minimum SF: 2280
Acres:

Lease Type : MG
\$ / SF: \$6.60
Desired Term

Ask **Actual**



Property Class: B
YearBuilt: 1994

Lot SF: (yrs.):
Office SF (Ind): CAM / SF: n/a **Total \$\$**
Yard SF (Ind): Taxes / SF: n/a

Description: UNIT B1: Small, beautiful retail showroom. Has conference/break room and 12X12 overhead door. Just off Riverside Drive. UNIT 2A: Previously D&M Blinds. Built out office & showroom. Great frontage. BLDG 1: Formerly Get Wet Pools & Spas. Large showroom. Two overhead doors. Great frontage. BROCHURE #3853
 Loopnet=16041797 Flex=09-115913 Paragon= PropertyLine= BizBuySell= OtherID=

HED Building (4763)

Closing Date:

Industrial/ Office/Retail Warehouse



1478 S 270 E Bldg 1
St. George, UT 84790

Listing Date: 9/1/2009
Available SF: 4000
Minimum SF: 4000
Acres:
Lot SF:
Office SF (Ind): CAM / SF: n/a **Total \$\$**
Yard SF (Ind): Taxes / SF: n/a

Property Class: B
YearBuilt: 1994

Description: UNIT B1: Small, beautiful retail showroom. Has conference/break room and 12X12 overhead door. Just off Riverside Drive. UNIT 2A: Previously D&M Blinds. Built out office & showroom. Great frontage. BLDG 1: Formerly Get Wet Pools & Spas. Large showroom. Two overhead doors. Great frontage. BROCHURE #3853
 Loopnet=16041797 Flex=09-114186 Paragon= PropertyLine= BizBuySell= OtherID=

Lease Type : Ask
MG
\$/ SF: \$6.60
Desired Term
 (yrs.):

HED Building (3853)

Closing Date:

Industrial/ Office/Retail Warehouse



1478 S 270 E Unit 1B
St. George, UT 84790

Listing Date: 10/9/2008
Available SF: 4607
Minimum SF: 4607
Acres:
Lot SF:
Office SF (Ind): CAM / SF: n/a **Total \$\$**
Yard SF (Ind): Taxes / SF: n/a

Property Class: B
YearBuilt: 1994

Description: UNIT B1: Small, beautiful retail showroom. Has conference/break room and 12X12 overhead door. Just off Riverside Drive. UNIT 2A: Previously D&M Blinds. Built out office & showroom. Great frontage. BLDG 1: Formerly Get Wet Pools & Spas. Large showroom. Two overhead doors. Great frontage. BROCHURE #3853
 Loopnet=16041797 Flex=08-106731 Paragon= PropertyLine= BizBuySell= OtherID=

Lease Type : Ask
MG
\$/ SF: \$6.00
Desired Term
 (yrs.):

Sunland Commercial Center (3827)

Closing Date:

Industrial/ Office/Retail Warehouse



344 E Sunland Dr 2A & 2B
St. George, UT 84790

Listing Date: 9/22/2008
Available SF: 1600
Minimum SF: 800
Acres:
Lot SF:
Office SF (Ind): CAM / SF: n/a **Total \$\$**
Yard SF (Ind): Taxes / SF: n/a

Property Class: B
YearBuilt: 1996

Description: (Suite 2A & 2B - Rtl/Ofc/Wrhs) 1,600 square feet, nicely finished. Located near the I-15 Bluff Street Interchange. Available immediately. Flexible terms. Suite 2A (Upstairs Rtl/Ofc) is \$600/Month MG. Suite 2B (Downstairs Wrhs) is \$500/Month MG. Lease all or half.
 Loopnet=15964312 Flex=09-110936 Paragon= PropertyLine= BizBuySell= OtherID=

Lease Type : Ask
MG
\$/ SF: \$8.28
Desired Term
 (yrs.):

Office, Warehouse/Secure Yard (3685)

Closing Date:

Industrial/ Office/Retail Warehouse

1145 W 1250 N

Listing Date: 7/22/2008
Available SF: 3984
Lease Type : Ask
NNN
Actual



St. George, UT 84770 **Minimum SF:** 3984 **\$/ SF:** \$4.56
 Acres: 0.59 **Desired Term**
 Lot SF: **(yrs.):**
Property Class: C **Office SF (Ind):** **CAM / SF:** n/a **Total \$\$**
YearBuilt: **Yard SF (Ind):** **Taxes / SF:** n/a

Description: 3,984 SF, recently remodeled. Spacious yard with covered awning. Conveniently located off Sunset Blvd. Rate is \$1,500/Month NNN. This is a sublease, subject to landlord approval (expires December 2010).
 Loopnet=15873085 Flex=08-103579 Paragon= PropertyLine= BizBuySell= OtherID=

Office/Warehouse (4904)

Closing Date:

Industrial/ Office/Retail Warehouse



376 E Sunland Dr Suite 9 **Listing Date:** 12/7/2009 **Ask** **Actual**
 St. George, UT 84790 **Available SF:** 1600 **Lease Type :** MG
 Minimum SF: 1600 **\$/ SF:** \$5.28
 Acres: **Desired Term**
 Lot SF: **(yrs.):**
Property Class: C **Office SF (Ind):** **CAM / SF:** n/a **Total \$\$**
YearBuilt: 1996 **Yard SF (Ind):** **Taxes / SF:** n/a

Description: Office, showroom, restroom, storage closet, open area and 800 SF of warehouse. Retail & office use. Near I-15 interchange. Lease for \$700/Month MG. Flexible term and rate.
 Loopnet= Flex= Paragon= PropertyLine= BizBuySell= OtherID=

Sunbrook Ranch (4755)

Closing Date:

Industrial/ Office/Retail Warehouse



415 S Dixie Dr **Listing Date:** 10/1/2009 **Ask** **Actual**
 St. George, UT 84770 **Available SF:** 50000 **Lease Type :** NNN
 Minimum SF: 2000 **\$/ SF:** \$6.00
 Acres: 17.35 **Desired Term** 5
 Lot SF: **(yrs.):**
Property Class: C **Office SF (Ind):** **CAM / SF:** n/a **Total \$\$**
YearBuilt: 1975 **Yard SF (Ind):** **Taxes / SF:** n/a

Description: Great location on Dixie Drive. The 17.35 acre site has 15,000 SF of office and 35,000 SF of warehouse with 16' clear height, 4 dock high doors and 3-phase power. Warehouse space leases for \$.50/SF NNN. Office space is \$.75/SF NNN.
 Loopnet=16478131 Flex=09-115338 Paragon= PropertyLine= BizBuySell= OtherID=

Office/Warehouse (4240)

Closing Date:

Industrial/ Office/Retail Warehouse



1460 E Washington Dam **Listing Date:** 2/12/2009 **Ask** **Actual**
 Rd Unit 5 **Available SF:** 950 **Lease Type :** NNN
 Washington, UT 84780 **Minimum SF:** 950 **\$/ SF:** \$4.56
 Acres: 0.54 **Desired Term**
 Lot SF: **(yrs.):**
Property Class: **Office SF (Ind):** **CAM / SF:** \$0.10 **Total \$\$**
YearBuilt: 2004 **Yard SF (Ind):** **Taxes / SF:** n/a

Description: Office/Warehouse/Yard for lease. 12' overhead door. Lease rate starting as low as \$.38/SF NNN. Flexible lease terms. BROCHURE #4239
 Loopnet=16152900 Flex=09-108910 Paragon= PropertyLine= BizBuySell= OtherID=

Office/Warehouse (4242)

Closing Date:

Industrial/ Office/Retail Warehouse

1324 S Sandhill Rd Units 1 **Listing Date:** 2/12/2009 **Ask** **Actual**
 & 4 **Available SF:** 6174 **Lease Type :** NNN
 Washington, UT 84780 **Minimum SF:** 2303 **\$/ SF:** \$4.56
 Acres: 0.61 **Desired Term**
 Lot SF: **(yrs.):**



Property Class: Office SF (Ind): CAM / SF: \$0.10 Total \$\$
YearBuilt: 2008 Yard SF (Ind): Taxes / SF: n/a

Description: Spacious Office/Warehouse for lease. 3-phase power, 12X14' overhead door, fire sprinkled. Lease rate starting as low as \$.38/SF NNN. Flexible lease terms: Unit 1 = 2,303 SF, Unit 4 = 3,871 SF. BROCHURE #4241
 Loopnet=16154176 Flex=09-108931 Paragon= PropertyLine= BizBuySell= OtherID=

Small Industrial Space (4409)

Closing Date:

Industrial/ Office/Retail Warehouse



148 W Industrial Dr Unit B-2
 Washington, UT 84780

Listing Date: 4/20/2009
Available SF: 1200
Minimum SF: 1200
Acres:
Lot SF:

Lease Type : Ask
\$/ SF: MG
Desired Term \$6.60
(yrs.):

Property Class: Office SF (Ind): CAM / SF: n/a Total \$\$
YearBuilt: 1994 Yard SF (Ind): Taxes / SF: n/a

Description: Located adjacent to the Millcreek Industrial Park. Unit B-2 is a small office/warehouse unit which is 30 x 40, swamp-cooled, has a 12 x 14 overhead door and restroom with shower. Lease for \$650/Month MG. Unit A-1 has a drive-through bay which is swamp-cooled, an approximate 30 x 40 office/showroom and large yard. Suitable for diesel truck repair, equipment rental, etc. Lease for \$3,900/Month MG. BROCHURE #3937
 Loopnet=16033067 Flex=09-115643 Paragon= PropertyLine= BizBuySell= OtherID=

Small Industrial Space (3937)

Closing Date:

Industrial/ Office/Retail Warehouse



148 W Industrial Dr Unit A-1
 Washington, UT 84780

Listing Date: 11/12/2008
Available SF: 8000
Minimum SF: 8000
Acres:
Lot SF:

Lease Type : Ask
\$/ SF: MG
Desired Term \$5.88
(yrs.):

Property Class: Office SF (Ind): CAM / SF: n/a Total \$\$
YearBuilt: 1994 Yard SF (Ind): Taxes / SF: n/a

Description: Located adjacent to the Millcreek Industrial Park. Unit B-2 is a small office/warehouse unit which is 30 x 40, swamp-cooled, has a 12 x 14 overhead door and restroom with shower. Lease for \$650/Month MG. Unit A-1 has a drive-through bay which is swamp-cooled, an approximate 30 x 40 office/showroom and large yard. Suitable for diesel truck repair, equipment rental, etc. Lease for \$3,900/Month MG. BROCHURE #3937
 Loopnet=16033067 Flex=09-115642 Paragon= PropertyLine= BizBuySell= OtherID=

Telegraph Warehouse (4740)

Closing Date:

Industrial/ Office/Retail Warehouse



400 W Telegraph St
 Washington, UT 84780

Listing Date: 9/17/2009
Available SF: 12500
Minimum SF: 12500
Acres: 0.87
Lot SF: 37897.2

Lease Type : Ask
\$/ SF: NNN
Desired Term \$6.60
(yrs.): 5

Property Class: Office SF (Ind): CAM / SF: n/a Total \$\$
YearBuilt: 2000 Yard SF (Ind): Taxes / SF: n/a

Description: High visibility warehouse in a commercial zone. Close to I-15 and several big box stores. BROCHURE #4739
 Loopnet=16423133 Flex=09-114069 Paragon= PropertyLine= BizBuySell= OtherID=

Crocker Ventures Park (3962)

Closing Date:

Industrial/ Warehouse/Distribution

492 N Old Hwy 91
 Hurricane, UT 84737

Listing Date: 11/24/2008
Available SF: 13175

Lease Type : Ask
MG Total \$\$



Property Class:
YearBuilt: 2000

Minimum SF: 13175 **\$ / SF:** \$3.96
Acres: **Desired Term**
Lot SF: **(yrs.):**
Office SF (Ind): **CAM / SF:** n/a **Total \$\$**
Yard SF (Ind): **Taxes / SF:** n/a

Description: 13,175 SF including approximately 1,300 SF of office. Quality construction. 22' clear height. 12 x 14 overhead doors & two (2) 15 x 12 dock doors. Optional 2,000 SF of mezzanine office available. Convenient access from I-15 & Highway 9.
Loopnet=16242776 Flex=09-115651 Paragon= PropertyLine= BizBuySell= OtherID=

Contempo Tile - Whse Units (3908)

Closing Date:

Industrial/ Warehouse/Distribution



440 W 200 N Unit C
St. George, UT 84770

Listing Date: 10/29/2008 **Ask** **Actual**
Available SF: 3900 **Lease Type :** MG
Minimum SF: 3900 **\$ / SF:** \$5.40
Acres: **Desired Term**
Lot SF: **(yrs.):**
Office SF (Ind): **CAM / SF:** n/a **Total \$\$**
Yard SF (Ind): **Taxes / SF:** n/a

Property Class:
YearBuilt: 1984

Description: Convienient downtown office/warehouse. Sublease Suite C: 3,900 SF (50X78) at \$1,750/Month MG or 2,700 SF (50X54) at \$1,200/Month MG. Suite A is 1,000 SF at \$500/Month MG.
BROCHURE #3908
Loopnet=16007622 Flex=09-115647 Paragon= PropertyLine= BizBuySell= OtherID=

Contempo Tile - Whse Units (4601)

Closing Date:

Industrial/ Warehouse/Distribution



440 W 200 N Unit C-1
St. George, UT 84770

Listing Date: 10/29/2008 **Ask** **Actual**
Available SF: 2700 **Lease Type :** MG
Minimum SF: 2700 **\$ / SF:** \$5.40
Acres: **Desired Term**
Lot SF: **(yrs.):**
Office SF (Ind): **CAM / SF:** n/a **Total \$\$**
Yard SF (Ind): **Taxes / SF:** n/a

Property Class:
YearBuilt: 1984

Description: Convienient downtown office/warehouse. Sublease Suite C: 3,900 SF (50X78) at \$1,750/Month MG or 2,700 SF (50X54) at \$1,200/Month MG. Suite A is 1,000 SF at \$500/Month MG.
BROCHURE #3908
Loopnet=16007622 Flex=09-115648 Paragon= PropertyLine= BizBuySell= OtherID=

Contempo Tile - Whse Units (4600)

Closing Date:

Industrial/ Warehouse/Distribution



440 W 200 N Unit A
St. George, UT 84770

Listing Date: 7/13/2009 **Ask** **Actual**
Available SF: 1000 **Lease Type :** MG
Minimum SF: 1000 **\$ / SF:** \$6.00
Acres: **Desired Term**
Lot SF: **(yrs.):**
Office SF (Ind): **CAM / SF:** n/a **Total \$\$**
Yard SF (Ind): **Taxes / SF:** n/a

Property Class:
YearBuilt: 1984

Description: Convienient downtown office/warehouse. Sublease Suite C: 3,900 SF (50X78) at \$1,750/Month MG or 2,700 SF (50X54) at \$1,200/Month MG. Suite A is 1,000 SF at \$500/Month MG.
BROCHURE #3908
Loopnet=16007622 Flex=09-115649 Paragon= PropertyLine= BizBuySell= OtherID=

Industrial Warehouse Space (2911)

Closing Date:

Industrial/ Warehouse/Distribution

1076 E Commerce Dr
#100, 200, 300

Listing Date: 11/27/2007 **Ask** **Actual**
Available SF: 36000 **Lease Type :** NNN



St. George, UT 84790

Minimum SF:	12000	\$ / SF:	\$6.00	
Acres:	5	Desired Term	3	
Lot SF:	217800	(yrs.):		
Office SF (Ind):		CAM / SF:	\$0.06	Total \$\$
Yard SF (Ind):		Taxes / SF:	\$0.06	

Property Class:
YearBuilt: 2001

Description: 36,000 out of 48,000 SF available. Each bay is 200X60 wide. One 10X12 dock and one 12X16 ground level door for each 12k SF, 26' clear height. Unit 100 has a 3,013 SF office/showroom and an 8,987 SF warehouse (previously Stuart Awning). Lease all or part: 12,000, 24,000 or 36,000 SF.

BROCHURE #2911

Loopnet=15526835 Flex=09-109410, 09-110913, 09-110916 Paragon= PropertyLine= BizBuySell= OtherID=

Quality Park (4719)

Closing Date:

Industrial/ Warehouse/Distribution



3287 E Deseret Dr
St. George, UT 84790

Listing Date:	5/14/2009	Ask	Actual	
Available SF:	12000	Lease Type :	MG	
Minimum SF:	12000	\$ / SF:	\$4.20	
Acres:		Desired Term	2	
Lot SF:		(yrs.):		
Office SF (Ind):		CAM / SF:	n/a	Total \$\$
Yard SF (Ind):		Taxes / SF:	n/a	

Property Class:
YearBuilt: 1993

Description: Millcreek Industrial Park sublease. High ceilings, overhead doors, exterior security lighting, 3-phase available, easy access, ample parking. Clean use only.

Loopnet=16421123 Flex=09-113995 Paragon= PropertyLine= BizBuySell= OtherID=

St. George Industrial Park (4798)

Closing Date:

Industrial/ Warehouse/Distribution



389 N Industrial Rd Suite
7
St. George, UT 84770

Listing Date:	10/20/2009	Ask	Actual	
Available SF:	2450	Lease Type :	NNN	
Minimum SF:	2450	\$ / SF:	\$6.00	
Acres:		Desired Term		
Lot SF:		(yrs.):		
Office SF (Ind):		CAM / SF:	\$0.03	Total \$\$
Yard SF (Ind):		Taxes / SF:	n/a	

Property Class:
YearBuilt: 1998

Description: Industrial warehouse near I-15 Exit. Great signage. Large 12X12 roll-up door. Extremely low CAM fees. Additional square footage available.

Loopnet= Flex= Paragon= PropertyLine= BizBuySell= OtherID=

St. George Industrial Park (4797)

Closing Date:

Industrial/ Warehouse/Distribution



389 N Industrial Rd Suite
8
St. George, UT 84770

Listing Date:	10/20/2009	Ask	Actual	
Available SF:	2560	Lease Type :	NNN	
Minimum SF:	2560	\$ / SF:	\$6.00	
Acres:		Desired Term		
Lot SF:		(yrs.):		
Office SF (Ind):		CAM / SF:	\$0.03	Total \$\$
Yard SF (Ind):		Taxes / SF:	n/a	

Property Class:
YearBuilt: 1998

Description: Industrial warehouse near I-15 Exit. Great signage. Large 12X12 roll-up door. Extremely low CAM fees. Additional square footage available.

Loopnet= Flex= Paragon= PropertyLine= BizBuySell= OtherID=

St. George Industrial Park Space for Lease (4436)

Closing Date:

Industrial/ Warehouse/Distribution

535 N 1300 E
St. George, UT 84770

Listing Date:	4/30/2009	Ask	Actual
Available SF:	6000	Lease Type :	MG
Minimum SF:	6000	\$ / SF:	\$6.60
Acres:		Desired Term	
Lot SF:		(yrs.):	



Property Class: Office SF (Ind): CAM / SF: n/a Total \$\$
YearBuilt: 1978 Yard SF (Ind): Taxes / SF: n/a

Description: 2,500 SF is cold storage and 3,500 is dry. Lease entire space for \$3,250/Month MG; lease cold storage only for \$1,750/Month MG; lease dry storage only for \$1,500/Month MG. Commission to be paid annually.
 Loopnet=16262666 Flex=09-110791 Paragon= PropertyLine= BizBuySell= OtherID=

Warehouse Just off Sunset Blvd (4989)

Closing Date:

Industrial/ Warehouse/Distribution



1192 W Sunset Blvd Suite 1
St. George, UT 84770

Listing Date: 1/8/2010
Available SF: 2500
Minimum SF: 2500
Acres:
Lot SF:

Lease Type : Ask Actual
 MG
\$/ SF: \$3.60
Desired Term 3 to 5
 (yrs.):

Property Class: Office SF (Ind): CAM / SF: n/a Total \$\$
YearBuilt: 1981 Yard SF (Ind): Taxes / SF: n/a

Description: Good location, just off of Sunset Boulevard. Has a 400 SF mezzanine office and dock doors. Low rent (\$750/Month MG). Owner-Agent.
 Loopnet=16529318 Flex=10-116572 Paragon= PropertyLine= BizBuySell= OtherID=

Westridge Warehouse (4711)

Closing Date:

Industrial/ Warehouse/Distribution



1054 N Westridge Dr
St. George, UT 84770

Listing Date: 9/8/2009
Available SF: 5000
Minimum SF: 2400
Acres: 1.06
Lot SF:

Lease Type : Ask Actual
 MG
\$/ SF: \$7.44
Desired Term 5
 (yrs.):

Property Class: Office SF (Ind): CAM / SF: n/a Total \$\$
YearBuilt: 2005 Yard SF (Ind): Taxes / SF: n/a

Description: Has skylights, roll up doors, fire sprinklers, fenced yard, parking lot security camera. Two separate units available. Lease all or part: (2,400 SF space, with 315 SF office, leases for \$.62/SF MG; 2,600 SF space leases for .76/SF MG.
 Loopnet=16398607 Flex=09-113534, 09-113536 Paragon= PropertyLine= BizBuySell= OtherID=

Millcreek Industrial Bldg (4728)

Closing Date:

Industrial/ Warehouse/Distribution



3146 E Deseret Dr
St. George, UT 84790

Listing Date: 9/14/2009
Available SF: 59000
Minimum SF: 29500
Acres: 2.99
Lot SF: 130244

Lease Type : Ask Actual
 NNN
\$/ SF: \$3.84
Desired Term
 (yrs.):

Property Class: B Office SF (Ind): CAM / SF: n/a Total \$\$
YearBuilt: 1999 Yard SF (Ind): Taxes / SF: n/a

Description: Millcreek Industrial Park warehouse for lease or sale. Handsome, quality built, high-cube distribution warehouse close to I-15. Designed for maximum flexibility with 39' ceiling height at ridge, 31' ceiling height at eaves, 3-phase power, 5.5" concrete floor, (4) 10 X 12 overhead doors, (8) 8 X 10 dock doors with levelers & bumpers. Sale price: \$3,100,000. Owner is a licensed real estate agent.
 Loopnet=16434660 Flex=09-114363 Paragon= PropertyLine= BizBuySell= OtherID=

Norandex Reynolds Building (2345)

Closing Date:

Industrial/ Warehouse/Distribution

890 E Factory Dr
St. George, UT 84790

Listing Date: 6/7/2007
Available SF: 5000
Minimum SF: 5000
Acres:
Lot SF:

Lease Type : Ask Actual
 NNN
\$/ SF: \$5.40
Desired Term 3 to 5
 (yrs.):

Property Class: B Office SF (Ind): CAM / SF: n/a Total \$\$
YearBuilt: 2006 Yard SF (Ind): Taxes / SF: n/a

Available after



Description: New office/warehouse in the Ft. Pierce Industrial Park. 5,000 SF with build-to-suit offices priced at \$.90/SF NNN.
Loopnet=15225635 Flex=09-111138 Paragon= PropertyLine= BizBuySell= OtherID=
